

7368/2021

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6572/21



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AC 466281

Deed No. 1903- 8-1409483 / 2021

I certify that the document is admitted to registration and the endorsement of the document is the part of this.

Additional Registrar of Assurance-III, Kolkata



Additional Registrar of Assurances of Kolkata

7 AUG 2021

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT, 1. SRI SUBRATA ROY having PAN ACNPR3683H, having AADHAR No. 226681168549 son of Sri. Debabrota Roy, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 80, Sarat Chatterjee Road, Police Station - Lake Town, Post Office - Lake Town, Kolkata - 700089, and 2. SRI RAHUL ROY, having PAN BCYPR8495P, having AADHAR No. 221566864801, son of Sri. Subrata Roy, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 80, Sarat Chatterjee Road, Police Station - Lake Town, Post office - Lake Town, Kolkata - 700089, hereinafter referred to and called as the **EXECUTANTS SENDS GREETINGS:**

নং 1782

সন-2021/26th July.

ক্রেতার নাম

সাং

মূল্য - Fifty lakh

স্ট্যাম্প ভেডার -

শ্রী অনিমেস রক্ষিত

সাং. শ্রীরামপুর হুগলী



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26 JUL 2021

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Additional Registrar of Assurances

17 AUG 2021

PLOT - A

WHEREAS by a Deed of Conveyance dated 25.09.1996 executed between Smt. Nanda Dulali Paul, Sri. Sudhansu Kumar Paul, Sri. Shyam Baran Paul, as Vendors had sold, transferred the land area measuring about 2 Cottahs, 12 Chittacks, and 20 sq.ft, together with tiles shed one storied brick built building be the same more or less situated at Premises No. 15, J N Sarkar Street, Police Station - Lake Town (formerly Dum Dum), being Holding No. 11/3, J N Sarkar Street, in favour of Sri. Pabitra Saha as Purchaser and same has been registered in the office of Additional registrar of Assurances - II, Kolkata and recorded in Book No. I, Volume No. 112, Pages from 354 to 361, and being No. 4291 for the year 1996.

AND WHEREAS after purchase of the aforesaid land the said Sri. Pabitra Saha became absolute owner in khas possession thereof and mutated his name on 28.8.08 in the records of South Dum Dum Municipality and paid and taxes as owner in respect of the lands and structure.

AND WHEREAS by a Deed of Conveyance dated 30.01.2009 executed between Sri. Pabitra Saha son of Sri. Prafulla Kumar Saha as Vendor and Sri. Paritosh Kumar Saha son of Sri. Prafulla Kumar Saha as Confirming Party had sold the land measuring about 2 Cottahs, 1 Chittak, 28 sq. ft out of 2 Cottahs, 12 Chittacks, and 20 sq.ft, situated at Holding No. 11/3, J.N. Sarkar Street, being Premises No. 15, J N Sarkar Street, comprised in R.S. and L.R. Dag No 211, Mouza - Dakhindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 morefully described in the **LOT - A** in the First Schedule thereunder written in

favour of Sri. Subrata Roy son of Sri. Debabrata Roy as Purchaser and same has been registered in the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, CD/Volume No. 1, Pages from 16203 to 16221, and being No. 00765 for the year 2009.

AND WHEREAS that in the said Deed of Conveyance dated 30.01.2009, being No. 00765 for the year 2009 registered in the office of Additional District Sub Registrar Bidhannagar due to the typographical mistake in the devolution part in page no. 5, in the first paragraph being the year of deed no 4291 of 1997 is wrongfully mentioned and the actual year will be 1996, and also the land area is wrongfully mentioned as '2 Cottahs, 1 Chittacks, and 28 sq.ft', instead of that the land area will be 2 Cottahs, 12 Chittacks, and 20 sq.ft' be the same more or less situated at Premises No. 15, J. N. Sarkar Street, Police Station - Lake Town (formerly Dum Dum), and same shall be read and followed.

AND WHEREAS the said Sri Subrata Roy son of Sri. Debabrata Roy became the absolute owner of the land measuring about 2 Cottahs, 1 Chittak, 28 sq. and has duly mutated his name in the records of the South Dum Dum Municipality and also in the B.L.R.O. office situated in Barackpore under L.R. Khatian No 754, R.S. and L.R. Dag No 211, Mouza - Dakhindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 and are regularly paying all the Taxes and Khajana.

AND WHEREAS that the said Sri. Subrata Roy son of Sri. Debabrata Roy is the absolute owner of the land measuring about 2 Cottahs, 1 Chittak, 28 sq. ft be the same a little more or less lying and situated at Holding No. 11/3, J.N. Sarkar Street, Sub Division 6, R.S. and L.R. Dag No. 211, under L.R. Khatian No. 754 of Mouza - Dakshindari J.L.

No. 25, R.S. No. 6, Touzi No. 1298/2833, part of Premises No. 15, J. N. Sarkar Street, Kolkata - 700048, under Ward No. 32, Police Station - Lake Town (formerly Dum Dum), which is morefully described in the First Schedule of **LOT - A** thereunder written.

LOT B

WHEREAS that by a Registered Deed of Conveyance dated 29.09.1996 executed between Smt. Nanda Dulali Paul, Sri. Sudhangshu Kumar Paul, Sri. Shyam Baran Paul as Vendors therein had sold the land measuring 4 Cottahs, 2 Chittacks, 13 sq.ft, in the Premises No. 15, J. N. Sarkar Street, Police Station - Lake Town (Old Dum Dum), R.S. Khatian No. 494, Mouza - Dakhindari, in favour of Paritosh Saha as Purchaser therein and same has been registered in the office of Additional Registrar of Assurances - II, Kolkata and recorded in Book No. I, Volume No. 15, Pages from 329 to 336, and being No. 879 for the year 1997.

AND WHEREAS that by a Deed of Conveyance dated 05.11.2007 executed between Paritosh Saha as Vendor therein had sold the land measuring 2 Cottahs, 4 Chittacks, 19 sq.ft, out of 4 Cottahs, 2 Chittacks, 13 sq.ft in the Premises No. 15, J. N. Sarkar Street, Police Station - Lake Town (Old Dum Dum), R.S. Khatian No. 494, Mouza - Dakhindari in favour of Ram Niwas Rathi as Purchaser therein and same has been registered in the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, CD/Volume No. 6, Pages from 11536 to 11549, and being No. 06348 for the year 2008.

AND WHEREAS that by a Deed of Conveyance dated 24.07.2009 executed between Ram Niwas Rathi as Vendor therein had sold the land measuring 2 Cottahs, 4 Chittacks, 19 sq.ft, in the Premises No.

15, J. N. Sarkar Street, Police Station - Lake Town (Old Dum Dum), R.S. Khatian No. 494, Mouza - Dakhindari in favour of Sekh Mohammad Ismail as Purchaser therein and same has been registered in the office of Additional Registrar of Assurances - II, Kolkata and recorded in Book No. I, CD/Volume No. 16, Pages from 7008 to 7022, and being No. 07678 for the year 2009.

AND WHEREAS by virtue of Deed of Sale dated 24-06-2011 executed between the said Sekh Mohammad Ismail as Vendor therein sold, transferred, conveyed, assigned and assured ALL THAT land measuring 2 Cottah 4 Chittacks 19 square feet be the same little more or less together with 200 sq. ft. tile shed structure standing thereon comprised in Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833, appertaining to R.S. Khatian No. 494, under R.S. Dag Nos. 210 and 211, being Holding No. 11/2, J. N. Sarkar Street, part of Premises No. 15 J. N. Sarkar Street, under Police Station - Lake Town, Kolkata- 700 048, Ward No. 32, with in the local limits of South Dum Dum Municipality, District North 24 Parganas unto and in favour of Smt. Rita Dutta as Purchaser therein and the said Deed was duly registered in the office of Additional District Sub Registrar - Bidhannagar and recorded in Book No. I, CD Volume No. 14, Pages 3213 to 3224, and being No. 07125 for the year 2011.

AND WHEREAS after purchased the said property Smt. Rita Dutta mutated her name in records of South Dum Dum Municipality and paid taxes thereon.

AND WHEREAS by a Registered Bengali Deed of Sale dated 28.11.2013 executed between Smt. Rita Dutta wife of Sri. Nimai Dutta as Vendor therein had sold, transferred, conveyed, assigned and

assured ALL THAT land measuring 2 Cottah 4 Chittacks 19 square feet be the same little more or less together with 200 sq. ft. tile shed structure standing thereon comprised in Mouza - Dakshindari, J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833, appertaining to R.S. Khatian No. 494, under R.S. Dag Nos. 210 and 211, being Holding No. 11/2, J. N. Sarkar Street, part of Premises No. 15 J. N. Sarkar Street, under Police Station - Lake Town, Kolkata - 700 048, Ward No. 32, with in the local limits of South Dum Dum Municipality, District North 24 Parganas unto and in favour of Sri. Rahul Roy son of Sri. Subrata Roy as Purchaser therein and same has been registered in the office of Additional District Sub Registrar Bidhannagar and recorded in Book No. I, CD/Volume No. 10, Pages from 3745 to 3756, and being No. 03401 for the year 2013.

AND WHEREAS that the said Rahul Roy son of Sri. Subrata Roy became the absolute owner of said land measuring about 2 Cottahs, 4 Chittaks, 19 sq. ft and has duly mutated his name in the records of the South Dum Dum Municipality and also in the B.L.R.O. office situated in Barackpore under L.R. Khatian No. 753, R.S. and L.R. Dag No. 210, 211 of Mouza - Dakshindari J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833 and are regularly paying all the taxes and Khajna.

AND WHEREAS that the said Rahul Roy son of Sri. Subrata Roy is the absolute owner of said land measuring about 2 Cottahs, 4 Chittaks, 19 sq. ft, under L.R. Khatian No. 753, R.S. and L.R. Dag No. 210, 211, Mouza Dakshindari J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833, be the same a little more or less lying and situated at Holding No. 11/2, J.N. Sarkar Street, Kolkata - 700048, Police Station - Lake Town, District North 24 Parganas, which is morefully described in the First Schedule of **LOT - B** thereunder written.

AND WHEREAS that the said Sri Subrata Roy and Sri Rahul Roy had decided to amalgamate the said property which is mentioned as above in Lot A and Lot B, and the amalgamated property is mentioned in LOT - C of the amalgamation deed thereunder written and the total land is mentioned in the first Schedule hereunder written and the said Amalgamation Deed dated 12.04.2021 has been registered in the office of Additional Registrar of Assurances - III, Kolkata and recorded in Book No. I, Volume No. 1903-2021, Pages from 166512 to 166538, and being No. 190304061 for the year 2021.

AND WHERAS the said amalgamation has been duly notified/mutated in the South Dum Dum Municipality and has duly paid all the taxes thereupon.

AND WHEREAS the owners Rahul Roy and Subrata Roy become joint owners of the said land measuring about 4 Cottahs, 6 Chittak, 2 sq. ft be the same a little more or less lying and situate at part of 15 J N Sarkar Street, Kolkata - 700048, being Holding No. 11/2, J N Sarkar Street, Kolkata - 7010048, , under Ward No. 32, Police Station - Lake Town, A.D.S.R Bidhannagar Salt Lake, Division II, Sub Division 6 part of R.S. and L.R. Dag No. 210, 211 under L.R. Khatian No. 753 & 754, Mouza - Dakshindari J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833, under within the limits of South Dum Dum Municipality

AND WHEREAS that the said landowners jointly became the absolute owners of the said land as mentioned in the **FIRST SCHEDULE** hereunder written.

AND WHEREAS the said Executant herein **Sri Subrata Roy and Sri Rahul Roy**, as Landowners therein had executed a Registered

Development Agreement on dated 07.08.2021 in favour of **M/s. BHOLENATH DEVELOPERS & CONSTRUCTION**, a partnership firm, having **PAN AAJFB7194D**, represented by its partners **Sri Umesh Kumar Kajaria** and **Sri Jayanta Sarkar**, and same has been registered in the office of Additional Registrar of assurances - III, Kolkata and recorded in Book No. I, and being No. **06562**, for the year 2021.

NOW KNOW BY THESE PRESENTS WITNESSES that, **SRI SUBRATA ROY** and **SRI RAHUL ROY**, executants do hereby nominate, authorize, constitute and appoint **SRI UMESH KUMAR KAJARIA** son of Late Mohanlall Kajaria, having **PAN AMIPK2934M**, by Faith - Hindu, by Nationality - Indian, by Occupation - Business and residing at 32, Armenian Street, Police Station - Burrabazar, Post Office - Burrabazar, Kolkata - 700 001, and **2) SRI JAYANTA SARKAR**, son of Late Phani Bhusan Sarkar, having **PAN BFJPS1003L**, by Faith - Hindu, by Nationality - Indian, by Occupation - Business and residing at 34/E, Raja Naba Krishna Street, Kolkata - 700 005, Police Station - Shyampukur, Post Office - Shyampukur, as my constituted, true and lawful **ATTORNEYS** on my behalf to do *inter alia* the following acts deeds and things, viz.

1. To look after, manage and control the property written in the First Schedule hereunder for and on our behalf.
2. To negotiate with the intending purchasers for transfer of the property in respect of developer allocation and to settle the sale consideration and to make or execute and register Agreement for Sale and to execute proper Deed of Conveyance or Conveyances before the Registering authority in favour of the said Purchasers or his/their nominee(s) and produce and present the said

Subrata Roy

Rahul Roy

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instruments for and on our behalf for the purpose of transfer of the legal rights and settle everything as the said attorney deems fit and proper.

3. To receive earnest money or advances and or to receive the total sale consideration from the Purchasers against proper receipt for and on behalf of us and all such proceeds shall be deposited in the bank account of the principal as prescribed in the Development Agreement.
4. To institute, commence, prosecute, carry on or defend or resists all suits and other actions and proceedings or be added as party or be non-sited or withdraw the same concerning the First Schedule property or any part thereof, or concerning anything in relation to the said property which the executants herein may be a party in any court in civil, criminal, Revenue or Revisional jurisdiction, including special jurisdiction of the High Court under Article 226 of the Constitution of India etc. before Income Tax, Sale Tax/GST and Wealth Tax authorities and to sign and verify all plaints, written statements, accounts, inventories, to accept service of all summons, notices and other judicial processes, to execute any judgment, decree or order and to appoint & engage any solicitor, pleader, counsel or advocate and to sign and execute any Vakalatnama or other authority to act and plead for and on behalf of us.
5. To appear before the Municipality and other authorities and Government Departments and/or Offices and also all other State, Executive, Judicial or Quasi-judicial, Municipal and other authorities and also all Courts and Tribunals, for all matters

connected with the said property which is morefully mentioned in the First Schedule hereunder written to sign all papers and documents in this regard for and on our behalf.

6. To represent before the any Financial Institutions/Banks (Nationalize or Private Institutions), to sign and execute the documents related to the said property on my behalf except any deed of mortgage.
7. To represent in the local Police Station, and in the office of the Revenue of Government of West Bengal, Land Department and other local authorities for and on behalf of ourselves and to protect lawful interest thereof.
8. To execute and sign all the deeds, agreements, and documents to be submitted before the relevant authorities including Registry Offices, for the purpose as mentioned in the Development Agreement.
9. To demolish and/or to remove and/or to take away all or any buildings and all other structures whatsoever including cleaning the land by cutting trees (if any) etc at present lying erected and/or built on the said property and to receive tenders and/or estimates and to enter into any contact for demolitions and on such terms and conditions as may think fit and proper by the said Attorney and to make all necessary expenditure for that purpose and expedite the same on our behalf in respect of the said property.
10. To sign make, prepare or cause to be made or prepared all or any sketches scheme, plans, modification plan, all completion

and/ or any other types of the plans, applications and all other papers or documents as may be necessary and/or required for the purpose of and/or for and/or in connection with and/or in relation to the construction and/or erection of residential/commercial building or buildings on the said property.

11. To make, sign, seal, execute, affirm, endorse, verify make over submit present file and deliver to any person or authorities or any of them all or any such sketches, plans schemes applications and all other papers or documents and may be necessary and/or required for the purpose of and/or for and/or in connection with the sanction of the building plan/s including revised building plan and or any completion plan and/or other plans and/or for the sub division of the holdings of the said property and/or in relation to the construction and/or erection of the said buildings on the said property which is in the opinions of the said Attorney to be made, signed, sealed, executed, affirmed, endorsed verified and delivered for the said purpose on our behalf in respect of the said property.
12. To sign, make over, submit, present, file and deliver all or any such sketches, plans (building or any other plans) schemes, applications, petition, declarations, undertakings, gift deeds of splayed portions and/or all other papers and/or documents as may be necessary and/or required for any of the said purposes in relation to and/or in connection with the said property before the South Dum Dum Municipality and/or Local Bodies, Kolkata Improvement Trust, Fire Brigade Authority, Competent Authority under the Urban Land (Ceiling and Regulation) Act 1976, Electric Supply Board (CESC), Police Authorities, Pollution Control Board or any other Judicial Administrative or revenue authorities,

Government officer or offices or other local or public authority or authorities whomsoever (hereinafter collectively) referred to as the said Authorities) in order to get all or any of the aforesaid plans, sketches and/or schemes duly sanctioned as aforesaid and all necessary permissions licenses and/or approvals from the Authorities concerned on our behalf in respect of the said property.

13. To sign and apply for, obtain and renew all licenses and/or permits and/or permissions and/or approvals that may be necessary for carrying out the demolition, construction, new construction, decorating of the said building or buildings at the said property and/or for any other purpose concerning and/or in relation to the said property and to make, sign, seal, execute, endorse, affirm verify and deliver all applications, petitions, papers and/or documents as may be necessary and/or require for the said purposes and to make over, present deliver and register and/or to submit and file before the said authorities and/or any other officers or Authorities as may be required in the premises on our behalf in respect of the said property.
14. To accept all moneys on our behalf in regard to sale, lease, assignment or otherwise alienation of the said property and to give proper receipts and deposit to principal's bank account for his allocated share.
15. To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or any other matters in which my said property may hereafter be interested or concerned and if the said shall deem fit to settle, compromise, refer to arbitration, abandon,

submit to judgment or become non-suited in my such action or proceedings as aforesaid.

16. To declare and affirm all Plaints, written statements, applications, petitions, affidavits and other necessary documents in our names and on our behalf and to appear before any Judge, Magistrate, Revenue or other officer empowered by law to hear any suit or proceedings or any inquiry relating to the said property.
17. To demand, sue, enforce payment of and receive, and give receipts for all moneys, securities, debts goods etc. or to which the said property now or may hereafter become entitled.
18. For our self and on our behalf to accept any writ of summons or other legal process in respect of the said property, and to appear in person to represent us in any Court of Law or other Judicial Forum whatsoever in connection with the said property as the occasion demands and to perform any other acts, deeds, matters and things as shall be requisite or expedient for the purpose according to law and to engage pleader, Advocate, Counsel or Attorney and to sign the Vakalatnama to conduct the said proceeding or any of them on our behalf.

AND GENERALLY to do all acts, and things in the name of the Executants and **1. SRI SUBRATA ROY** son of Sri. Debabrota Roy, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 80, Sarat Chatterjee Road, Police Station - Lake Town, Post Office - Lake Town, Kolkata - 700089, and **2. SRI RAHUL ROY**, son of Sri. Subrata Roy, by Faith - Hindu, by Nationality - Indian, by Occupation - Business; residing at 80, Sarat Chatterjee Road, Police Station - Lake Town, Post office - Lake Town, Kolkata - 700089, the

Executant herein, doth hereby ratify confirm and further agreed to ratify and confirm all and whatsoever acts, deeds and things so stated above that said **ATTORNEYS** shall lawfully do or cause to be done in or about by virtue of these present.

:-FIRST SCHEDULE ABOVE REFERRED TO:-

ALL THAT piece and parcel of land measuring about 4 Cottahs, 6 Chittak, 2 sq. ft be the same a little more or less lying and situate at part of 15 J N Sarkar Street, Kolkata - 700048, being Holding No. 11/2, J N Sarkar Street, Kolkata - 700048, under within the limits of South Dum Dum Municipality, under Ward No. 32, Police Station - Lake Town, A.D.S.R Bidhannagar Salt Lake, Division II, Sub Division 6 part of R.S. and L.R. Dag No. 210, 211 under L.R. Khatian No. 753 & 754, Mouza - Dakshindari J.L. No. 25, R.S. No. 6, Touzi No. 1298/2833, District North 24 Parganas which is butted and bounded as follows :-

ON THE NORTH: By 26' J.N.Sarkar Street
ON THE SOUTH: By part of premises no 15 J.N Sarkar St.
 & Land of Subrata Roy
ON THE EAST : By J.N.Sarkar Street & Micheal Sporting
 Club
ON THE WEST : By land & Shed of Subrata Roy



IN WITNESSES WHEREOF We, being the Executants herein above named doth hereunto set and subscribe my hand and seal in presence of the witnesses named herein below on this the 7th day of August, Two Thousand and Twenty One.

SIGNED, SEALED AND DELIVERED

By in presence of:

R. Roy *Rahul Roy*
SIGNATURE OF THE EXECUTANTS

WITNESSES:

1. *Sushilayan,*
80/3 J M Avenue
Loc-5

Bholenath Developers & Construction

Jasanta Sarkar

Partner

2. *Md Razi Zafar*

Bholenath Developers & Construction

Munt Haq Mujamir

Partner

SIGNATURE OF THE ATTORNEY

Drafted by me:

Md. Razi Zafar

Advocate

High Court, Calcutta

Enrolment No. F/027/2008

SPECIMEN FORM FOR TEN FINGERPRINTS



Vinod K. Key	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Rahul Roy	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Venkatesh Venkatesh	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Jasvante Sarthar	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

BHOLENATH DEVELOPERS
AND CONSTRUCTION



24/07/2009

Permanent Account Number

AAJFB7194D

Signature

Bholenath Developers & Construction

Tezate Sarkar

Partner


भारत सरकार
GOVERNMENT OF INDIA


Jayanta Sarkar
জন্মতারিখ/DOB: 18/08/1971
পুরুষ / MALE



2500 4970 6542

আমার আধার, আমার পরিচয়

Jayanta Sarkar.

Jayanta Sarkar.



Jayanta Sarkar



ভারতীয় বিনিষ্ট পরিচয় প্রাক্করণ

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/19888/31828

07/01/2013

To
Umesh Kumar Kajaria
উমেশ কুমার কাজারিয়া
80B
JATINDRA MOHAN AVENUE
Hatkhola S.O
Hatkhola, Kolkata
West Bengal - 700005



KL193047544DF
19304754



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7374 8416 0331

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



উমেশ কুমার কাজারিয়া
Umesh Kumar Kajaria
পিতা : মোহন লাল কাজারিয়া
Father : MOHAN LAL KAJARIA

জন্ম সাল/Year of Birth: 1952
পুং./ Male

7374 8416 0331



Umesh Kumar Kajaria

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

UMESH KUMAR KAJARIA

MOHANLALL KAJARIA

10/12/1952

Permanent Account Number

AMIPK2934M

Signature



18052010

Umesh Kumar Kajaria



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No.: 0628/30324/06199

To
Subrata Roy
S/O Debabrota Roy,
Shanti Bhavan, 80, sarat chatterjee road,
LAKE TOWN,
VTC: Lake Town S.O.
District: Kolkata,
State: West Bengal,
PIN Code: 700089,
Mobile: 9875688740

55588353



MF555883539FI



आपका आधार क्रमांक / Your Aadhaar No. :

2266 8116 8549

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India



Issue Date : 13/01/2012



Subrata Roy
DOB : 13/07/1962
Male

2266 8116 8549

मेरा आधार, मेरी पहचान

Subrata Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACNPR3683H

नाम / Name
SUBRATA ROY

पिता का नाम / Father's Name
DEBABRATA ROY

जन्म की तारीख / Date of Birth
13/07/1962

Subrata Roy
हस्ताक्षर / Signature



Subrata Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAHUL ROY
SUBRATA ROY

04/08/1993
Permanent Account Number

BCYPR8495P

Rahul Roy
Signature





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrolment No.: 1171/04204/13756

To
রাহুল রায়
Rahul Roy
S/O Subrata Roy
Shanti Bhavan 80, sarat chatterjee road
LAKE TOWN Lake Town S.O
Kolkata
West Bengal 700089



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2215 6686 4801

আধার - সাধারণ মানুষের অধিকার

- তথ্য
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মানা।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

006035



ভারত সরকার
GOVERNMENT OF INDIA



রাহুল রায়
Rahul Roy
জন্ম সাল / Year of Birth : 1993
পুরুষ / Male



2215 6686 4801

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O সুব্রত রায়, শান্তি ভবন,
৮০, সরত চ্যাটার্জী রোড, লেক
টাউন, লেক টাউন, কলকাতা,
পশ্চিমবঙ্গ, 700089

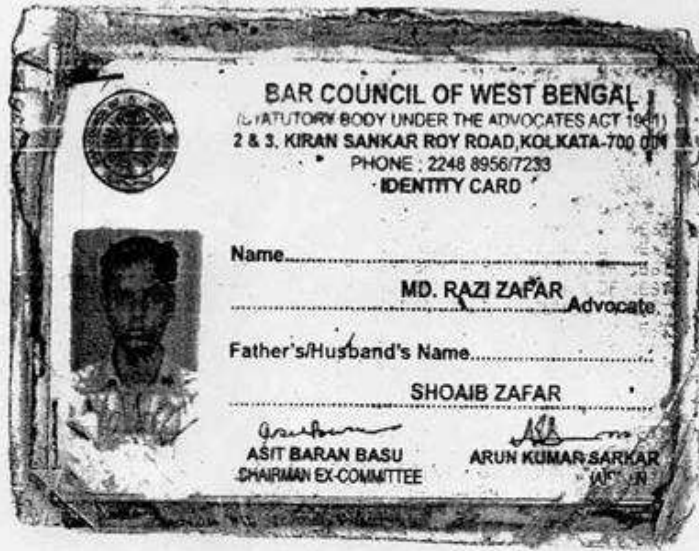
Address:
S/O Subrata Roy, Shanti
Bhavan, 80, sarat chatterjee
road, LAKE TOWN, Lake Town
S.O, Kolkata, West Bengal,
700089

1947
1800 180 1947

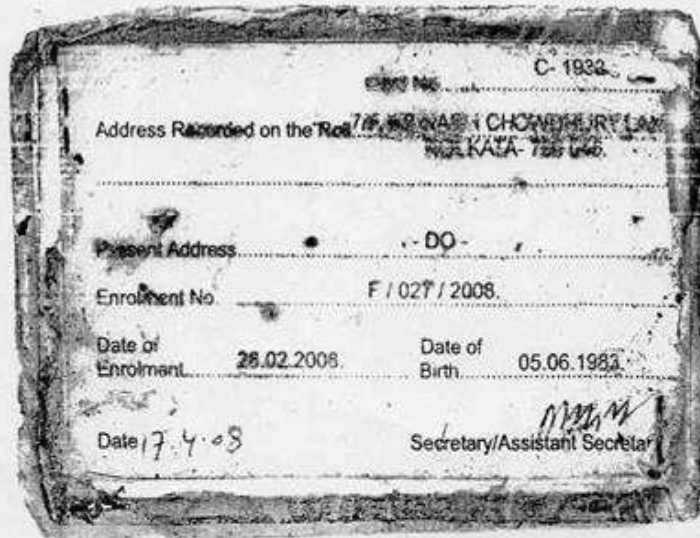
help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



Md. Razi Zafar



Major Information of the Deed

Deed No :	I-1903-06572/2021	Date of Registration	07/08/2021
Query No / Year	1903-8001409483/2021	Office where deed is registered	
Query Date	07/08/2021 2:12:09 PM	1903-8001409483/2021	
Applicant Name, Address & Other Details	RAZI ZAFAR 2, BANKSHALL STREET,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910491423, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 56,88,203/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190306562/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: J.N.Sarkar Street., Mouza: Dakshindari, Premises No: 11/2, , Ward No: 032 Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-211	RS-753	Bastu	Bastu	4 Katha 6 Chatak 2 Sq Ft		56,34,203/-	Width of Approach Road: 26 Ft., , Project Name :
Grand Total :					7.2233Dec	0 /-	56,34,203 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	54,000 /-	



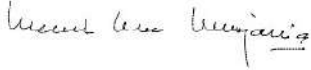


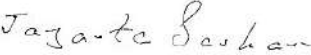
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Subrata Roy Son of Shri Debabrota Roy Executed by: Self, Date of Execution: 07/08/2021 , Admitted by: Self, Date of Admission: 07/08/2021 ,Place : Office	 07/08/2021	 LTI 07/08/2021	 07/08/2021
80Sarat Chatterjee Road, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx3H, Aadhaar No: 22xxxxxxx8549, Status :Individual, Executed by: Self, Date of Execution: 07/08/2021 , Admitted by: Self, Date of Admission: 07/08/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Rahul Roy Son of Mr Subrata Roy Executed by: Self, Date of Execution: 07/08/2021 , Admitted by: Self, Date of Admission: 07/08/2021 ,Place : Office	 07/08/2021	 LTI 07/08/2021	 07/08/2021
80 ,Sarat Chatterjee Road, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCxxxxxx5P, Aadhaar No: 22xxxxxxx4801, Status :Individual, Executed by: Self, Date of Execution: 07/08/2021 , Admitted by: Self, Date of Admission: 07/08/2021 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Ms Bholenath Developers And Construction 32, Armenian Street, City:- Kolkata, , P.O:- Burrobazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Umesh Kumar Kajaria Son of Late Mohan Lall Kajaria Date of Execution - 07/08/2021, , Admitted by: Self, Date of Admission: 07/08/2021, Place of Admission of Execution: Office			
	Aug 7 2021 2:20PM	LTI 07/08/2021	07/08/2021	32,Armenian Street, City:- Kolkata, , P.O:- Burrobaraz, P.S:-Burrobaraz, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx4M, Aadhaar No: 73xxxxxxxx0331 Status : Representative, Representative of : Ms Bholenath Developers And Construction (as Partners)
2	Name Shri Jayanta Sarkar (Presentant) Son of Late PhaniBhusan Sarkar Date of Execution - 07/08/2021, , Admitted by: Self, Date of Admission: 07/08/2021, Place of Admission of Execution: Office			
	Aug 7 2021 2:20PM	LTI 07/08/2021	07/08/2021	34/e, Raj Naba Krishna Street, City:- Kolkata, , P.O:- Shyampukur, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BFxxxxxx3L, Aadhaar No: 25xxxxxxxx6542 Status : Representative, Representative of : Ms Bholenath Developers And Construction (as Partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Md RAZI ZAFAR Son of SHOAIB ZAFAR 2, BANK SHALL STREET, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	07/08/2021	07/08/2021	07/08/2021
Identifier Of Shri Subrata Roy, Mr Rahul Roy, Shri Umesh Kumar Kajaria, Shri Jayanta Sarkar			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Subrata Roy	Ms Bholenath Developers And Construction-3.61167 Dec
2	Mr Rahul Roy	Ms Bholenath Developers And Construction-3.61167 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri Subrata Roy	Ms Bholenath Developers And Construction-100.00000000 Sq Ft
2	Mr Rahul Roy	Ms Bholenath Developers And Construction-100.00000000 Sq Ft

Endorsement For Deed Number : I - 190306572 / 2021

On 07-08-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:17 hrs on 07-08-2021, at the Office of the A.R.A. - III KOLKATA by Shri Jayanta Sarkar ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 56,88,203/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 07/08/2021 by 1. Shri Subrata Roy, Son of Shri Debabrota Roy, 80Sarat Chatterjee Road, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Business, 2. Mr Rahul Roy, Son of Mr Subrata Roy, 80 ,Sarat Chatterjee Road, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Business
Indetified by Md RAZI ZAFAR, , , Son of SHOAIB ZAFAR, 2, BANK SHALL STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 07-08-2021 by Shri Umesh Kumar Kajaria, Partners, Ms Bholenath Developers And Construction, 32, Armenian Street, City:- Kolkata, , P.O:- Burrobazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Md RAZI ZAFAR, , , Son of SHOAIB ZAFAR, 2, BANK SHALL STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Execution is admitted on 07-08-2021 by Shri Jayanta Sarkar, Partners, Ms Bholenath Developers And Construction, 32, Armenian Street, City:- Kolkata, , P.O:- Burrobazar, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Md RAZI ZAFAR, , , Son of SHOAIB ZAFAR, 2, BANK SHALL STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1782, Amount: Rs.50/-, Date of Purchase: 26/07/2021, Vendor name: Animesh Rakshit



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 294072 to 294105

being No 190306572 for the year 2021.



(Probir Kumar Golder) 2021/08/21 12:51:43 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - III KOLKATA

West Bengal.

(This document is digitally signed.)