

4059/21

I-3960/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 071583

Certify that the document is admitted to registration. The signature sheets with this document are the part of his document.

Dist. District Sub-Registrar
Bidhannagar, Salt Lake
- 9 DEC 2021

**DEVELOPMENT POWER OF ATTORNEY
AFTER
REGISTERED DEVELOPMENT AGREEMENT**

TO ALL TO WHOM THESE PRESENTS shall come We, 1. **SRI DILIP KUMAR KUNDU (Pan – AEOPK5202L) and (Aadhaar No.7792 2436 5566),** 2. **SRI PRADIP KUMAR KUNDU (Pan – AEMPK0878E) and (Aadhaar No.5911 6371 8082)** and 3. **SRI BIDYUT KUMAR KUNDU (Pan – AENPK7751H) and (Aadhaar No.5390 3219 8229),** all sons of Late Bijoy Krishna Kundu, all by Faith – Hindu, all by Occupation – Retired, all by Nationality – Indian and all resident of Plot No.568, Dum Dum Park, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055 in the District of North 24-Parganas and hereinafter collectively referred to and called as the **LANDOWNERS / EXECUTANTS SENDETH GREETING :**

W H E R E A S We, being the Landowners-cum-Principals / Executants hereof collectively seized and possessed of and / or otherwise well and

60529

Sold to...Dilip Kumar Kundu - S Ous
Address...568, Dum Dum Park,
Value...₹
- 1 DEC 2021
L.S.V., High Court
Abhijit Sarkar
High Court, A.S

Kolkata - 700058



[Handwritten signature]

Additional District Sub-Registrar
Salt Lake City
9 DEC 2021

[Faint handwritten notes in Bengali]

sufficiently entitled to all that piece and parcel of Plot of ‘ Bastu ’ Land ad-measuring an area of 3 (Three) Kattahs be the same a little more or less together with old Brick built 3 (Three) Storeyed Buildings having the total Constructed area of 2300 Square feet approximately (Ground Floor and First Floor comprising the Constructed area of 775 Square feet per each Floor whereas, the Second Floor comprising the Constructed area of 750 Square feet) standing thereon with Cemented Flooring and lying and situate at being entirety of Plot No.568, Dum Dum Park, Police Station– Lake Town, Kolkata – 700 055 appertaining to Mouza – Shyamnagar (formerly, Krishnapur), J. L. No.32 / 20 (formerly, No.17), R. S. No.180 comprised in C. S. / R. S. Dag No.2392, Municipal Holding No.924 within the limit of Ward No.28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas and hereinafter referred to as the ‘ Said Premises ’ and more particularly described in the Schedule written herein below.

A N D W H E R E A S We, being the Principals / Executants hereof as Landowners of the aforesaid Plot of land ad-measuring an area of 3 (Three) Kattahs be the same a little more or less together with old Brick built 3 (Three) Building standing thereon, with an object of developing the same vide construction of a G + 5 Storeyed Building thereon duly, entered into a registered Agreement for Development dated 09th day of December, 2021 with **Hitech Construction Company (Pan – AAFFH6644E)**, a Partnership Firm of Builders, Contractors and Engineers, constituted with its Partners namely, **1. Sri Rabin Ganguly (Pan – ADTPG7283K) and (Aadhaar No.2363 1486 7470)**, son of Late Sudhir Kumar Ganguly and **2. Smt. Mousumi Ganguly (Pan – ADNPG3770B) and (Aadhaar No.6246 5153 1568)**, wife of Sri Rabin Ganguly, both by Faith – Hindu, both by Occupation – Business, both by Nationality Indian, having its registered Office at 556, Dum Dum Park, Post Office Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, District – North 24-Parganas and the Firm is represented by one of its Partner-cum-Authorized Signatory viz. **Sri Rabin Ganguly**, son of Late Sudhir Kumar Ganguly and hereinafter referred to and called as the “ **Developer** ” thereto of our said Premises. The said Agreement for Development was registered with



Additional District Sub-Registrar
Bidhanagar, (Salt Lake Circle)

9 DEC 2021

the Office of the Additional District Sub-Registrar at Bidhannagar, Salt Lake City, on the said 09th day of December, 2021 and recorded there in Book No. I, **Being No. 1504 03958 for the Year 2021** of the said Office.

NOW, KNOW ALL MEN BY THESE PRESENT THAT We, being the herein above named **1. Sri Dilip Kumar Kundu**, **2. Sri Pradip Kumar Kundu** and **3. Sri Bidyut Kumar Kundu**, all sons of Late Bijoy Krishna Kundu and all resident of Plot No.568, Dum Dum Park, Police Station – Lake Town, Kolkata – 700 055 in the District of North 24-Parganas with reference to the above stated registered Agreement for Development, do hereby as Landowners-cum-Executants collectively nominate, authorize, constitute and appoint in our place and stead **Sri Rabin Ganguly (Pan – ADTPG7283K) and (Aadhaar No.2363 1486 7470)**, son of Late Sudhir Kumar Ganguly, by Faith – Hindu, by Nationality – Indian, by Occupation – Carrying on Business as one of the Partner-cum-Authorised Signatory of **Hitech Construction Company (Pan – AAFFH6644E)**, a Partnership Firm of Builders, Contractors and Engineers, having its registered Office at 556, Dum Dum Park, Post Office – Bangur Avenue, Police Station – Lake Town, Kolkata – 700 055, District – North 24-Parganas, as our true and lawful **ATTORNEY** for ourselves and in our name and on our behalf to do, execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things relating to our said Premises that is to say :

1. To defend possession, administer, manage, supervise, hold, maintain and develop the said Premises and each and every part thereof by constructing the G + 5 Storeyed Building thereon.
2. To appear and represent ourselves before the authorities of the South Dum Dum Municipality, C E S C Ltd., Zilla and Block Land & Land Reforms Office, Authorities under the Town and Country Planning Act, Kolkata Metropolitan Water and Sanitation Authority and before all other Statutory and Local Body as and when necessary for the purpose of and/or relating to all matter concerning the development of our said Premises by constructing there upon a G + 5 Storeyed building.

Bidyut Kumar Kundu





Administrative District Sub-Registry
Bidhannagar, (Salt Lake City)

9 DEC 2021

3. To sign, verify and file applications, forms, Building Plan / s, documents and papers before the South Dum Dum Municipality or before other Statutory Authorities for the purpose of maintenance, administration, development and construction of Building on the said Premises.
4. To sign, execute, submit and to take delivery of Site Plan, Building Plan, Building Occupancy / Completion Certificate or any Revised / Modified Building Plan/s, Documents, Statements, undertakings, Affidavits, Declaration, Indemnity Bond and all other related Papers that may be required for having the Building Plan sanctioned and/or sanction of modified/revised Plan by the Authorities of the South Dum Dum Municipality in respect of construction of building on the said Premises.
5. To sign and execute any Agreement for Sale/Memorandum etc. towards Sale and Transfer of any Flat, Car Parking Spaces and Other Constructed Units of the newly constructed Building fallen under Developer's Allocation in terms of the registered Agreement for Development together with proportionate share of land attributable thereto of the said Premises in favour of the intending Purchaser/s as our Constituted Attorney.
6. To pay all Municipal and other Statutory rents, rates and taxes in respect of the said Premises as and when the same will become due and payable and to obtain proper receipt in respect thereof.
7. To sign, execute and registered any Agreement for Sale, Instrument or document for the purpose of transferring the proportionate share of the said Premises or any part or portion thereof together with any Flat, Car Parking Spaces and other constructed Unit of the newly constructed Building fallen under Developer's Allocation in favour of the Intending Purchaser or Purchasers on such terms and conditions that our Constituted Attorney at its absolute discretion may deem fit and proper.
8. To accept any amount in Cash or by Cheque / Draft in the name of the Attorney against Agreement for Sale, Memorandum, Deed of Conveyance or Conveyances from the Intending Purchaser or Purchasers and to be entitled



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Bidhanagar, (Salt Lake Circle)

9 DEC 2021

to nominate the Intending Purchaser or Purchasers for Sale and/or transfer of any part or portion of the newly constructed G + 5 Storeyed building fallen under Developer's Allocation in terms of the registered Agreement for Development together with undivided and proportionate share of land attributable thereto of the said Premises.

9. To sign, execute and present for Registration any Agreement for Sale, Memorandum, Deed of Conveyance or Conveyances etc. in our name and on our behalf as our Constituted Attorney in favour of the intending Purchaser/s of Flat, Car Parking Space or any other constructed Unit of the building fallen under Developer's Allocation together with proportionate, undivided share of land attributable thereto of the said Premises and to present the said Agreement for Sale, Memorandum, Deed of Conveyance or Conveyances for registration in our name and on our behalf before the Competent Registration Authority.

10. To apply for and obtain temporary or permanent connections of Electricity, Water Supply, Cooking Gas, Telephone Line, Sewerage / Drainage Line and/or Connections of any other utilities that may be required to provide and / or install in the newly constructed building on our said Premises to ensure decent human habitation of the same in our name and on our behalf as our duly appointed Constituted Attorney.

11. To receive the Consideration money from the Purchaser/s in the name of the Attorney towards Sale and Transfer of any Flat, Car Parking Space and other Constructed Unit of the newly built G + 5 Storeyed Building fallen under Developer's Allocation together with proportionate share of land attributable thereto of the said Premises and to grant proper receipt there for and to give full discharge to the Purchaser/s in our name and on our behalf as our duly appointed Constituted Attorney.

12. To commence, prosecute, enforce, defend, answer and oppose all action, demands and other legal proceedings touching any of the matter concerning the said Premises and construction of new building thereon or any part or portion thereof.



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Addl. District sub-Registrar
Sidhannagar, (Salt Lake Circle)

- 9 DEC 2021

13. To instruct the Advocate/Lawyers for preparing and/or drafting such Agreement, Deed/s, Documents and other such papers that may be necessary for the purpose of Sale and Transfer of the part or portion of the said Premises including the part or portion of the newly constructed Building thereon fallen under Developer's Allocation.

14. To appear and represent ourselves before the Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate, Notary Public and before other Officer or Officers or Authority or Authorities having jurisdiction over and above the said Premises and to present for registration and to acknowledge and register or have registered and perfected all Agreement for Sale, Deed of Conveyance or Conveyances, Memorandum, Instruments, writings etc. executed in our name and on our behalf as our duly appointed Constituted Attorney relating to Sale and Transfer of any Flat/s, Car Parking Space/s and other Constructed Units of the newly constructed G + 5 Storeyed Building fallen under Developer's Allocation in full compliance of the terms and conditions of the registered Agreement for Development as We, could do the same if personally and / or physically present.

15. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of Attorney, Memo. of Appeal or any other documents or papers in any proceedings in our name and on our behalf relating to the said Premises or construction of the G + 5 Storeyed Building or in any way connected therewith.

16. For all or any of the purposes herein before stated and to appear and represent ourselves before all such authorities having jurisdiction over and above the said Premises and to sign, execute and submit all papers and documents for development and construction of the G + 5 Storeyed Building on the said Premises or in any way connected / related therewith.



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Additional District Sub-Registrar
Salt Lake City, (Salt Lake City)
9 DEC 2021

AND GENERALLY to do all acts, deeds and things in the name of ourselves and We, 1. Sri Dilip Kumar Kundu, 2. Sri Pradip Kumar Kundu and 3. Sri Bidyut Kumar Kundu being the Landowners-cum-Principals/ Executants hereof doth hereby ratify and confirm and further agreed to ratify and confirm all and whatsoever acts, deeds and things so stated above that our said ATTORNEY shall lawfully do or cause to be done in or about the said Premises as aforesaid by virtue of these present.

THE SCHEDULE OF THE SAID PREMISES ABOVE REFERRED TO

ALL THAT piece and parcel of Plot of 'Bastu' land ad-measuring an area of 3 (Three) Kattahs be the same a little more or less together with old Brick built 3 (Three) Storeyed Buildings having the total Constructed area of 2300 Square feet approximately (Ground Floor and First Floor comprising the Constructed area of 775 Square feet per each Floor whereas, the Second Floor comprising the Constructed area of 750 Square feet) standing thereon with Cemented Flooring and lying and situate at being entirety of Plot No.568, Dum Dum Park, Police Station– Lake Town, Kolkata – 700 055 appertaining to Mouza – Shyamnagar (formerly, Krishnapur), J. L. No.32 / 20 (formerly No.17), R. S. No.180 comprised in C. S. / R. S. Dag No.2392, Municipal Holding No.924 within the limit of Ward No.28 under the South Dum Dum Municipality, Additional District Sub-Registration Office at Bidhannagar, Salt Lake City in the District of North 24-Parganas and which is butted and bounded as follows :

ON THE NORTH : By 20' feet wide Municipal Road,

ON THE EAST : By Plot No.569, Dum Dum Park,

ON THE SOUTH : By 30' feet wide Municipal Road and

ON THE WEST : By 20' feet wide Municipal Road.



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Additional Sub Registrar
Medinipur, (Salt Lake Circle)

9 DEC 2021

IN WITNESS WHEREOF We, being the Landowners / Executants herein above named doth hereunto set and subscribe our respective hand and seal in presence of the Witnesses named herein below on this the 09th day of December, Two Thousand Twenty-One (2021) of the Christian Era.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of:

WITNESSES:

1. Anjan Chowdhury
42, Dum Dum park
Kolkata - 700055

Delip Kumar Kundu
Delip Kumar Kundu

Bidyut Kumar Kundu

**SIGNATURE OF THE LANDOWNERS/
EXECUTANTS.**

HITECH CONSTRUCTION COMPANY.

Delip Kundu

Partner

2. Uttam Bhattacharya
6, old post office st
Kolkata - 700001.

**SIGNATURE OF ATTORNEY
IN ACCEPTANCE OF POWER.**

Drafted by :

Bani Brata Basak
(Mr. Bani Brata Basak),
Advocate,
High Court, Calcutta.

WB. 449/2005














Sub Registrar and Registrar
Salt Lake City












1 DEC 2021

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO.

UNDER RULE 44A OF THE I.R. ACT, 1908.
N.B. - L.H. BOX-SMALL TO THUMB PRINTS,
R.H. BOX - THUMB TO SMALL PRINTS.

 <i>Pradeep Kumar Kanda</i>	L.H.					
	R.H.					

ATTESTED :- *Pradeep Kumar Kanda*

 <i>Pradeep Kumar Kanda</i>	L.H.					
	R.H.					

ATTESTED :- *Pradeep Kumar Kanda*



Seal of the Additional District Sub-Committee
Bishkek (Salt Lake City)

5 DEC 2021

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO.

UNDER RULE 44A OF THE I.R. ACT, 1908.
N.B. - L.H. BOX-SMALL TO THUMB PRINTS,
R.H. BOX - THUMB TO SMALL PRINTS.



Bidyut Kumar Kundu

L.H.

R.H.

ATTESTED :- *Bidyut Kumar Kundu*



L.H.


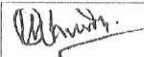
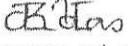
R.H.

ATTESTED :-



Additional District Sub Registrar
Bidhannagar, (Salt Lake Circle)

9 DEC 2021

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER	AEOPK5202L	
नाम /NAME	DILIP KUMAR KUNDU	
पिता का नाम /FATHER'S NAME	BIJOY KRISHNA KUNDU	
जन्म तिथि /DATE OF BIRTH	31-07-1948	
हस्ताक्षर /SIGNATURE		
		आयकर आयुक्त, प.व. II COMMISSIONER OF INCOME-TAX, W.B. - II

Dilip Kumar Kundu
Dilip Kumar Kundu
Mobile No. - 9830416396

इस कार्ड के खो / गिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

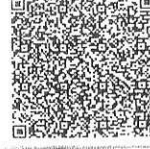




ভারত সরকার
Government of India



দিলীপ কুমার কুণ্ডু
Dilip Kumar Kundu
জন্মতারিখ / DOB : 31/07/1948
পুরুষ / Male



7792 2436 5566

আধার - সাধারণ মানুষের অধিকার

Dilip Kumar Kundu

Dilip Kumar Kundu

Mobile No. - 9830416396



ভারতীয় অনির্ভরযোগ্য পরিচয়
Unique Identification Authority of India

ঠিকানা:
এস/ও: বিজয় কৃষ্ণ কুণ্ডু, 568,
দুমদুম পার্ক, সাউথ দুমদুম
(এম), বাঙ্গুর অভেনিউ, উত্তর
২৪ পরগনা, বাঙ্গুর অভেনু, পশ্চিম
বঙ্গ, 700055

Address:
S/O: Bijoy Krishna Kundu, 568,
DUMDUM PARK, SOUTH
DUMDUM (M), Bangur Avenue,
North 24 Parganas, Bangur
Avenue, West Bengal, 700055




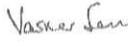
7792 2436 5566

1947
1800 300 1947

uidai.gov.in

www
www.uidai.gov.in



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	AEMPK0878E	
	नाम /NAME PRADIP KUMAR KUNDU	
	पिता का नाम /FATHER'S NAME BIJOY KRISHNA KUNDU	
	जन्म तिथि /DATE OF BIRTH 24-09-1955	
हस्ताक्षर /SIGNATURE		
	आयकर आयुक्त, प.नं.-11 COMMISSIONER OF INCOME-TAX, W.B. - II	

Pradip Kumar Kundu

M. No. - 9903367848

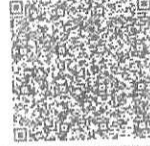




ভারত সরকার
Government of India



প্রদীপ কুমার কুণ্ডু
Pradip Kumar Kundu
জন্মতারিখ / DOB : 24/09/1955
পুরুষ / Male



5911 6371 8082

আধার - সাধারণ মানুষের অধিকার



ভারতের একমুঠো পরিচয় কার্ড
Unique Identification Authority of India

ঠিকানা:

এম/ও: বিজয় কৃষ্ণ কুণ্ডু, 568,
দমদম পার্ক, সাউথ দমদম(এম),
বাসুর অভেনিউ, উত্তর ২৪
পরগনা, বাঙ্গুর অভেনু, পশ্চিম
বঙ্গ, 700055

Address:

S/O: Bijoy Krishna Kundu, 568,
DUMDUM PARK, SOUTH
DUMDUM(M), Bangur Avenue,
North 24 Parganas, Bangur
Avenue, West Bengal 700055

5911 6371 8082



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1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Pradip Kumar Kundu to
M.No - 9903367848



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AENPK7751H



नाम /NAME

BIDYUT KUMAR KUNDU

पिता का नाम /FATHER'S NAME

BIJOY KRISHNA KUNDU

जन्म तिथि /DATE OF BIRTH

21-10-1956

हस्ताक्षर /SIGNATURE

Bidyut Kumar Kundu

Stalin

अध्यक्ष आयुक्त, (कम्प्यू. जपा.), कोलकाता.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

*Bidyut Kumar Kundu,
M.No. - 9903615393.
Bidyut Kumar Kundu.*





ভারত সরকার
Government of India



বিদ্যুৎ কুমার কুণ্ডু
Bidyut Kumar Kundu
জন্মতারিখ / DOB : 21/10/1956
পুরুষ / Male



5390 3219 8229

স্বাক্ষর - সাধারণ মানুষের অধিকার



কম্পিউটার পরিচয় পত্রের প্রাপ্তিকার
Unique Identification Authority of India

ঠিকানা:

এস/ও: বিজয় কৃষ্ণ কুণ্ডু, 568,
দুন্দুম পার্ক, পাউথ দুন্দুম (এম),
বাঙ্গুর অভেলিউ, উত্তর ২৪
পরগনা, বাঙ্গুর অভেলু, পশ্চিম
বঙ্গ, 700055

Address:

S/O: Bijoy Krishna Kundu, 568,
DUMDUM PARK, SOUTH
DUMDUM(M), Bangur Avenue,
North 24 Parganas, Bangur
Avenue, West Bengal, 700055

5390 3219 8229

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1800 300 1947

Help@uidai.gov.in

www.uidai.gov.in

Bidyut Kumar Kundu
M.No - 9903615393
Bidyut Kumar Kundu

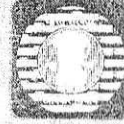


आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

HITECH CONSTRUCTION COMPANY



01/04/2010

Permanent Account Number

AAFFH6644E

Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें :
आयकर पैन सेवा यूटीएसएल, UTITSL
प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,
मुंबई - 400 614

Hitech Construction Company

Partner





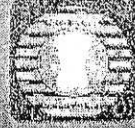
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RABIN GANGULY
SUDHIR KUMAR GANGULY

20/09/1964
Permanent Account Number
ADTPG7283K



Rabin Ganguly
Signature

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTTTSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाए :
आयकर पैन सेवा यूनिट, UTTTSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

Chid







তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- 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.

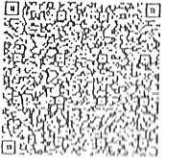
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India
 তালিকাভুক্তির আই ডি / Enrollment No.: 1062/11011/31154

To
 রবিন গঙ্গুলী
 Rabin Ganguly
 S/O: Sudhir Kumar Ganguly
 530 DUM DUM PARK
 SOUTH DUM DUM (M)
 Bangur Avenue
 Bangur Avenue
 Jessore Road North 24 Parganas
 West Bengal 700055
 9874566446

04/07/2015
 269914191



MP699141918FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2363 1486 7470

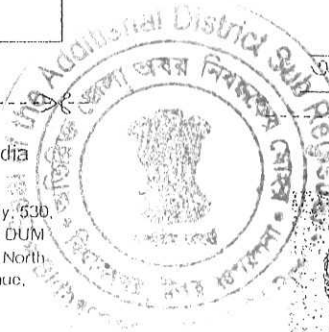
আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 Unique Identification Authority of India

ঠিকানা:
 এস/ও: সুধীর কুমার গঙ্গুলী,
 ৫৩০, দম দম পার্ক, সাউথ দম
 দম (এম), বাঙ্গুর অভেদু,
 উত্তর ২৪ পরগনা, বাঙ্গুর অভেদু,
 পশ্চিম বঙ্গ, ৭০০০৫৫

Address:
 S/O: Sudhir Kumar Ganguly, 530,
 DUM DUM PARK, SOUTH DUM
 DUM (M), Bangur Avenue, North
 24 Parganas, Bangur Avenue,
 West Bengal, 700055



ভারত সরকার
 Government of India

রবিন গঙ্গুলী
 Rabin Ganguly
 জন্মতারিখ / DOB : 20/09/1964
 পুরুষ / Male

2363 1486 7470



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

2363 1486 7470

আধার - সাধারণ মানুষের অধিকার

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भारत सरकार
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ
Unique Identification Authority of India

তালিকাভুক্তির আই ডি / Enrollment No. : 0013/15016/05139

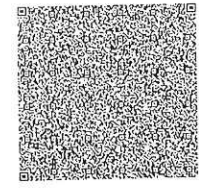
To
Anjan Chowdhury
অঞ্জন চৌধুরী
S/O: Tejendra Lal Chowdhury,
42 dum dum park,
VTC: Bangur Avenue, PO: Bangur Avenue,
Sub District: Jessore Road, District: North 24 Parganas,
State: West Bengal, PIN Code: 700055,
Mobile: 9836764055

30/07/2016

19034008



KF190340087F1



আপনার আধার সংখ্যা / Your Aadhaar No. :

2143.5460 9647

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অঞ্জন চৌধুরী
Anjan Chowdhury
জন্ম তারিখ / DOB: 25/10/1963
পুরুষ / Male

30/07/2016

2143 5460 9647

আমার আধার, আমার পরিচয়



Anjan Chowdhury

Mobile No: 9836764055



- ১) আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- ২) নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।

INFORMATION

- 1. Aadhaar is a proof of identity, not of citizenship.
- 2. Verify identity using Secure QR Code / Offline XML / Online Authentication.

- ১) আধার সারা দেশে মান্য।
- ২) আধার আপনাকে বিভিন্ন সরকারি ও বেসরকারি পরিষেবা প্রাপ্তিতে সাহায্য করে।
- ৩) আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- ৪) আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।
- ৫) Aadhaar is valid throughout the country.
- ৬) Aadhaar helps you avail various Government and non-Government services easily.
- ৭) Keep your mobile number & email ID updated in Aadhaar.
- ৮) Carry Aadhaar in your smart phone – use mAadhaar App.

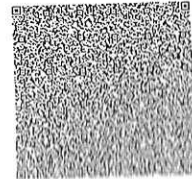


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা: এসও: তেজেন্দ্র লাল চৌধুরী, ৪২ দমদম পার্ক, বঙ্গুর
অভেদিত, উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ, ৭০০০৫৫

Address: S/O: Tejendra Lal Chowdhury, 42 dum
dum park, Bangur Avenue, North 24 Parganas,
West Bengal, 700055



2143 5460 9647



1947

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Major Information of the Deed

Deed No :	I-1504-03960/2021	Date of Registration	09/12/2021
Query No / Year	1504-8002570146/2021	Office where deed is registered	
Query Date	09/12/2021 11:58:23 AM	1504-8002570146/2021	
Applicant Name, Address & Other Details	Bani Brata Basak High Court Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8420645226, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,09,08,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150403958/2021 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: Dum Dum Park., Mouza: ShyamNagar, , Holding No:924 Pin Code : 700055










Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2392		Bastu	Bastu	3 Katha	1/-	93,55,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					4.95Dec	1 /-	93,55,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2300 Sq Ft.	1/-	15,52,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 775 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 775 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2300 sq ft	1 /-	15,52,500 /-	



Principal Details :

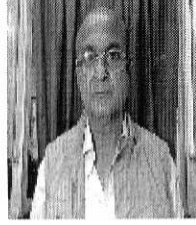


Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri DILIP KUMAR KUNDU Son of Late BIJAY KRISHNA KUNDU Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office			
	09/12/2021	LTI 09/12/2021	09/12/2021	
PLOT NO 568, DUM DUM PARK,, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx2L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri PRADIP KUMAR KUNDU Son of Late BIJAY KRISHNA KUNDU Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office			
	09/12/2021	LTI 09/12/2021	09/12/2021	
PLOT NO 568, DUM DUM PARK,, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx8E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Shri BIDYUT KUMAR KUNDU (Presentant) Son of Late BIJAY KRISHNA KUNDU Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office			
	09/12/2021	LTI 09/12/2021	09/12/2021	
PLOT NO 568, DUM DUM PARK,, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx1H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/12/2021 , Admitted by: Self, Date of Admission: 09/12/2021 ,Place : Office				






Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HITECH CONSTRUCTION COMPANY 556, DUM DUM PARK,, City:- Not Specified, P.O:- BANGUR AVNUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri RABIN GANGULY Son of Late SUDHIR KUMAR GANGULY Date of Execution - 09/12/2021, , Admitted by: Self, Date of Admission: 09/12/2021, Place of Admission of Execution: Office			
		Dec 9 2021 12:39PM	LTI 09/12/2021	09/12/2021
	556, DUM DUM PARK,, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3K,Aadhaar No Not Provided Status : Representative, Representative of : HITECH CONSTRUCTION COMPANY (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Anjan Chowdhury Son of Late Tejendra Lal Chowdhury 42, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055			
	09/12/2021	09/12/2021	09/12/2021
Identifier Of Shri DILIP KUMAR KUNDU, Shri PRADIP KUMAR KUNDU, Shri BIDYUT KUMAR KUNDU, Shri RABIN GANGULY			



Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Shri DILIP KUMAR KUNDU	HITECH CONSTRUCTION COMPANY-1.65 Dec
2	Shri PRADIP KUMAR KUNDU	HITECH CONSTRUCTION COMPANY-1.65 Dec
3	Shri BIDYUT KUMAR KUNDU	HITECH CONSTRUCTION COMPANY-1.65 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Shri DILIP KUMAR KUNDU	HITECH CONSTRUCTION COMPANY-766.66666700 Sq Ft
2	Shri PRADIP KUMAR KUNDU	HITECH CONSTRUCTION COMPANY-766.66666700 Sq Ft
3	Shri BIDYUT KUMAR KUNDU	HITECH CONSTRUCTION COMPANY-766.66666700 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Dum Dum Park., Mouza: ShyamNagar, , Holding No:924 Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 2392		

On 09-12-2021

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 12:05 hrs on 09-12-2021, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri BIDYUT KUMAR KUNDU , one of the Executants.

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 1,09,08,000/-

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

Execution is admitted on 09/12/2021 by 1. Shri DILIP KUMAR KUNDU, Son of Late BIJAY KRISHNA KUNDU, PLOT NO 568, DUM DUM PARK,, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person, 2. Shri PRADIP KUMAR KUNDU, Son of Late BIJAY KRISHNA KUNDU, PLOT NO 568, DUM DUM PARK,, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person, 3. Shri BIDYUT KUMAR KUNDU, Son of Late BIJAY KRISHNA KUNDU, PLOT NO 568, DUM DUM PARK,, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person

Indetified by Anjan Chowdhury, , Son of Late Tejendra Lal Chowdhury, 42, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

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

Execution is admitted on 09-12-2021 by Shri RABIN GANGULY, PARTNER, HITECH CONSTRUCTION COMPANY, 556, DUM DUM PARK,, City:- Not Specified, P.O:- BANGUR AVNUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Anjan Chowdhury, , Son of Late Tejendra Lal Chowdhury, 42, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 60529, Amount: Rs.100/-, Date of Purchase: 01/12/2021, Vendor name: A Sarkar



Debajyoti Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1504-2021, Page from 180893 to 180923
being No 150403960 for the year 2021.**



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2021.12.13 15:54:13 +05:30
Reason: Digital Signing of Deed.

**(Debajyoti Bandyopadhyay) 2021/12/13 03:54:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.**

(This document is digitally signed.)