

013/04/21

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 631178

Certifies that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas

10 DEC 2021

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that I, **SMT. SABITA BOSE** having PAN No. ALTPB3597P, Mobile No.9163636392, Aadhaar No. 2615 5034 8562, wife of Sri Goutam Bose, by faith Hindu, by occupation House wife, by nationality Indian, residing at A-160, Sonali Park, Police station formerly Regent Park, at present Bansdroni, Post office Bansdroni, Kolkata-700070, District South 24-Parganas, hereinafter called the **"PRINCIPAL"**.

10/12/21
 8/25/23/96

WHEREAS one Enamel Haque was the actual and lawful owner of ALL THAT piece and parcel of landed property comprising at Mouza Bansdroni, District Collectorate Touzi Nos. 63 and 64, J.L.No. 45, R.S.Khatian No. 518 Khanda Khatian No. 1033, Dag No. 919, Police station Regent Park, presently within the limit of Ward No. 113 of The Kolkata Municipal Corporation, District South 24-Parganas, and other landed properties.

AND WHEREAS after the death of said Enamel Haque, one of his legal heirs being his son namely Kalu Mondal recorded his name in the Records of Rights to be the owner of Sali land measuring more or less an area 13 Decimal and his name had finally been published in the latest Settlement records to be the lawful owner of the said land and had been enjoying the same by way of cultivation, free from all encumbrances.

AND WHEREAS said Kalu Mondal, in course of his use in respect of the said Sali land, each and every part thereof, by virtue of a registered deed of sale, sold and transferred ALL THAT demarcated area of 02 Cottahs 10 Chittacks out of the said total area of 13 Decimal, comprising at ~~Mouza~~ Mouza Bansdroni, District Collectorate Touzi Nos. 63 and 64, J.L.No. 45, R.S. Khatian No. 1033 L.R. Khatian No.1859 , R.S, & L.R. Dag No. 919, Police station Regent Park, presently within the limit of Ward No. 113 of

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The Kolkata Municipal Corporation, District South 24-Parganas, in favour of one Sri Kajal Mukherjee, son of Sukumar Mukherjee of Flat No. 9, Block-G, C.I.T. Building, Christopher Road, Kolkata-700014, and the said Deed of Sale was registered on 12.03.1985 in the office of District Registrar at Alipore, recorded in Book No. I, Volume No. 57, Pages 25 to 31, Being No. 3355 for the year 1985.

AND WHEREAS pursuance to the above, said Sri Kajal Mukherjee, became the absolute owner of ALL THAT piece and parcel of Sali land measuring more or less demarcated area of 02 Cottahs 10 Chittacks out of the said total area of 13 Decimal, comprising at Mouza Bansdroni, District Collectorate Touzi Nos. 63 and 64, J.L.No. 45, R.S. Khatian No. 1033 L.R. Khatian No.1859 , R.S. & L.R. Dag No. 919, Police station Regent Park, presently within the limit of Ward No. 113 of The Kolkata Municipal Corporation, District South 24-Parganas, mutated his name in the records of the Kolkata Municipal Corporation and had been paying taxes for the same in Kolkata Municipal Corporation Assessee No. 31-113-17-0109-7, since Mutation the said land had been recorded as 109, Niranjan Pally B block, and in course of his such use and enjoyment, said Sri Kajal Mukherjee by virtue of a registered deed of sale dated 10.01.1994 sold and transferred his said landed

property, as mentioned above, unto and in favour of Smt. Sabita Bose, being the Principal, mentioned herein, and the said Deed of sale (Bengali Kowala) was registered in the office of Additional District Sub-Registrar, Alipore, recorded in Book No. I, Volume No. 5, Pages 155 to 162, Being No. 76, for the year 1994.

AND WHEREAS after being the lawful and absolute owner of the said Sali land measuring more or less an area of 02 Cottahs 10 Chittacks, description of which are mentioned above said Smt. Sabita Bose, being the Principal mentioned herein, mutated her name in the records of B,L,& L.R.O and also before The Kolkata Municipal Corporation and had been paying taxes for the same in Kolkata Municipal Corporation Assessee No. 31-113-17-0109-7, and since mutation the said land has become recorded as Premises No. 109, Niranjani Pally, B Block, in the records of the Kolkata Municipal Corporation, having its mailing address A-160, Sonali Park, Kolkata-700070.

AND WHEREAS by virtue of an another deed of sale, said Kalu Mondal sold and transferred ALL THAT piece and parcel of Sali land measuring more or less an area 02 Cottahs 02 Chittacks (with Road) comprising at Mouza Bansdrani, District Collectorate Touzi Nos. 63 and 64, J.L.No. 45,

R.S. Khatian No. 1033 L.R. Khatian No.3488 , R.S, & L.R. Dag No. 919, Police station Regent Park, presently within the limit of Ward No. 113 of The Kolkata Municipal Corporation, District South 24-Parganas unto and in favour of Sri Dipak Banerjee son of Nani Bhusan Banerjee, and the same was registered in the Office of District Sub-Registrar at Alipore, on 12.05.1985 recorded in Book No. I, Deed No. 3353 for the year 1985.

AND WHEREAS said Sri Dipak Banerjee son of Nani Bhusan Banerjee in course of his use in respect of the said Sali land measuring more or less an area 02 Cottahs 02 Chittacks (with Road), description of which are mentioned above, sold and transferred the same unto and in favour of Sri Swapan Kumar Dutta son of Bhupendra Nath Dutta of 35/1F, Panditiya Road, Kolkata29, and the said Deed of sale was registered in the office of District Sub-Registrar at Alipore, on 20.07.1985 recorded in Book No. I, Volume No. 213, Pages from 353 to 359, Deed No. 10145 for the year 1985.

AND WHEREAS said Sri Swapan Kumar Dutta, since being lawful owner of the said land measuring more or less an area 02 Cottahs 02 Chittacks, description of which are mentioned above, left a portion of the said land for the widening of the adjacent Road, and the remaining land measuring more or less an area of 1 Cottah 09 Chittacis 05 Sq.ft. was under his use and

R.S. Khatian No. 1033 L.R. Khatian No.3488 , R.S, & L.R. Dag No. 919, Police station Regent Park, presently within the limit of Ward No. 113 of The Kolkata Municipal Corporation, District South 24-Parganas unto and in favour of Sri Dipak Banerjee son of Nani Bhusan Banerjee, and the same was registered in the Office of District Sub-Registrar at Alipore, on 12.05.1985 recorded in Book No. I, Deed No. 3353 for the year 1985.

AND WHEREAS said Sri Dipak Banerjee son of Nani Bhusan Banerjee in course of his use in respect of the said Sali land measuring more or less an area 02 Cottahs 02 Chittacks (with Road), description of which are mentioned above, sold and transferred the same unto and in favour of Sri Swapan Kumar Dutta son of Bhupendra Nath Dutta of 35/1F, Panditiya Road, Kolkata29, and the said Deed of sale was registered in the office of District Sub-Registrar at Alipore, on 20.07.1985 recorded in Book No. I, Volume No. 213, Pages from 353 to 359, Deed No. 10145 for the year 1985.

AND WHEREAS said Sri Swapan Kumar Dutta, since being lawful owner of the said land measuring more or less an area 02 Cottahs 02 Chittacks, description of which are mentioned above, left a portion of the said land for the widening of the adjacent Road, and the remaining land measuring more or less an area of 1 Cottah 09 Chittacis 05 Sq.ft. was under his use and

enjoyment, free from all encumbrances. In course of his such use, said Sri Swapan Kumar Dutta, by virtue of a registered deed of sale, registered on 19.03.2001 in the Office of Additional District Sub-Registrar, Alipore, 24-Pgs(s) recorded in Book No. I, Volume No. 38, Pages 141 to 148, Being No. 1067 for the year 2001, unto and in favour of one Sri Achinta Mondal, son of Harananda Mondal of Sonali Park, Post Office Bansdrani, Police station Regent Park, Kolkata-700070, who in course of his use, free from all encumbrances, by virtue of a registered deed of sale, registered in the office of Additional District Sub-Registrar at Alipore, recorded in Book No. I, Volume No. 146, Pages from 36 to 54, Being No. 01922 for the year 2007 transferred and conveyed the said land measuring more or less an area 1 Cottah 09 Chittacis 05 Sq.ft particulars of which are mentioned above, unto and in favour of Smt. Sabita Bose, being the Principal, as mentioned herein, mutated her name in the records of B.L & L.R.O. and also before The Kolkata Municipal Corporation and had been paying taxes for the same in Kolkata Municipal Corporation Assessee No. 31-113-17-2812-1, and since mutation the said land has been recorded as Premises No. 2339, Niranjan Pally B Block, in the records of the Kolkata Municipal Corporation, having its mailing address A-160, Sonali Park, Kolkata-700070.

AND WHEREAS as the said two plot of lands are located side by side, adjacent to each other, the Principal herein for the interest of her use and enjoyment preferred to join the said two plots of land into one plot, and after such joining the total land under the absolute ownership of the Principal, mentioned herein, has become 04 Cottahs 03 Chittacks 05 Sq.ft, with a structure standing thereon being Municipal Premises No. 109, Niranjani Pally B Block, having its mailing address A-160, Sonali Park, Kolkata-700070, Kolkata Municipal Corporation Assessee No. 31-113-17-0109-7, description of which are mentioned above, and more particularly in the schedule below;

AND WHEREAS for the reason of construction of the building after demolition of the existing structure, but due to paucity of funds and lack of experiences the Principal is not in a position to start and complete the building in question over the land as described in the Schedule below or in part thereof as per sanctioned building Plan to be sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS for the reasons as mentioned above, the Principal invited one SMT. SHILA SAHA, having PAN No. CRLPS1697B, Mobile No. 9875477903, Aadhaar No.8676 1913 2850, Wife of Sri Sankar Saha, by faith Hindu, by occupation Business, by nationality Indian, residing at B-79,

Bandipur Road, Police station formerly Regent Park at present Bansdroni, Post office Bansdroni, Kolkata- 700070 to undertake the charge of such constructional and/or Development works of the land as described in the schedule below .

AND WHEREAS said SMT. SHILA SAHA has earned sufficient goodwill in the trade of land Promotion and Development, being agreed with the said proposal of the Principal, agreed to undertake the charge of development as well as constructional work of the land as described in the schedule below at her cost, expenses efforts and responsibilities and in pursuance to the above the parties herein entered into a Development Agreement on 10th day of ~~December~~ 2021 in between them under the terms and conditions, mentioned therein, wherein beside the other terms and conditions contained therein it was interalia agreed by and between the parties therein that the Developer mentioned therein at her costs, expenses and efforts and in accordance with the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation, shall construct one three storied residential building over the land as described in the Schedule below upon demolition of the existing structure standing thereon or in part thereof, and on completion of the building, the Principal herein, therein described as the "Land owner" shall be

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Shila Saha

allotted 50% constructed area of the Proposed Three storied building which shall be constructed over the said Land as described in the Schedule-A or in part thereof consisting of (i) one single BHK Flat at the North East side on the Ground floor, (ii) one single BHK Flat at the North West side on the Ground Floor, (iii) One Car Parking space in the Ground floor, (iv) One double BHK Flat at the south-East side in the First Floor and (v) One double BHK Flat at the south-West side at the First Floor (vi) one double BHK flat at the North East West side on the Second Floor together with undivided proportionate interest of the land pertaining to the land out of the total land as described in the schedule below and right to use the common areas and facilities of the said premises and other easement and quasi-easement rights of the said premises.

AND the remaining 50% constructed area of the proposed Three storied building to be constructed over the said land as described in the Schedule-A or in part thereof consisting of (i) Remaining Flats/ Constructed areas/ Car Parking spaces/ Other spaces, if any, on the Ground floor, (ii) Remaining flats/ Constructed areas on the First Floor, and (iii) Remaining flats/ Constructed areas on the Second floor together with undivided proportionate interest of the land pertaining to the land out of the total land as described in the schedule below and right, liberty, and authority to use the common parts, common portions, areas and

facilities of the said premises and other easement and quasi-easement rights of the said premises shall be allotted to the Developer towards her allocation.

That it is to be mentioned here that the building shall have no Lift. Right over the Ultimate roof of the building shall vest to both the Land owner and Developer equally.

AND WHEREAS the said Development agreement was registered in the office of D.S.R-III Alipore, South 24-Parganas, recorded in Book No. I, Deed No. 1275A... for the year 2021.

AND WHEREAS owing to some personal lawful reasons and as I, the Principal mentioned herein remain busy with my daily works, it shall become difficult for me to be present before the Offices of the authorities for the interest of constructional and/or development works of the land as described in the Schedule below and to do the other needful acts, things and matters for the interest of the development as well as the constructional works of the land as more particularly mentioned in the Schedule below, and to be present personally at the time of registration of the flats and other spaces to be constructed over the scheduled land in terms of the sanctioned building plan transferring the flats under the Developer's allocation only, as mentioned above, or part thereof in favour of the intending buyer or buyers,

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as such I do hereby nominate, appoint and constitute SMT. SHILA SAHA, having PAN No. CRLPS1697B, Mobile No. 9875477903, Aadhaar No.8676 1913 2850, Wife of Sri Sankar Saha, by faith Hindu, by occupation Business, by nationality Indian, residing at B-79, Bandipur Road, Police station formerly Regent Park at present Bansdrone, Post office Bansdrone, Kolkata- 700070, to be my true and lawful CONSTITUTED ATTORNEY for me, on my behalf and in my name to do the following acts, things, deeds and matters in respect of the land with building described in the Schedule below and in respect of the flats, car parking spaces, other spaces, if any, to be constructed over the same and to sell or transfer the flats, car parking spaces, other spaces, if any, which remain within the meaning of "Developer's allocation" only as mentioned above, or in part thereof i.e. interalia to say :

1. To lay out, survey the scheduled land for the benefit of development and/or constructional work over the same.
2. To demolish the existing old structure over the schedule land after appointing men and labours and to remove the waste things (which will come out of such demolition work) from schedule land to any other place or places as my said attorney shall think fit and proper at his own efforts costs

and risk. The Developer shall be entitled to all such waste particles which shall come out of such demolition work.

3. To submit Building Plan, additional building Plan/Rectified Building plan/ before the Office of the Kolkata Municipal Corporation to put signature or signatures over the same as shall be required with due verification from the Principal, and to do all such other acts, things, deeds and matter as to be reasonably required for the said purpose after putting signature or signatures on the relevant papers, records as to be required for the said purpose after depositing necessary fees for the sanction/approval of such Building Plan, additional building Plan/Rectified Building plan in my name and on my behalf and to obtain valid receipt thereof.

4. To receive Building Plan, additional building Plan/Rectified Building plan duly sanctioned from the Kolkata Municipal Corporation after putting signature or signatures on the relevant papers, records as to be required for the said purpose and to observe all such legal formalities as shall be required for the said purpose,

5. To represent me before the Kolkata Municipal Corporation for water supply connection, Sewerage connection and/or for any other lawful permission in respect of the proposed constructional works over the schedule

land and also to represent me before the Office of B.L.& L.R.O. for the reason of Conversion of the said land and to observe all the legal formalities as shall be required for the said purposes as and when the same shall be required after putting signature or signatures on the relevant papers, records as to be required for the said purposes.

6. To represent me before all the Govt. offices, offices of the local authorities, Offices of the Political Parties, Local club and in all such other places and offices in the matter of the development and/or constructional work over the schedule land and to do the needful as my said attorney thinks fit and proper for the interest of such development/or constructional work after putting signature or signatures in the necessary records.

7. To represent me before the W.B.S.E.D.C.L in the matter of Electric connection/installation of electric meter (the mother meter shall remain in the name of the Principal) in the names of the person or persons who will purchase the flat/flats in the proposed building or in any other matter regarding electricity over the schedule land and the flats to be constructed over the same and to do the needful as and when the circumstances demand or as my said attorney thinks fit and proper after putting signature or signatures in the concerned records for me and on my behalf.

8. To appoint Architect, Labor, Mason, Engineer, Supervisor and/or any other person or persons for the purpose of the constructional work over the Schedule land.

9. To apply and obtain quotas for cement, Iron rod, bricks and other building materials, if any, from the authority concerned relating to the constructional work over the schedule land and to represent me before such authority or authorities as and when to be reasonably required after putting signature or signatures in the necessary papers or records as the case may be.

10. To represent me before all the Govt. offices, offices of the local authorities, Police station, Local club, Offices of the Political Parties and/or before such other places and offices wherever and whenever my personal appearance is to be required for the interest of constructional works over the schedule land and to do the needful as the circumstances demand or as shall think and proper by my said attorney after putting signature in the necessary papers or records as the case may be.

11. To represent me before the competent court of law in the matter of any case or suit relating the affairs of the constructional work/Development works over the schedule land and to put signature or signatures on the written petition/plaint, show-cause petition, written statement and/or on such

other things or writings and to put signature or signatures on the Vokatnamas, Warrant of Attorney and/or on any other things or writings and to Institute/defend case/suit for me and on my behalf and in my name after appointing Advocate, Solicitor, and/or any other legal agent or agents and to receive summons, notices to be issued by such court of law and to do the needful in terms of the demand of the circumstances or as my said attorney shall think fit and proper.

12. To pay taxes and Govt. duties in respect of the schedule land before the office or offices of the competent authority or authorities including The Kolkata Municipal Corporation and to obtain valid receipt thereof for me, on my behalf and in my name.

13. To swear Affidavit, to execute declaration, Indemnity Bond and to execute such other documents relating the development and constructional works over the schedule land and to get such documents authenticated before the Notary Public or to get such documents registered before the Registering authority, as the case may be and to observe all the formalities as shall be required for the purpose after putting signature or signatures over the same as and when required.

14. To invite buyer or buyers for the sale or transfer of the flats, car parking spaces, and other spaces, if any, over the schedule land which will be located within the meaning of "Developer's allocation" only in terms of the said Development agreement and as mentioned above, to fix up consideration money for such flat/flats/car parking spaces/other spaces, if any with intending buyer or buyers, to enter into agreement for sale with such buyer or buyers under the terms and conditions as my said attorney shall think fit and proper and to get such agreement(s) authenticated before the Notary Public or get the same registered in the office of District Sub-Registrar, Additional District Sub-Registrar or Registrar of Assurances, Kolkata, as the case may be, and to put signature or signatures in the relevant papers, agreement, money receipts, Memo of consideration, as the case may be and to observe all other legal formalities as to be required to get such Agreement(s) registered before the office of the registering authority, as aforesaid, for me, on my behalf and in my name in respect of such flats, car parking spaces and other spaces, if any, under the Developer's allocation only.

15. To receive full consideration money, part price for the flat/flats/car parking space/other spaces, if any, to be constructed over the schedule land

which will be located within the meaning of "Developer's allocation" only in terms of the said Development agreement and as described above, from the intending buyer or buyers after putting signature or signatures on the Money receipt, Memo of Consideration and/or on such other papers, as the case may be, for me, in my name and on my behalf.

16. To represent me before the office of District Sub-Registrar, Additional District Sub-Registrar or Registrar of Assurances, Kolkata, as the case may be, at the time of execution and registration of Agreement for sale, Sale deed or any such other deed or deeds in respect of the flat(s), the car parking space(s) and other spaces, if any, which will be constructed over the land as mentioned in the schedule below, which will be located within the meaning of "Developer's allocation" only in terms of the said Development agreement and as described above, in favour of the intending buyer or buyers, to put signature or signatures in the concerned Agreement for sale, Sale deed(s) and or any such other deed and deeds relating to the transfer of the flat(s) and/or car parking space(s) and other spaces, if any, to be constructed over the land as mentioned in the schedule below, which will be located within the meaning of "Developer's allocation in terms of the said Development agreement and as described above and to observe all the legal

formalities as to be required to get such deed or deeds registered in favour of the concerned buyer or buyers.

17. To hand over lawful physical possession of the flat(s) and/or the car parking space(s) and/or other spaces, if any, of the said premises which will be located within the meaning of "Developer's allocation only in terms of the said Development agreement and as described above in favour of the buyer or buyers as and when my said attorney shall think fit and proper.

18. And to do all other acts, things, deeds and matters relating the affairs of the proposed development as well as constructional works over the schedule land and in the matter of sale or transfer of the flats/car parking spaces, and other spaces, if any, which will be located within the meaning of "Developer's allocation" in terms of the said Development agreement and as described above, as my said attorney shall think fit and proper.

I, the executant herein, do hereby ratify and confirm all and whatsoever acts, things, deeds and matters which my said attorney shall do or cause to be done as categorically mentioned hereinbefore and/or all other acts relating to the constructional works over the schedule land, shall be construed as the acts, things, deeds and matters done by me if I would be personally present.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 04 Cottahs 03 Chittacks 05 Sq.ft, together with brick walls Asbestos shed cemented flooring residential structure now standing thereon or in part thereof having more or less area 500 Sq.ft. situated and being Municipal Premises No. 109, Niranjani Pally B Block, having its mailing address A-160, Sonali Park, Police station formerly Regent Park, now Banskroni, Kolkata-700070, Ward No. 113, Kolkata Municipal Corporation Assessee No. 31-113-17-0109-7, District South 24-Parganas.

It is to be mentioned here that the Three storied building shall have no Lift. Right Over the Ultimate roof of the building shall vest to both the Principal and the Attorney. the said land is butted and bounded in the manner as follows :-

ON THE NORTH : By Land under Part of R.S. Dag No. 919.

ON THE SOUTH : By 12'-0" wide Road,

ON THE EAST : By Land under Part of R.S. Dag No. 920

ON THE WEST : 5'-0" wide Road.

IN WITNESS WHEREOF I, the executant/Principal herein have set and subscribed my hand on the 10th day of December, 2021 (Two thousand and twenty one).

WITNESSES:

1. Anurangshu
Chakraborty
15/B/1, Moore Avenue
Kol-40.

✓ সত্যি তালিকা

SIGNATURE OF THE EXECUTANT

2. Ratan Das
56, Bishnupally
Kol-93

Shilo Saha

SIGNATURE OF THE ATTORNEY.

3. Gayatri Sutta Bose
2/257B Sree colony
Kol-92

Drafted by me
Ratan kv, Datta

Advocate, Alipore Police Court, Kol-27.

WB/277/83
Computer Printed by

P. Das
Alipore Police Court, Kol-27.

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name SABITA BOSE

Signature SABITA BOSE

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left hand						
right hand						

Name SHILA SAHA

Signature Shila Saha

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

जायद्वर विनाम
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHILA SAHA
RAMESH MONDAL
15/11/1975

Permanent Account Number

CRLPS1697B

Shila Saha

Signature



Shila Saha



ভারতীয় বিদ্যুৎ পরিচয় প্রকল্প

ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকাভুক্তির আই ডি/Enrollment No.: 1040/20030/02047

To
শিলা সাহা
Shila Saha
B-79 BANGPUR ROAD
BANSBROON Bansbroun
Bansbroun South Twenty Four Parganas
West Bengal 700070



MN150489153DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8676 1913 2850

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শিলা সাহা
Shila Saha
পিতা : রামেশ চন্দ্র মন্ডল
Father : RAMESH CHANDRA MONDAL
জন্ম বর্ষ / Year of Birth : 1975
মহিলা / Female



8676 1913 2850

আধার - সাধারণ মানুষের অধিকার

Shila Saha



सबिता बोस



ভারত সরকার

ভারত সরকার

Unique Identification Authority of India
Government of India

ভানিকাতুর আই ডি/Enrollment No.: 1040/20037/00286

To
সবিতা বোস
Sabita Bose
A-160 SONALI PARK
BANSORONI Bahadroni
Bahadroni South Twenty Four Parganas
West Bengal 700070

28/10/2012



MN1603782910F



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2615 5034 8532

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সবিতা বোস
Sabita Bose
পিতা : বলাই বিদ্যায়
Father : BALAI BISWAS
জন্ম সাল / Year of Birth : 1967
সম্মিলিত / Female



2615 5034 8532

আধার - সাধারণ মানুষের অধিকার

সবিতা বোস



ভারতীয় নিশ্চিত পরিচয় প্রমাণকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

জনসংস্কৃতির আই ডি/Enrollment No.: 1040/20030/02046

1040/20030
1040/20030
শঙ্কর সাহা
Sankar Saha
B. 79 BANDIPUR ROAD
BANSDRONI Bansdroni
Bansdroni South Twenty-Four Parganas
West Bengal 700070

1040/20030



MN187024535DF



আপনার আধার সংখ্যা/ Your Aadhaar No.:

5539 9944 2842

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শঙ্কর সাহা
Sankar Saha
পিতা - অনিল সাহা
Father : ANIL SAHA
জন্ম তারিখ / Year of Birth : 2003
পুরুষ / Male

5539 9944 2842



আধার - সাধারণ মানুষের অধিকার

Sankar Saha

Major Information of the Deed

Deed No :	I-1603-12780/2021	Date of Registration	10/12/2021
Query No / Year	1603-8002583196/2021	Office where deed is registered	
Query Date	10/12/2021 1:26:07 PM	1603-8002583196/2021	
Applicant Name, Address & Other Details	RATAN KUMAR DUTTA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 98044437 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. 37,21,252/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160312754/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



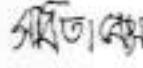
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Niranjan Pally Block-B, , Premises No: 109, , Ward No: 113 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 3 Chatak 5 Sq Ft	1/-	35,86,252/-	Width of Approach Road: 12 Ft, , Project Name :
Grand Total :				6.9208Dec	1 /-	35,86,252 /-	



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	1,35,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SABITA BOSE Wife of Mr GOUTAM BOSE Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office	 10/12/2021	 LTI 10/12/2021	 10/12/2021
A-160, SONALI PARK, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx7P, Aadhaar No: 26xxxxxxxx8562, Status :Individual, Executed by Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SHILA SAHA (Presentant) Wife of Mr SANKAR SAHA Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office	 10/12/2021	 LTI 10/12/2021	 10/12/2021
Wife of Mr SANKAR SAHA B-79, BANDIPUR ROAD, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CRxxxxxx7B, Aadhaar No: 86xxxxxxxx2850, Status :Individual, Executed by: Self, Date of Execution: 10/12/2021 , Admitted by: Self, Date of Admission: 10/12/2021 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANKAR SAHA Son of Late ANIL SAHA B-79, BANDIPUR ROAD, City:- , P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070	 10/12/2021	 10/12/2021	 10/12/2021
Identifier Of Mrs SABITA BOSE, Mrs SHILA SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SABITA BOSE	Mrs SHILA SAHA-6.92083 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SABITA BOSE	Mrs SHILA SAHA-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160312780 / 2021

On 10-12-2021

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 : (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:46 hrs on 10-12-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by M SHILA SAHA ,Claimant.

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 37,21,252/-

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

Execution is admitted on 10/12/2021 by 1. Mrs SABITA BOSE, Wife of Mr GOUTAM BOSE, A-160, SONALI PARK, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, Profession House wife, 2. Mrs SHILA SAHA, Wife of Mr SANKAR SAHA, B-79, BANDIPUR ROAD, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Identified by Mr SANKAR SAHA, , Son of Late ANIL SAHA, B-79, BANDIPUR ROAD, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4 and Registration Fees paid by Cash Rs 53/-

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 AG1178, Amount: Rs.100/-, Date of Purchase: 01/12/2021, Vendor name: SUBHANKAR DAS



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 3890 to 3922

being No 160312780 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2022.01.06 12:20:14 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/01/06 12:20:14 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)