

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGALTION का signal

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District Sub-Registrat IV
Registrar U/S 7 (2) of
Registration 1908
Aligore, South 24 Pargence

पश्चिम बंगाल WE

: DEVELOPMENT POWER OF ATTORNEY

BY THIS POWER OF ATTORNEY, I, SMT. BULBUL BHOUMIK alias
BULBUL BOSE, (PAN: ADRPB9119M) (AADHAR NO 8862 1512 0836) wife of
Sri Subroto Bhoumik by faith Hindu, residing at Premises No.176/14/143,
Raipur Road, Police Station Jadavpur, Post Office Regent Estate, Kolkata700092, do hereby empower, nominate, constitute and appoint "M/S.
NARAYAN SAHA" a proprietorship business, having its office at 4/12,
Azadgarh, Post Office-Regent Park, Police Station-Previously Jadavpur now

- 3 FEB 2023

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Bistrict Sub-Registrat-Lx Registrar U/S 7 (2) of Registration 1908 Allpura, Seuti 24 Pergense

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Golf Green, Kolkata-700 040, District-24 Parganas (South), represented by its sole proprietor SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, by Occupation- Business, PAN-AKMPS3317G, Aadhaar No. 245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- Previously Jadavpur now Golf Green, Kolkata-700 040, District-24-Parganas (South), as my true and lawful ATTORNEY for me in my name, on my behalf to do inter alia amongst others the acts, deeds and things viz.:-

W H E R E A S the EXECUTANT herein is at present the absolute Owners of ALL THAT piece or parcel of land containing an area by measurement 4 (four) Cottahs 15 (fifteen) Chittacks and 20 (twenty) Square feet be the same a little more or less together with single storied building measuring 500 Square Feet situated and lying at and being Plot No. 143, JL No. 34, Touzi No. 151, Sub Division Sadar 24 Parganas, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, being KMC Premises No. 176/14/143, Raipur Road, Postal Premises No.143, Regent Estate, Kolkata- 700092, being Assessee No 21-096-07-0089-2 under Ward No. 96, within the limits of Kolkata Municipal Corporation, in the District of 24 Parganas South, By way of PURCHASE the Property more fully described in the Schedule below and I the Executant herein do hereby nominate, empower, constitute and appoint "M/S. NARAYAN SAHA" a proprietorship business, having its office at 4/12, Azadgarh, Post Office-Regent Park, Police Station - Previously Jadavpur now Golf Green, Kolkata-700 040, District-24 Parganas (South), represented by its sole proprietor SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, by Occupation-Business, PAN-AKMPS3317G, Aadhaar No.245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- Previously Jadavpur now Golf Green, Kolkata-700 040, District-24-Parganas (South), as my true and lawful Attorneys to do and execute and perform or cause to be done executed or performed with nominee all or any of the acts, deeds and things :-



Pagistrar U/S 7 (2) of Registration 1908 Alle re, South 24 Parganes

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- On my behalf to make sign, execute and verify all applications or objections to appropriate authorities for all and any license permission or consent etc. required by law in connection with management of the Property or Properties mentioned in Schedule below.
- On my behalf to effect mutation in Offices or Competent Authorities and sign & execute all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in my name and on my behalf.
- 3} On my behalf to appear for and represent me before the Board of Revenue, Collector any District, Sub-Divisional Officer any Magistrate, Judge, Munsiff, Settlement Offices, J.L.L.R.O.'S Offices, B.L.L.R.O.'S Offices, and on all Government Offices, Kolkata Municipal Corporation, for assessment of unassessed property and for mutation, Improvement Trust, K.M.D.A., Fire Brigade, Commissioners of any Division on all matter and things relating to estate or its affairs.
- On my behalf to appear for and represent me in all the Courts, Civil, Criminal or Revenue including original Revisional or Appellate Court in any Registration Offices and to sign, execute, verify and file plaints, written statements and petitions permissions for all purposes and also to present appeals in any Court and to accept services of all summons notices and his process of law.
- On my behalf to appear before and execute/ sign any of them or all of them the KMC building Plan and to submit the same in my name and in my favour and to do all formalities for modification and/or alterations of Plan including D/sketch plan, renew and sign, execute Declaration, Affidavit, Boundary Declaration, which includes any Deed and to present for Registration to admit



Registration 1908
Aliene, South 24 Parganage

0 9 MAR 2023

execute, any Declaration, Affidavit, Boundary Declaration which includes Gifts and to present for Registration to admit for execution to any Registration Authority and to have the said document registered and/or for whatsoever necessary before the Kolkata Municipal Corporation, or to any Competent Authority to obtain "No Objection Certificate" from the Competent Authority, for which to execute and sign all papers, documents, Affidavits, whatsoever necessity in my name and in my favour to negotiate in my name and to do whatsoever necessary for the same in my name or on my behalf as I could do personally by myself.

- 6} On my behalf to appear and to apply for obtaining sanction, permissions, clearances and service connection before appropriate authorities {both Sanitary & Water} internal & external, Improvement Trust, CESC, Fire Brigade, Housing Board West Bengal and any local and all Government Offices and to sign, execute on my behalf all necessary forms, applications, petitions and documents and apply for obtaining permit, license permanent and temporary supply service as may be required from time to time.
- On my behalf to apply for electricity, water, telephone, sewerage, drains and/or connection or any other utility in the said Premises. To apply for alterations and/or extended approved/sanctioned KMC Plan and to pay fees and to take delivery of the same and take such other order or permissions from the necessary authorities which he thinks deem fit and proper.
- 8) On my behalf to appoint engage Pleaders, Advocates, whenever my said Attorneys shall think proper to do so and to discharge and/or terminate his appointment in respect of the Property mentioned in the Schedule below.
- On my behalf to evict all trespassers and other unauthorized Occupiers and he has the rights to evict the Tenants, Licensees through Court of law and/or negotiate with he in whatsoever purpose, to mortgage and/or otherwise

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Registration 1985
Alleges, South 24 Pargense

0 9 MAR 2023

settle the Property and share of the Property and common users and common parts, common spaces and passages or any part or parts thereof belonging to the Schedule below Property.

- On my behalf to negotiate on terms for and to agree to and sell of the building or part thereof which seized and possessed of now and hereafter belongs to me mentioned and described in the Schedule below to any Purchaser or Purchasers at such price which my said Attorneys, think fit and proper, to engage upon and to enter into any Agreement or Agreements for such sale or sales and/or to cancel and/or repudiate the same in respect of Developers' allocation only.
- To Receive from the Intending Purchaser or Purchasers out of the Developer's allocation, (save and except owners' allocation) any earnest money and/or advance or advances from the Purchaser and also the balance of purchase money and to give valid receipt and discharges for the same which will protect the Purchaser or Purchasers.
- Upon such receipt as aforesaid to sign, execute and deliver any Deed of Sale, Conveyance or Conveyances in favour of such Purchaser or Purchasers or his nominee or nominees or assignee or assignees in respect of the Developer's allocation only.
- 13} To sign and execute all other deeds, instruments and assurances which he consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said Property either in part or in full as I personally could do myself, if personally present.
- To present any such deed or deeds of Sale, Conveyance or Conveyances only the Developer's allocation i.e. save and except owners' allocation as per Development Agreement or other document or documents for Registration and to admit execution and receipt of consideration before the

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Additional District Sub-Registrar, Sub-Registrar or District Registrar, having Authority for and to have the said Conveyance or Conveyances registered and to do all other acts, deeds and things, which the Attorneys shall consider necessary for the transferring and/or conveying the said Property or properties to the said Purchaser or Purchasers as fully and effectually in all respect as I could do the same myself.

- To enter into any Agreement with any person or persons or Firm and/or Agreement to sell or otherwise dispose of any of the Property or Properties or portion or portions thereof and to transfer and sell the same and to execute and register any document or documents in that behalf.
- 16} To compromise, compound or withdraw cases or be non-suited to refer to Arbitration all dispute and differences.
- That I the executant has also executed a registered Development Agreement in favour of "M/S. NARAYAN SAHA" a proprietorship business, having its office at 4/12, Azadgarh, Post Office-Regent Park, Police Station Previously Jadavpur now Golf Green, Kolkata-700 040, District-24 Parganas (South), represented by its sole proprietor SRI NARAYAN SAHA, Son of Late Chittaranjan Saha, By Faith Hindu, by Occupation- Business, PAN-AKMPS3317G, Aadhaar No.245032839163, residing at 4/12, Azadgarh, Post Office-Regent Park, Police Station- Previously Jadavpur now Golf Green, Kolkata-700 040, District-24-Parganas (South), registered at D.S.R.-IV, Alipore, Vide Book No.I, Deed No. 2694, for the year 2023.

AND I, do hereby agree to ratify and confirm whatever all acts, deeds and things done by the said Attorneys, which shall be construed as acts, deeds and things done by me to all intents and purposes as if I was present even notwithstanding the fact that no special power on that behalf is contained in these presents.

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District Sub-Registral II - Registral UrS 7 (2) of Registration 1908
Alisere, South 24 Parganes

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# : THE SCHEDULE OF THE PROPERTY:

ALL THAT piece or parcel of land containing an area by measurement 4 (four) Cottahs 15 (fifteen) Chittacks and 20 (twenty) Square feet be the same a little more or less together with single storied building measuring 500 Square Feet situated and lying at and being Plot No.143, JL No. 34, Touzi No. 151, Sub Division Sadar 24 Parganas, Mouza Bade Raipur, Police Station Jadavpur formerly Tollygunge, Sub Registrar Alipore, being KMC Premises No. 176/14/143, Raipur Road, Postal Premises No.143, Regent Estate, Kolkata-700092, being Assessee No. 21-096-07-0089-2 under Ward No.96, within the limits of Kolkata Municipal Corporation, in the District of 24 Parganas South, and butted and bounded by:-

ON THE NORTH:

By Premises No. 176/14/144 Raipur Road.

ON THE SOUTH:

By Premises No. 176/14/142 Raipur Road.

ON THE EAST:

By Premises No. 176/14/137 Raipur Road.

ON THE WEST:

By 30 feet wide KMC Raipur Road.

# (OWNERS' ALLOCATION)

OWNERS will get the entire Third Floor and entire Fourth Floor (Top floor) and the entire right of the ultimate roof and three Car parking spaces on the Ground floor, being No.1, 2 and 4, together with proportionate share of staircase, landing and stair, proportionate share of land underneath the said premises and common areas and facilities.

# (DEVELOPER' ALLOCATION)

DEVELOPER save and except the owner's allocation the remaining Sanction FAR, i.e. entire First Floor and entire Second Floor and three Car parking space on the Ground floor, being No.3, 5 and 6, together with common areas and facilities to be constructed will be of the Developer's allocation. Janyon Sale.



District Sub-Proposition 1908
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0 9 MAR 2022

IN WITNESSES WHEREOF, I SMT. BULBUL BHOUMIK alias BULBUL BOSE, have set and subscribed my respective signatures and hand and seals on the American of MARCH, TWO THOUSAND TWENTY THREE, Anno Domini.

SIGNED SEALED AND DELIVERED BY THE EXECUTANT AT KOLKATA IN THE PRESENCE OF:

1}

SUBROTO BHOUMIK 143 REGENT ESTATE KOLKATA - 700 092

Anomia.

2) Dobajyoh Sergipta 220, Rifla Club East. Kallesta - 700078.

Rulbul Shoumik, SIGNATURE OF THE EXECUTANT.

Amayon saka.

SIGNATURE OF THE ATTORNEY HOLDER.

DRAFTED AND PREPARED BY ME.

fresh county

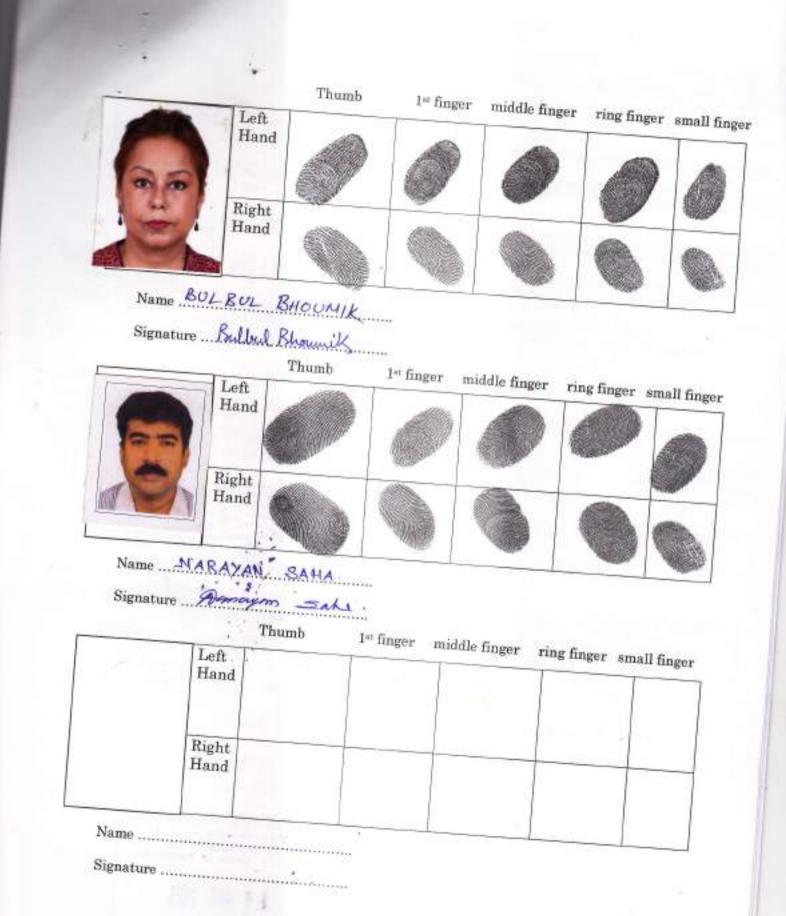
ALIPORE JUDGES' COURT, KOL-27, TYPED BY ME. F- 434/135/09

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August South 24 Pargangs

0 9 MAR 2023





Pistrict Sub-Registrat-IV Registrar U/S/7 (2) of Registration 1988 Alipore, South 24 Parganas



# Major Information of the Deed

Doed No:	I-1604-02711/2023	Date of Registration 09/03/2023			
Chary No / Year	1604-8000621292/2023	Office where deed is registered			
09/03/2023 12:13:50 PM		D.S.R IV SOUTH 24-PARGANAS, District: South 24-Parganas			
Applicant Name, Address & Other Details	Sudipta Chakraborty Alipore Police Court, Thana: Alipore, 700027, Mobile No.: 9831036678, S	Dore District : South 24 Paragona MEST DEVICE.			
Transaction		Additional Transaction			
[0138] Sale, Development I Development Agreement	Power of Attorney after Registered	Transaction and the second			
Set Forth value		Market Value			
		Rs. 73,75,778/-			
Stampduty Paid(SD)	Statement with the state of the state of	Registration Fee Paid			
Rs. 100/- (Article:48(g))		Rs. 39/- (Article:E, M(b).)			
Remarks	Development Power of Attorney after No/Year]:- 160402694/2023 Receive issuing the assement slip.(Urban area	Registered Development Agreement of [Deed			

#### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road , Premises No: 176/14/143, , Ward No: 096 Pin Code : 700070

No L1	Plot Number	Khatian Number	Proposed	Use ROR	Area of Land	1010 TO 1010 T	Market Value (In Rs.)	Other Details
			Bastu		4 Katha 15 Chatak 20 Sq Ft		70,38,278/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name:
	Grand	Total:			8.1927Dec	0 /-	70,38,278 /-	C-001710-1

## Structure Details:

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
31	On Land L1	500 Sq Ft.	0/-	-	Structure T
	Gr. Floor, Area of flo Pucca, Extent of Co	oor :500 Sa Ft 1	Residential Use Co		Structure Type: Structure ge of Structure: 0Year, Roof Type

#### Fincipal Details:

io.	Name, Address, Photo, Finger print and Signature							
1	Name	Photo	Finger Print	Signature				
	Mrs BULBUL BHOUMIK, (Alias: Mrs BULBUL BOSE) Wife of Mr Subroto Bhoumik Executed by: Self, Date of Execution: 09/03/2023 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Office			Lun Munica				
		09/03/2023	G9/03/2023	09/03/2023				
	176/14/143, Raipur Road, City:-, P.O:- Regent Esate, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9m,Aadhaar No Not Provided, Status:Individual, Executed by: Self, Date of Execution: 09/03/2023, Admitted by: Self, Date of Admission: 09/03/2023, Place: Office							

## Attorney Details :

Ī	Name	Photo	Finger Print	Signature			
	Mr NARAYAN SAHA (Presentant ) Son of Late Chittaranjan Saha Executed by: Self, Date of Execution: 09/03/2023 , Admitted by: Self, Date of Admission: 09/03/2023 ,Place : Office			any -			
Į	V	09/03/2023	09/03/2023	09/03/2023			
	Son of Late Chittaranjan Saha 4/12, Azadgarh, City: P.O:- Regent Park, P.S:-Jadavpur, District:-South24- Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx7g, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 09/03/2023  Admitted by: Self, Date of Admission: 09/03/2023, Place: Office						

# Name Photo Finger Print Signature Mr Subha Mondal Son of Mr Sashi Mondal B95 Satyajit Park, City:- Kolkata, P.O:Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:700070 09/03/2023 09/03/2023 09/03/2023

fer of property for L1	
From	To. with area (Name-Area)
Mrs BULBUL BHOUMIK	Mr NARAYAN SAHA-8.19271 Dec
fer of property for S1	
From	To. with area (Name-Area)
Mrs BULBUL BHOUMIK	Mr NARAYAN SAHA-500.00000000 Sq Ft
	From Mrs BULBUL BHOUMIK fer of property for S1 From

#### Endorsement For Deed Number: 1 - 160402711 / 2023

#### On 09-03-2023

## 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 12:25 hrs on 09-03-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr NARAYAN 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 73,75,778/-

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

Execution is admitted on 09/03/2023 by 1. Mrs BULBUL BHOUMIK, Alias Mrs BULBUL BOSE, Wife of Mr Subroto Bhoumik, 176/14/143, Raipur Road, P.O: Regent Esate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business, 2. Mr NARAYAN SAHA, Son of Late Chittaranjan Saha, 4/12, Azadgarh, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Indetified by Mr Subha Mondal, , , Son of Mr Sashi Mondal, B95 Satyajit Park, P.O: Bansdroni, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Others

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

#### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-Description of Stamp

 Stamp: Type: Impressed, Serial no 612, Amount: Rs.100.00/-, Date of Purchase: 03/02/2023, Vendor name: Samiran Das

(du).

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24PARGANAS
South 24-Parganas, West Bengal





## ATTACK TO STANDARD STILL

# ভারত সরকার

## Unique Identification Authority of India Government of India

कानिकाकृतिक आहे दि/Enrollment No.: 1040/20027/00370

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আপনার আধার সংখ্যা/ Your Aadhaar No. :

8862 1512 0836

আধার - সাধারণ মানুষের অধিকার



# GOVERNMENT OF INDIA



বুলবুল ভৌমিক Bulbul Bhouma দিবা : সুজিব বেচন Father : SUJIT BOSE জন্ম খাল / Your of Bids : 1962 মহিলা / Female



8862 1512 0836

আধার - সাধারণ মানুষের অধিকার

Poulloul Rhounik

Brulbul Beloumik

BULBUL BHOUMIK
SUJIT BOSE

20/07/1962

ADRPB9119M

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आयकर विभाग INCOME TAX DEPARTMENT

NARAYAN SAHA

CHITTARANJAN SAHA

13/10/1970

Permanant Account Number

AKMPS3317G

Harrayan Saka

Signature



भारत सरकार GOVT. OF INDIA





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## भारत सरकार Government of India

# भारतीय विशिष्ट पहचान प्राधिकरण Unique Identification Authority of India

Enrolment No.: 2189/71161/58398

To Subha Mondal S/O Seshi Mondal B/95 , SATYAJIT PARK BANSDRONI Kolkata Bansdroni South 24 Parganas West

South 24 Parganas West Bengal - 700070 9062931633-etnown



आपका आधार क्रमांक / Your Aadhaar No. :

8341 7355 2556

VID: 9187 3202 1106 8273

मेरा आधार, मेरी पहचान



Government of India





Subha Mondal Date of Birth/DOB: 02/07/1896 Male/ MALE

8341 7355 2556

भरा आधार, मेरी पहचान





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#### स्वना

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- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है |

## INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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Unique Identification Authority of India



Address

S/O Saste Mondel, 8/95 , SATYAJIT PARK, BANSDRONI, Kolkafa, South 24 Parganas, West Bengal - 700070



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WD : 9187 3202 1106 8273

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Unique Identification Authority of India Government of India

allegapple of Set Ba/Enrollment No.: 1040/19792/07986

DE HURRE MINI
DE NARAYAN SAHA
DE A/12 AZADGARH
DE HURBENT PARK Regent Perk S.O.
Hursett Park, Rokata
Weit Bangal 700040
533400455





আপদার আধার সংখ্যা/ Your Andhaur No. :

2450 3283 9163

আবার - সাধারণ মানুষের অধিকার



#### भारत सरकार GOVERNMENT OF INDIA



2450 3283 9163



াবার - সাধারণ মানুষের অধিকার

Donagan. Saha

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2023, Page from 79254 to 79271
being No 160402711 for the year 2023.



Digitally signed by ANUPAM HALDER Date: 2023.03.13 12:46:31 -07:00 Reason: Digital Signing of Deed.

(Much

(Anupam Halder) 2023/03/13 12:46:31 PM DISTRICT SUB-REGISTRAR OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS West Bengal.

(This document is digitally signed.)