

1338/2020

1251/20

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Z 565200

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

District Sub-Registrar-II
Howrah

28 FEB 2020

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

TO ALL TO WHOM PRESENTS SHALL COME WE (1) SRI SUBRATA SETT (PAN NO. ARLPS3568B), son of Sri Provash @ Prabahas Chandra Sett, by faith Hindu, by occupation Business, (2) SRI DEBABRATA SETT (PAN NO. ASSPS7987E), son of Sri Provash @ Prabahas Chandra Sett, by faith Hindu, by occupation Business, Both residing at residing at Balitikuri Surkimill, Post Office - Balitikuri Bakultala, Police Station - Dasnagar (old Jagacha), District - Howrah, Pin Code - 711113, hereinafter referred to as the OWNERS do hereby state as follows:-

WHEREAS we are at present jointly seized and possessed of and/or otherwise well sufficiently and absolutely entitled to **ALL THAT** piece and parcel of demarcated Bastu Land measuring about 2 Cottah 11 Chittaks 22 Square Feet comprised in R.S and L.R Dag No. 3664 under R.S Khatian No. 612, L.R Khatian No. 862 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah, corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 **AND** piece and parcel of Bastu Land measuring about 13 Chittaks 3 Square Feet comprised in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, L.R Khatian No. 862 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 i.e. total 3 Cottah 8 Chittaks 25 Square Feet **AND ALL THAT** piece and parcel of undivided 1 Cottah 10 Chittak 23 Square Feet in R.S and L.R Dag No. 3664, under R.S Khatian No. 612, under L.R Khatian No. 864 and undivided 1 Cottah 10 Chittak 21 Square Feet in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, under L.R Khatian No. 864 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 **AND ALL THAT** piece and parcel of Bastu Land measuring about 1 Cottah 14 Chittaks 16 Square along with one R.T Shed measuring about 100 Square Feet comprised in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, L.R Khatian No. 862 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 **AND ALL THAT** piece and parcel of undivided 8 Chittak 38 Square Feet in R.S and L.R Dag No. 3664, under R.S Khatian No. 612, under L.R Khatian No. 864 and undivided 8 Chittak 37 Square Feet in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, under L.R Khatian No. 864 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation

ward No. 50 i.e. **TOTAL AREA OF LAND OF BOTH THE OWNERS/LANDLORS JOINTLY (6 COTTAH 13 CHITTAKS 24 SQUARE FEET + 3 COTTAH) = 9 COTTAH 13 CHITTAKS 24 SQAURE FEET** which is more fully described in the **Schedule-A** below.

AND WHEREAS we are at present desirous of developing the **SAID PROPERTY** by constructing a proposed Multi Storied Building thereon after demolition of the existing structure in accordance with the Building Permit, which may be sanctioned by Howrah Municipal Corporation;

AND WHEREAS we have entered in to a Development Agreement with "**M/S. SIDDHI VINAYAK CONSTRUCTION**" (PAN NO. ADYFS8480K) having its office at 281, Netaji Subhas Road, Police Station Shibpur, Post Office and District Howrah, Pin Code - 711101, being represented by its **PARTNERS** namely (1) **SRI AJAY ANAND GUPTA (PAN NO. ALRPG3868Q)**, son of Sri Manna Lal, by Religion Hindu, by occupation Business, at present residing at 55/1, Kali Prasad Banerjee Lane, Post Office Kadamtala, Police Station Bantra, District Howrah, Pin Code - 711101, (2) **SRI RAJIB ROY (PAN NO. APDPR1930C)**, son of Late Nandadulal Roy, by Religion Hindu, by occupation Business, at present residing at 62/11/1, Ichapur Road Post Office Kadamtala, Police Station Bantra, District Howrah, Pin Code - 711101, (3) **SRI RAJEEV ANAND GUPTA (PAN NO. CDTPA3203P)**, son of Sri Manna Lal, by Religion Hindu, by occupation Business, at present residing at D.L.W Road, Shivdaspur, Manduadih, Varanasi, Uttar Pradesh, Pin Code - 221103, and the said Development Agreement has been duly registered in the office of the District Sub-Registrar at Howrah in Book No. I, Being No. I-05130/241 for the year 2020.

AND WHEREAS now we are intending to appoint said "**M/S. SIDDHI VINAYAK CONSTRUCTION**" (PAN NO. ADYFS8480K) having its office at 281, Netaji Subhas Road, Police Station Shibpur, Post Office and District Howrah, Pin Code - 711101, being represented by its **PARTNERS** namely (1) **SRI AJAY ANAND**

GUPTA (PAN NO. ALRPG3868Q), son of Sri Manna Lal, by Religion Hindu, by occupation Business, at present residing at 55/1, Kali Prasad Banerjee Lane, Post Office Kadamtala, Police Station Bantra, District Howrah, Pin Code - 711101, (2) **SRI RAJIB ROY (PAN NO. APDPR1930C)**, son of Late Nandadulal Roy, by Religion Hindu, by occupation Business, at present residing at 62/11/1, Ichapur Road Post Office Kadamtala, Police Station Bantra, District Howrah, Pin Code - 711101, (3) **SRI RAJEEV ANAND GUPTA (PAN NO. CDTPA3203P)**, son of Sri Manna Lal, by Religion Hindu, by occupation Business, at present residing at D.L.W Road, Shivdaspur, Manduadih, Varanasi, Uttar Pradesh, Pin Code - 221103 Office : Baksara, Police Station : Santragachi, District : Howrah, PIN Code : 711 110 as our Constituted Attorney in respect of the **SAID PROPERTY** to facilitate the Development Work in terms of the **DEVELOPMENT AGREEMENT** as mentioned hereinabove;

NOW KNOW YE AND THESE PRESENTS WITNESSES that I the above named **PRINCIPAL** do hereby nominate constitute and appoint "**M/S. SIDDHI VINAYAK CONSTRUCTION**" (**PAN NO. ADYFS8480K**) having its office at 281, Netaji Subhas Road, Police Station Shibpur, Post Office and District Howrah, Pin Code - 711101, being represented by its **PARTNERS** namely (1) **SRI AJAY ANAND GUPTA (PAN NO. ALRPG3868Q)**, son of Sri Manna Lal, by Religion Hindu, by occupation Business, at present residing at 55/1, Kali Prasad Banerjee Lane, Post Office Kadamtala, Police Station Bantra, District Howrah, Pin Code - 711101, (2) **SRI RAJIB ROY (PAN NO. APDPR1930C)**, son of Late Nandadulal Roy, by Religion Hindu, by occupation Business, at present residing at 62/11/1, Ichapur Road Post Office Kadamtala, Police Station Bantra, District Howrah, Pin Code - 711101, (3) **SRI RAJEEV ANAND GUPTA (PAN NO. CDTPA3203P)**, son of Sri Manna Lal, by Religion Hindu, by occupation Business, at present residing at D.L.W Road, Shivdaspur, Manduadih, Varanasi, Uttar Pradesh, Pin Code - 221103, to be our true and lawful Attorney and to do execute and perform all or any of the following acts, deeds and things jointly in respect to the **SAID PROPERTY** as follows:

1. To maintain and defend our possession in the **SAID PROPERTY** and also to manage and administer the same on our behalf;
2. To commence, initiate, file, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings both Civil and Criminal including arbitrations proceedings and demands touching matters relating to **SAID PROPERTY** and or any part thereof;
3. To appear for us and to appear on our behalf in all Courts, Civil, Criminal, Revenue and before any Statutory Body or Authority in connection with any matters pertaining to the **SAID PROPERTY**;
4. To make sign execute verify present and file all applications, plaints, petitions, written statement, *vakalatnama* or any other document expedient or necessary in the opinion of our said Attorney or be made signed executed verified presented or filed any such documents and again to receive back the same;
5. To deposit and pay on our behalf the outstanding taxes, charges, levies, dues and demands of the concerned authorities in respect of our **SAID PROPERTY** and other dues in respect thereof and to make applications for withdrawals of taxes, charges, levies, dues, demands etc. paid in excess or not chargeable and to receive the amounts and sign receipts thereof;
6. To apply before the authority of the Howrah Municipal Corporation for sanction of Building Plan for the proposed construction work in the **SAID PROPERTY** in terms of the **DEVELOPMENT AGREEMENT** as stated hereinabove;
7. To enter in the **SAID PROPERTY** and to take initiative to measure, survey, sketch the entire First and Second Schedule mentioned properties in terms of the said **DEVELOPMENT AGREEMENT**.

8. To arrange to raise construction together with all rights to appoint Labors, Masons, Carpenters, Plumbers, Engineers, Supervisors, Architects, contractor etc for the necessary completion.
9. To manage and control the entire **SAID PROPERTY** during the period of the said construction as per Building Permit sanctioned by Howrah Municipal Corporation;
10. To arrange to raise necessary finance for such construction at its own risk by mortgaging the schedule property with any Bank or Financial Institution;
11. To arrange to prepare all sorts of papers and documents for necessary corroboration of the property to the satisfaction of the intending purchaser/s of Flats and Apartment.
12. To sign and to present all memorandums, applications, Plan/s petitions and Affidavits before the Authorities which the Constituted Attorney shall think fit and proper to be filed in our names and on our behalf;
13. To ask for, demand, recover and sue for recovery and receive, collect from all and every person, firms, Land Acquisition Department, collectors, State of West Bengal, Central Government, Bodies or Public Bodies or Corporate whom it doth shall or may concern all sums of money debits dues effects and things of whatsoever nature or description which now are on which at any time or times hereafter shall or may become due or owing or payable to or recoverable by us in connection with and/or in relating the **SAID PROPERTY** and to give and grant sufficient and effectual receipts, discharges the same and also to settle any accounts relating to the **SAID PROPERTY** with any person or persons, firms, bodies, Public or Corporation or local State or Central Governments whatsoever to pay or receive the balance whereof as the case may be required and to carry on

correspondence with all of them and discharge/deposit our all sums in our Bank Accounts in our name.

14. To pay and/or to receive, refund of the excess amount of fees, if any paid for such purpose aforesaid in our name and on our behalf, if it appears to the attorney to be really necessary, just and convenient.

15. To appear and represent us before all or any judicial, administrative, revenue or legal authority/authorities, District Court, High Court, Supreme Court, B.L & L.R.O, D.L & L.R.O, WBSEDCL, Collectorate, Insurance Company, Notary Public, Registrar of all classes, Police Station, Police Commissioner, Income Tax Department or any Central Government or State Government Departments or other Public Bodies, Corporation, Municipal Authority, Rent Controller and/or any Arbitrator or Arbitrators appointed on behalf and to make sign, affirm, verify and execute all necessary papers, documents, applications, writ, notices, petitions, pleadings and affidavits and submits the same to all or any of the aforesaid Authorities and/or Government Offices and/or Public Bodies and/or Rent Controller and/or Arbitrators and to take all such steps which will be necessary, proper and fit for the **SAID PROPERTY**.

16. For all or any of the purposes aforesaid to appoint Solicitors, Advocates, Pleaders, and such appointments and relation from time to time revoke and other again to appointment, reappointment as shall arise and to sign and execute Vokatnamas, warrant or Attorney and such papers and documents as will be necessary and be expedient on our behalf.

17. To make, sign, execute, affirm, verify, present and file all applications, petitions, Complaints, Written Statements, Memo of Appeals, Affidavits and tabular Statements and such other papers and documents or pleadings, or to be signed, executed, affirmed, presented or filed or such documents again to receive or return back on our behalf.

18. To complete the construction of the proposed building as per the sanctioned Building Permit and to obtain Completion Certificate from the municipal authority after completion of the same;

19. To negotiate on terms for and transfer the **DEVELOPERS' ALLOCATION** as mentioned in the **SCHEDULE "C"** of the **DEVELOPERMENT AGREEMENT** to any purchaser or purchasers at such price or prices which our said Attorney in their absolute discretion think proper, to agree upon and to enter into any agreement or agreements for such sale or sales and/or to rescind or repudiate the same;

20. To receive from the purchaser or purchasers any earnest money and also the balance of purchase consideration for sale of the **DEVELOPER'S ALLOCATION** or any part thereof and to give good valid receipt and discharge for the same;

21. Upon such receipt as aforesaid in our name and as our act and deed to sign and execute any conveyance or conveyances in respect of the **DEVELOPER'S ALLOCATION** or any part thereof in favour of the purchaser or purchasers or his/their nominee or nominees or assignee or assignees, as the case may be.

22. To sign and execute all other deeds, instruments and assurances which our said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying **DEVELOPER'S ALLOCATION** or part thereof as I could do ourselves, if personally present;

23. To present any such conveyance or conveyances for registration, to admit execution before the District Sub-Registrar/Additional District Sub or before any Registrar having authority for and to have the said conveyance or conveyances registered in respect of the **DEVELOPER'S ALLOCATION** as well as **OWNERS' ALLOCATION** and to do all acts,

deeds and things which our said Constituted Attorney shall consider necessary for conveying the same or part thereof to the purchaser or purchasers as fully and effectually in all respects as We could do the same;

24. WE further state that this Power of Attorney shall automatically stand cancelled after transfer of entire **DEVELOPERS' ALLOCATION** in the **SAID PREMISES** and the **DEVELOPER** shall be entitled to execute and register Deed/s of Conveyance in favour of the intended purchasers or in his favour, only in respect of **DEVELOPER'S ALLOCATION** and to receive consideration money from the intended purchasers. The **DEVELOPER** shall also be duty bound to deliver the **OWNERS' ALLOCATION** in favour of the **OWNERS/PRINCIPALS** timely.

AND GENERALLY to do all that is or may be necessary and proper for the smooth running of development work as well as sell of all flats, shop and Garage in terms of the aforesaid **DEVELOPMENT AGREEMENT** under developer's allocation.

AND WE, the said PRINCIPAL, do hereby agree to ratify and confirm all acts and deeds and whatsoever as aforesaid shall lawfully done or cause to be done by our said Constituted Attorneys by virtue of these present.

GENERALLY TO DO AND PERFORM all such acts, deeds matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect thereto before to the authorities hereinbefore contained as fully and effectually as if I could have done in person.

WE HEREBY FURTHER AGREE that all lawful acts deeds and things done by my said Constituted Attorneys pursuant to the power hereby granted shall be construed as acts, deeds and things done by us. We do hereby undertake to ratify and confirm all and whatever the said Attorney shall do by virtue of the powers hereby given in connection with the development at the said premises. We hereby granted shall be construed as acts, deeds and things done by us. do

hereby confirm that any person relying upon this Power of Attorney shall be protected by the representation made herein and the authorities given by us to the said Attorney and we shall not challenge or call in question any act done by the said Attorneys for us and on our behalf in accordance with law and in connection with the said development agreement and the same shall be binding upon us.

BE IT NOTED THAT the instant Power of Attorney is being granted for the purpose of development of the said premises in accordance with aforesaid Development Agreement and the said Power of Attorney shall be revoked after the sell and/or registration of deed of Sale of all units.

THE SCHEDULE "A" ABOVE REFERRED TO:

SAID PREMISES

PART-I

(PROPERTY OF LANDLORDS/OWNERS NO.1)

ALL THAT piece and parcel of demarcated Bastu Land measuring about 2 Cottah 11 Chittaks 22 Square Feet comprised in R.S and L.R Dag No. 3664 under R.S Khatian No. 612, L.R Khatian No. 862 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah, corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 **AND** piece and parcel of Bastu Land measuring about 13 Chittaks 3 Square comprised in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, L.R Khatian No. 862 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 i.e. total 3 Cottah 8 Chittaks 25 Square Feet along with R.T structure measuring about 100 Square Feet standing and the said premises is butted and bounded in the manner as follows :--

ON THE NORTH : Property of Avijit Karar and Sujit Karar.

ON THE SOUTH : Howrah-Amta Road and property of Debabrata Sett.

- ON THE EAST** : Petrol Pump of Sri Arun Dey namely Super Filling Centre.
- ON THE WEST** : Joint Property of Donor, Donee and Subrata.

A N D

ALL THAT piece and parcel of undivided 1 Cottah 10 Chittak 23 Square Feet in R.S and L.R Dag No. 3664, under R.S Khatian No. 612, under L.R Khatian No. 864 and undivided 1 Cottah 10 Chittak 21 Square Feet in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, under L.R Khatian No. 864 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 and the said premises is butted and bounded in the manner as follows :--

- ON THE NORTH** : Property of Avijit Karar and Sujit Karar.
- ON THE SOUTH** : Howrah-Amta Road.
- ON THE EAST** : Donor's property.
- ON THE WEST** : Property of Avijit Karar and Sujit Karar.

TOTAL AREA OF LAND - 6 COTTAH 13 CHITTAKS 24 SQUARE FEET IN PREMISES AND HOLDING NO. 326 AND 326/1, HOWRAH AMTA ROAD UNDER HOWRAH

PART-II

(PROPERTY OF LANDLORDS/OWNERS NO. 2)

ALL THAT piece and parcel of Bastu Land measuring about 1 Cottah 14 Chittaks 16 Square along with one R.T Shed measuring about 100 Square Feet comprised in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, L.R Khatian No. 862 within the Mouja Balitikuri, Poilce Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 along with all other easement rights attached thereto within the jurisdiction of District

Sub Registry Office at Howrah and Additional District Sub Registry office at Domjur and the said property shown in along with R.T structure measuring about 100 Square Feet standing thereon and the said premises is butted and bounded in the manner as follows :--

- ON THE NORTH** : Property of Subrata Sett.
ON THE SOUTH : Howrah-Amta Road.
ON THE EAST : Petrol Pump of Sri Arun Dey namely Super Filling Centre.
ON THE WEST : Joint Property of Donor, Donee and Subrata Sett.

A N D

ALL THAT piece and parcel of undivided 8 Chittak 38 Square Feet in R.S and L.R Dag No. 3664, under R.S Khatian No. 612, under L.R Khatian No. 864 and undivided 8 Chittak 37 Square Feet in R.S and L.R Dag No. 3663 under R.S Khatian No. 275, under L.R Khatian No. 864 within the Mouja Balitikuri, Police Station Jagacha now Dasnagar, District Howrah corresponding to Premises and Holding No. 326/1, Howrah Amta Road under Howrah Municipal Corporation ward No. 50 along with R.T structure measuring about 100 Square Feet standing thereon and the said premises is butted and bounded in the manner as follows :--

- ON THE NORTH** : Property of Avijit Karar and Sujit Karar.
ON THE SOUTH : Howrah-Amta Road.
ON THE EAST : Donor's property.
ON THE WEST : Property of Avijit Karar and Sujit Karar.

TOTAL AREA OF LAND – 3 COTTAH IN PREMISES AND HOLDING NO. 326 AND 326/1, HOWRAH AMTA ROAD UNDER HOWRAH.

TOTAL AREA OF LAND OF BOTH THE OWNERS/LANDLORS JOINTLY (6 COTTAH 13 CHITTAKS 24 SQUARE FEET + 3 COTTAH) = 9 COTTAH 13 CHITTAKS 24 SQAURE FEET.

THE SCHEDULE "B" ABOVE REFERRED TO:

OWNER'S ALLOCATION

35% (Thirty Five Percent) of the sanctioned area on the GROUND FLOOR AND 40% (Forty Percent) of the sanctioned area over the GROUND FLOOR i.e. from the FIRST FLOOR onwards in the proposed multi-storied Building AND 30% (Thirty Percent) area out of the area beyond the initial sanctioned area to be regularized as per As Made Plan subject to payment of penalty and fine to be borne by the owners and Developer equally.

THE SCHEDULE "C" ABOVE REFERRED TO:

DEVELOPER'S ALLOCATION

DEVELOPER'S ALLOCATION shall mean --

Remaining Area on the GROUND FLOOR AND over the GROUND FLOOR i.e. from the FIRST FLOOR onwards in the proposed multi-storied Building AND 70% (Seventy Percent) area out of the area beyond the initial sanctioned area to be regularized as per As Made Plan subject to payment of penalty and fine to be borne by the owners and Developer equally.

IN WITNESSES WHEREOF we do hereby set and subscribe our respective hand on this 28th day of February, 2020.

SIGNED AND DELIVERED
by the above named PRINCIPALS
at Howrah in the presence of
WITNESSES:

1. S DUTTA
Howrah Court.

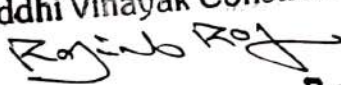
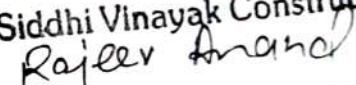


2. S. Jana
Howrah Court.

SIGNATURE OF THE PRINCIPAL

Siddhi Vinayak Construction

Partner

Siddhi Vinayak Construction Siddhi Vinayak Construction
 
Partner Partner

SIGNATURE OF THE ATTORNEY

Drafted by me:-

Abhijit Sen.

.....
Mr. Abhijit Sen
Advocate
Judges' Court, Howrah
Enrolment No. F/38/2006

FORM FOR TEN FINGER IMPRESSION



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

Signature *Subhash*



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

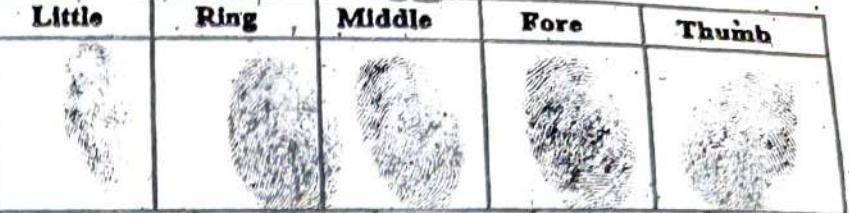

Signature *Dobalra S.P.A*




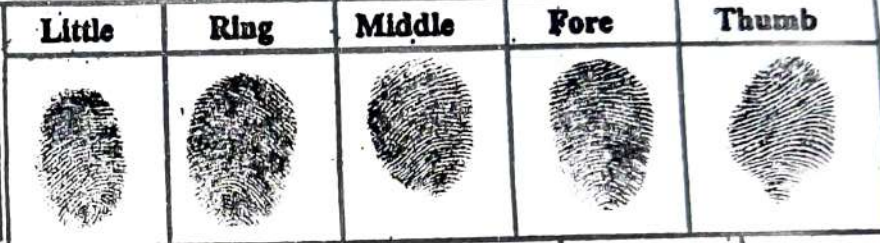
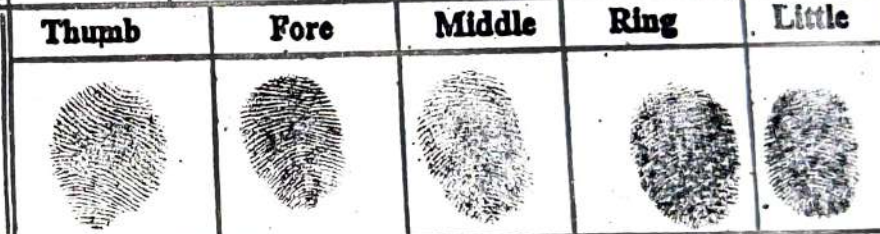
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Signature *SA*

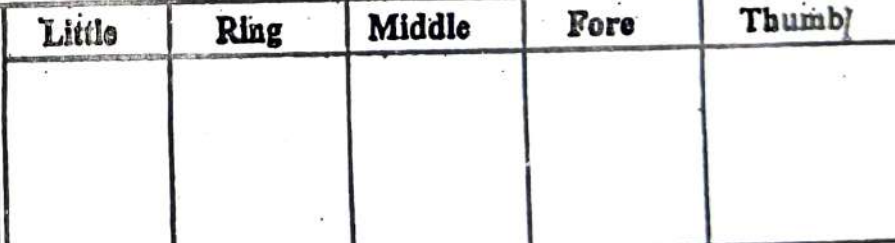
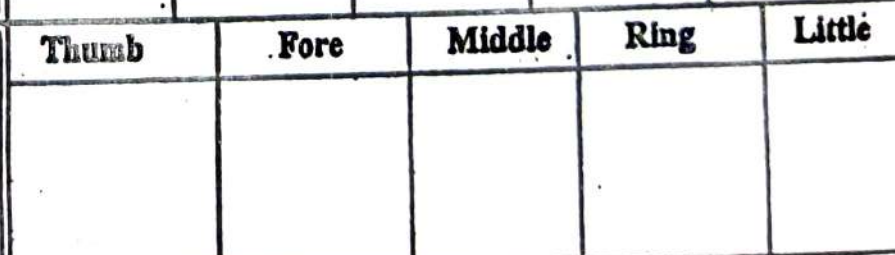
FORM FOR TEN FINGER IMPRESSION

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Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Rajiv R

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Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Rajeev Anand

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature _____

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBRATA SETT
PROVASH CHANDRA SETT
12/12/1969
Permanent Account Number
ARLPS3568B

Subrata Sett
Signature



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

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं :
आयकर पैन सेवा-यूनिट, UHSL
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई-400 614



भारत सरकार
Government of India



सुब्रत शेट
Subrata Sett
जन्मतिथि/ DOB: 12/12/1969
पुरुष / MALE



8399 7712 8704

आमार आधार, आमार परिचय



भारतीय पहचान प्राधिकरण
Unique Identification Authority of India

ठिकाना:
एस/ओ: प्रभास चंद्र शेट, बालटिकुरी
सुडकिमिल, हाওड़ा (एम.कॉर्पोरेशन),
हाওড়া,
पश्चिम बंग - 711113

Address:
S/O: Provash Chandra Sett,
BALITIKURI SURKIMILL, Haora
(M.Corp), Howrah,
West Bengal - 711113

8399 7712 8704



1947



help@uidai.gov.in



www.uidai.gov.in



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/24/165/036297



নির্বাচকের নাম : সুব্রত শেঠ
Elector's Name : Subrata Sett
পিতার নাম : প্রভাস চন্দ্র শেঠ
Father's Name : Provash Chandra Sett
লিঙ্গ/Sex : পুং / M
জন্ম তারিখ
Date of Birth : 12/12/1969

WB/24/165/036297

ঠিকানা:
বালটিকুরী সুডকি মিল, 50, হাওড়া মিউ: কর্পোঃ
জাগাছা, হাওড়া, 711113

Address:
BALITIKURI SURKIMILL, 50, HOWRAH
MUNICIPAL CORP., JAGACHHA,
HOWRAH, 711113

Date: 12/08/2010

172-শিবপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন অধিকারিকের
স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
172-Shibpur Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকনায় জেটীর লিটে নাম যোগ্য ও একই
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের সফটকপি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card

Subrata Sett

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEBABRATA SETT
PROVASH CHANDRA SETT

14/09/1974

Permanent Account Number

ASSPS7987E

Debabrata Sett

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,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी डी डी बेलपुर,
नवी मुंबई-४०० ६१४.

Debabrata Sett



भारत सरकार
GOVERNMENT OF INDIA



দেবব্রত শেঠ

Debabrata Sett

জন্মতারিখ/ DOB: 14/09/1974

পুরুষ / MALE



6489 1022 5560

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O: প্রভাস শেঠ, বালিটিকুরি,
সুরকিমিল, হাওড়া (এম.কর্পোরেশন),
হাওড়া,
পশ্চিম বঙ্গ - 711113

Address

S/O: Pravash Sett,
BALITIKURI, SURKIMILL,
Haora (M.Corp), Howrah,
West Bengal - 711113



1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

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

Debabrata Sett



ভারতীয় নিশিষ্ট পরিচয় প্রমাণকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

Enrollment No 2010/19182/02748

১৯/০৮/২০১০
 To
 Ajay Anand Gupta
 পিতা: মন্নালাল গুপ্তা
 C/O Ajay Anand Gupta
 55/1
 K P B LANE,
 KADAMTALA
 Haora Corporation
 Haora Haora
 West Bengal - 711101



KL196399911DF
 1963999



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7953 4855 7663

সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



প্রদত্ত আধার সংখ্যা
 Ajay Anand Gupta
 পিতা: মন্নালাল গুপ্তা
 Father: MANNALAL GOPALIA

জন্ম তারিখ (Date of Birth): 1985
 লিঙ্গ: Male



7953 4855 7663

আপনার সাধারণ মানুষের অধিকার

(Handwritten signatures)

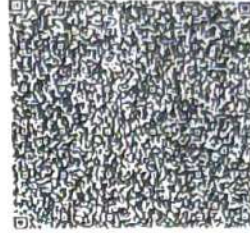
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ALRPG3868Q



नाम / Name
AJA / ANAND GUPTA

पिता का नाम / Father's Name
MANNA LAL GUPTA

जन्म की तारीख
Date of Birth
15/04/1982

AJA

13052019

हस्ताक्षर / Signature

AJA
AJA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAJIB ROY
NANDA DULAL ROY

12/05/1987
 Permanent Account Number

APDPR1930C

Rajib Roy
 Signature

ভারত সরকার
Government of India


রাজীব রায়
Rajib Roy
 জন্মতারিখ/DOB: 12/05/1987
 পুরুষ/ MALE

5812 8109 4846
 VID: 9111 6583 6931 0486

আমার আধার, আমার পরিচয়

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

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

আধার
Unique Identification Authority of India

ঠিকানা:
 46, দেশপ্রাণ শাসমল রোড, অকাল বোধন ক্লাব,
 হাওড়া, হাওড়া (এম.কর্পো), হাওড়া,
 পশ্চিম বঙ্গ - 711101

Address:
 46, DESHPRAN SASMAL ROAD, Akal
 Bodhan Club, HOWRAH, Haora (M.Corp),
 Howrah,
 West Bengal - 711101

5812 8109 4846
 VID: 9111 6583 6931 0486

1122
 1122
 help@utiis.gov.in
 www.utiis.gov.in

QR Code with Photograph

Rajib Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CDTPA3203P



नाम / Name
RAJEEV ANAND

पिता का नाम / Father's Name
MANNA LAL

जन्म की तारीख / Date of Birth
01/07/1987

Rajeev Anand
हस्ताक्षर / Signature



Rajeev Anand



भारत सरकार
GOVERNMENT OF INDIA



राजीव आनंद

Rajeev Anand

जन्म तिथि/ DOB: 01/07/1987

पुरुष / MALE



6133 5392 0793

आधार-आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

S/O: मन्ना लाल,
डी.एल.डब्ल्यू रोड
शिवदसपुर, मंदुआडीह,
वाराणसी, शिवदासपुर,
वाराणसी,
उत्तर प्रदेश - 221103

Address:

S/O: Manna Lal, D.L.W ROAD
SHIVDASPUR, MANDUADIH,
VARANASI, Shivdaspur, Varanasi,
Uttar Pradesh - 221103

6133 5392 0793

Aadhaar-Aam Admi ka Adhikar

Rajeev Anand

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADYFS8480K

नाम / Name
SIDDHI V:NAYAK CONSTRUCTION



10072019

निगमन/गठन की तारीख
Date Of Incorporation/Formation
01/07/2019

(Handwritten signature)

Major Information of the Deed

Deed No :	I-0513-01251/2020	Date of Registration	28/02/2020
Query No / Year	0513-1000389152/2020	Office where deed is registered	
Query Date	28/02/2020 1:58:59 PM	D S R - II HOWRAH, District Howrah	
Applicant Name, Address & Other Details	ABHIJIT SEN Howrah Court, Thana : Howrah, District : Howrah, WEST BENGAL. PIN - 711101, Mctile No : 9830834090, Status Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 20,02,000/-	Rs. 1,16,26,885/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article 48(g))	Rs. 39/- (Article: E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] :- 051301241/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :






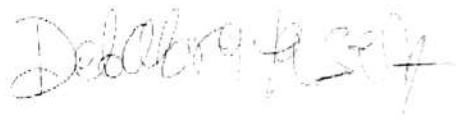
District: Howrah, P.S:- JAGACHHA, Municipality: HOWRAH MUNICIPAL CORPORATION, Mouza: Baltikuri, Ward No: 50 Pin Code : 711113

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3664	RS-612	Bastu	Bastu	4 Katha 14 Chatak 38 Sq Ft	10,00,000/-	57,89,153/-	Property is on Road Adjacent to Metal Road, Project Name :
L2	LR-3663	LR-612	Bastu	Bastu	4 Katha 14 Chatak 31 Sq Ft	10,00,000/-	57,77,732/-	Property is on Road Adjacent to Metal Road, Project Name :
TOTAL :					16.2456Dec	20,00,000 /-	115,66,885 /-	
Grand Total :					16.2456Dec	20,00,000 /-	115,66,885 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete					
S2	On Land L2	100 Sq Ft.	1,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete					
Total :		200 sq ft	2,000 /-	60,000 /-	







Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Subrata Sett (Presentant) Son of Mr Provash Alias Prabhas Chandra Sett Executed by: Self, Date of Execution: 28/02/2020 , Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office	 28/02/2020	 LTI 28/02/2020	 28/02/2020
	Bultikuri Surkimill, P.O:- Balitikuri Bakultala, P.S:- JAGACHHA, Howrah, District:-Howrah, West Bengal, India, PIN - 711113 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.:: ARLPS3568B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/02/2020 , Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr Debabrata Sett Son of Mr Provash Alias Prabhas Chandra Sett Executed by: Self, Date of Execution: 28/02/2020 , Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office	 28/02/2020	 LTI 28/02/2020	 28/02/2020
	Balitikuri Surkimill, P.O:- Balitikuri Bakultala, P.S:- JAGACHHA, Howrah, District:-Howrah, West Bengal, India, PIN - 711113 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.:: ASSPS7987E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/02/2020 , Admitted by: Self, Date of Admission: 28/02/2020 ,Place : Office			




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Siddhi Vinayak Construction 281, Netaji Subhas Road, P.O:- Howrah, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 , PAN No.:: ADYFS8480K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Name, Address, Photo, Finger print and Signature			
SI NO	Name	Photo	Signature
1	Mr Ajay Anand Gupta Son of Mr Manna Lal Date of Execution - 28/02/2020, , Admitted by: Self, Date of Admission: 28/02/2020, Place of Admission of Execution: Office	 Feb 28 2020 3:12PM	 LTI 28/02/2020
55/1, Kali Prasad Banerjee Lane, P.O:- Kadamtala, P.S:- Bantra, Howrah, District -Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALRPG3868Q, Aadhaar No Not Provided Status : Representative, Representative of Siddhi Vinayak Construction (as PARTNER)			
2	Mr Rajib Roy Son of Late Nandadulal Roy Date of Execution - 28/02/2020, , Admitted by: Self, Date of Admission: 28/02/2020, Place of Admission of Execution: Office	 Feb 28 2020 3:12PM	 LTI 28/02/2020
46, Deshpran Sasmal Road, Akal Bodhan Ckub, P.O:- Kadamtala, P.S:- Bantra, Howrah, District:- Howrah, West Bengal, India, PIN - 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APDPR1930C, Aadhaar No Not Provided Status : Representative, Representative of : Siddhi Vinayak Construction (as PARTNER)			
3	Mr Rajeev Anand Gupta Son of Mr Manna Lal Date of Execution - 28/02/2020, , Admitted by: Self, Date of Admission: 28/02/2020, Place of Admission of Execution: Office	 Feb 28 2020 3:13PM	 LTI 28/02/2020
D L W Road, P.O:- Shivdaspur, P.S:- MADUWADEEH, District:-Varanasi, Uttar Pradesh, India, PIN - 221103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CDTPA3203P, Aadhaar No Not Provided Status : Representative, Representative of : Siddhi Vinayak Construction (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Abhijit Sen Son of Mr H S Sen Howrah Court, P.O:- Howrah, P.S:- Howrah, District -Howrah, West Bengal, India, PIN - 711101	 28/02/2020	 28/02/2020	 28/02/2020

Identifier Of Mr Subrata Sett, Mr Debabrata Sett, Mr Ajay Anand Gupta, Mr Rajib Roy, Mr Rajeev Anand Gupta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Sett	Siddhi Vinayak Construction-4.06542 Dec
2	Mr Debabrata Sett	Siddhi Vinayak Construction-4.06542 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Sett	Siddhi Vinayak Construction-4.0574 Dec
2	Mr Debabrata Sett	Siddhi Vinayak Construction-4.0574 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Sett	Siddhi Vinayak Construction-50.00000000 Sq Ft
2	Mr Debabrata Sett	Siddhi Vinayak Construction-50.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr Subrata Sett	Siddhi Vinayak Construction-50.00000000 Sq Ft
2	Mr Debabrata Sett	Siddhi Vinayak Construction-50.00000000 Sq Ft

On 28-02-2020

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

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

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

Presented for registration at 14 02 hrs on 28-02-2020. at the Office of the D S R - II HOWRAH by Mr. Subrata Sett, 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 1,16,26,885/-

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

Execution is admitted on 28/02/2020 by 1 Mr Subrata Sett, Son of Mr Provash Alias Prabhas Chandra Sett, Bultikuri Surkimill, P O Balitikuri Bakultala, Thana JAGACHHA, City/Town HOWRAH, Howrah, WEST BENGAL, India, PIN - 711113, by caste Hindu, by Profession Business, 2. Mr Debabrata Sett, Son of Mr Provash Alias Prabhas Chandra Sett, Balitikuri Surkimill, P.O Balitikuri Bakultala, Thana JAGACHHA, City/Town HOWRAH, Howrah, WEST BENGAL, India, PIN - 711113, by caste Hindu, by Profession Business

Identified by Mr Abhijit Sen, , Son of Mr H S Sen, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-02-2020 by Mr Ajay Anand Gupta, PARTNER, Siddhi Vinayak Construction, 281, Netaji Subhas Road, P O:- Howrah, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711101

Identified by Mr Abhijit Sen, , Son of Mr H S Sen, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Execution is admitted on 28-02-2020 by Mr Rajib Roy, PARTNER, Siddhi Vinayak Construction, 281, Netaji Subhas Road, P.O - Howrah, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711101

Identified by Mr Abhijit Sen, , Son of Mr H S Sen, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Execution is admitted on 28-02-2020 by Mr Rajeev Anand Gupta, PARTNER, Siddhi Vinayak Construction, 281, Netaji Subhas Road, P.O - Howrah, P.S:- Shibpur, Howrah, District:-Howrah, West Bengal, India, PIN - 711101

Identified by Mr Abhijit Sen, , Son of Mr H S Sen, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

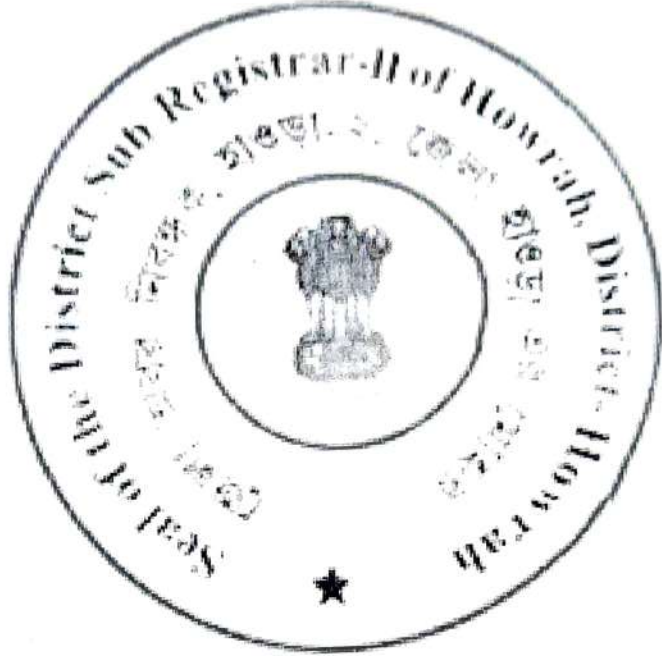
Certified that required Stamp Duty payable for this document is Rs 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5821, Amount: Rs.50/-, Date of Purchase: 25/02/2020, Vendor name: S BANERJEE



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0513-2020, Page from 49725 to 49757
being No 051301251 for the year 2020.



Digitally signed by PANCHALI MUNSHI
Date: 2020.03.05 16:43:36 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 2020/03/05 04:43:36 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

(This document is digitally signed.)