

2358/2022

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18/2

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 192431

8-513172/2022

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Sub-Registrar  
Dum Dum, 24-Pgr. (Mumbai)

16 FEB 2022

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

BE IT KNOWN TO ALL CONCERNED that WE

EB 2022

ক্রমিক নং 1295 তারিখ 8/2/22

মূল 100  
P.K. Banerjee  
ফ্রম Curry  
Ranjita Das

কালিপুর, দনদম এ.ডি.এন.আর. অফিস  
বি

ভেঞ্জারের নাম - অঞ্জিতা পাল

ভেঞ্জারের নাম :- ব্যারাকপুর

টি ভি নং :-

স্টাম্প সরিদের তারিখ 27 JAN 2022

ই টি.বি. নং মোট

স্টাম্প বহিষ্কার করা হইল 400000



*(Handwritten signature)*

addl. District Sub-Registrar  
Cossipore, Dum Dum

16 FEB 2022

Amitoma Sarkar  
S/o Late Kalyan Ks. Sarkar  
24/11 P.K. Ganga Lane Kor-28  
P.S & D - Dum Dum.  
Bhadraes.

1) **SMT. ITI DUTTA (PAN-BUPPD 7517R)**, wife of Late Kamal Dutta, by occupation-Service, by faith-Hindu, by Nationality-Indian, 1A) **SMT. KOYENKA DUTTA (PAN-ELPPD 7728L)**, daughter of Late Kamal Dutta, by occupation-Student, by faith-Hindu, by Nationality-Indian, 2) **SRI MALAY DUTTA (PAN-FFMPD 8943D)**, son of Late Ashutosh Dutta, by occupation-Service, by faith-Hindu, by Nationality-Indian, 3) **SRI SHYAMAL DUTTA (PAN AIJPD 1894J)**, son of Late Ashutosh Dutta, by occupation-Service, by faith-Hindu, by Nationality-Indian 4) **SMT. RITA SUR (PAN- FMBPS 0994F)**, wife of Ratan Sur, by occupation-Service, by faith-Hindu, by Nationality-Indian, all residing at 63, P.K. Guha Lane, P.S. Dum Dum, P.O. Dum Dum, Kolkata-700028, District North 24 Parganas, West Bengal hereinafter called as the "**LAND OWNERS**" have entered into a Registered Development Agreement, dated-16/02/2022, registered at A.D.S.R. Cossipore Dum Dum for the year 2022, Being No. Pr-2301 with "**MAA MANASA CONSTRUCTION**" a proprietorship Firm having its registered office at 57/S-8, P.K. Guha Lane, P.S. Dum Dum, Kolkata-700028, represented by its proprietor **SRI UJJAL DATTA (PAN AGUPD7242D)** son of Late Santi Pada Datta, by faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at 57, P.K. Guha Lane , P.O. & P.S. Dum Dum, Kolkata-700028, W.B . in respect of our property mentioned in the Schedule hereunder for Development of the same by raising construction of Multi-storied building in accordance with the building plan which to be approved by the Dum Dum Municipality under certain terms and conditions mentioned in the said Agreement.

**WHEREAS** we are absolute owner of **ALL THAT** piece and parcel of Bastu land measuring 5 Cottahs 2 Chittacks 75 Sq.ft. more or less together with pucca structure measuring 500 Sq.ft. more or less at Mouza-Digla, P.S. Dum Dum, District-North 24 Parganas, J.L. No. 18, R.S. No. 161, Touzi No. 173, R.S. Khatian No. 315, L.R. Khatian No. 4540, R.S. Dag No. 413/441, 433 L. R. Dag No. 413/441 Municipal Holding No.63, P.K. Guha Lane, Ward No.10, under Dum Dum Municipality within A.D.S.R.O. Cossipore Dum Dum details of which mentioned in the Schedule hereunder.

**AND WHEREAS** that the said Agreement between us that we will hand over the vacant and peaceful possession of land to "**MAA MANASA CONSTRUCTION**" a proprietorship Firm having its registered office at 57/S-8, P.K. Guha Lane, P.S. Dum Dum, Kolkata-700028, represented by its proprietor **SRI UJJAL DATTA (PAN AGUPD7242D)** son of Late Santi Pada Datta, by faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at 57, P.K. Guha Lane , P.O. & P.S. Dum Dum, Kolkata-700028, W.B, said Promoter will develop the land as mentioned hereunder by making construction of building as per sanctioned plan which will be

approved by Dum Dum Municipality and the total building except our allocation i.e. owners' allocation will be sold to the intending purchasers according to the choice of our said Developer.

**AND WHEREAS** we are sufficiently entitled to the said landed property as mentioned in the Schedule hereunder as we have absolute right and title and interest in the said property and also have absolute authority to appoint our Constituted Attorney to act on our behalf for Development as aforesaid in respect of under mentioned Schedule property.

**AND WHEREAS** we are engaged with our Business and also multifarious work, for the conveyance it became necessary for us to appoint said "**MAA MANASA CONSTRUCTION**" a proprietorship Firm having its registered office at 57/S-8, P.K. Guha Lane, P.S. Dum Dum, Kolkata-700028, represented by its proprietor **SRI UJJAL DATTA (PAN AGUPD7242D)** son of Late Santi Pada Datta, by faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at 57, P.K. Guha Lane, P.O. & P.S. Dum Dum, Kolkata-700028, W.B, as our Constituted Attorneys to act on our behalf and to look after and to control all affairs in respect of the Schedule land as per terms and conditions to Joint Venture Agreement dated-

**NOW WE BY THESE PRESENTS WE (1) SMT. ITI DUTTA (PAN-BUPPD 7517R)**, wife of Late Kamal Dutta, by occupation-Service, by faith-Hindu, by Nationality-Indian, **1A) SMT. KOYENKA DUTTA (PAN-ELPPD 7728L)**, daughter of Late Kamal Dutta, by occupation-Student, by faith-Hindu, by Nationality-Indian, **2) SRI MALAY DUTTA (PAN-FFMPD 8943D)**, son of Late Ashutosh Dutta, by occupation-Service, by faith-Hindu, by Nationality-Indian, **3) SRI SHYAMAL DUTTA (PAN AIJPD 1894J)**, son of Late Ashutosh Dutta, by occupation-Service, by faith-Hindu, by Nationality-Indian **4) SMT. RITA SUR (PAN- FMBPS 0994F)**, wife of Ratan Sur, by occupation-Service, by faith-Hindu, by Nationality-Indian, all residing at 63, P.K. Guha Lane, P.S. Dum Dum, P.O. Dum Dum, Kolkata-700028, District North 24 Parganas, West Bengal, do hereby appoint / authorize as our Lawful constituted Attorney "**MAA MANASA CONSTRUCTION**" a proprietorship Firm having its registered office at 57/S-8, P.K. Guha Lane, P.S. Dum Dum, Kolkata-700028, represented by its proprietor **SRI UJJAL DATTA (PAN AGUPD7242D)** son of Late Santi Pada Datta, by faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at 57, P.K. Guha Lane, P.O. & P.S. Dum Dum, Kolkata-700028, W.B, to act for us and in our names on our behalf and to execute, exercise and perform all and every acts, deeds, matters, things as mentioned hereinafter follows:-

1. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every part thereof. To look after the said land and to control all the areas for the Development of said land and

construction of a Multi-storied building thereon as per sanctioned building Plan which is to be approved by the concerned competent Authority.

2. To sign, execute and submit all development Plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by the local Municipal and other appropriate authorities.
3. To appear and represent us before any necessary Authorities including the Calcutta Metropolitan Developments Authority, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc. of the aforesaid land.
4. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary Authorities as to expedient for sanction, modification and/or alterations of Development Plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary Authorities and to appoint Engineers, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
5. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.
6. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as our said Attorney shall think fit and proper.
7. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
8. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid.

9. To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
10. To appear and represent us before all Authorities for fixation and/or finalization of the normal Valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
11. To negotiate with others for sale of the Flat/Flats, Floors, in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for us as per aforesaid agreement deed (**i.e. except owners allocation**) at any terms and conditions as the said Attorney shall think fit and proper.
12. To collect advance or part payment or full consideration from the intending purchasers of flats/along with the proportionate share of land on my behalf except the portions which will be kept reserved for me as per said Agreement (**i.e. except owners allocation**), and the said Attorney shall appropriate the sale-proceeds.
13. To advertise in different newspapers and display hoarding in different places, engage Agency or Agencies for selling of flats/along with the proportionate share of land in out/by them as the said Attorney shall think fit and proper.
14. To file and submit declaration, statements, application and/or returns to the competent Authority or any other necessary Authority or Authorities in connection with the matters herein contained.
15. To transfer, flats/ Garages/ Shops/ Spaces etc. of the proposed buildings along with the proportionate share of land, which is lying there at the said allocated portion of the Developer represented by our Attorney at my premises or any part thereof on such terms and conditions as my said Attorney shall think fit and proper.
16. To take steps for Registration of Flats/Apartment etc. of the allocated portions of the Developer (**i.e. except owners allocation**) along with the proportionate share of land represented by my Attorney under the West Bengal Housing Co-operative Society Act or any other law or laws as the case may be.
17. To present any deed or deeds of sale, conveyance or conveyances, Gift, Lease or other documents for registration and when executed by him in our names and on my behalf the Addl. District Sub-Registrar and District Registrar, Registrar of Assurance having authority for and to have him registered according to law and to do all other

acts and deeds in respect of the aforesaid property or portion **except owner allocation** of it which our said attorney shall consider necessary for the transferring and/or conveying the said property or portion of it to such purchaser or purchasers as fully and effectually in all respect as I could do the same myself.

18. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgment or become non-suited in any such action or proceeding or aforesaid before Court Civil or Criminal, Revenue including the Rent Controller.
19. To file and defend suits, case, appeals and applications of whatsoever nature for and on our behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
20. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications therefore in connection with our above mentioned property.
21. To sign, declare and/or affirm any plaint written, statements, petition, Affidavit, Verification, Vakalatnama, appeal or any other documents or papers in any proceedings or in any way connected therewith.
22. To deposit and withdraw fee documents and manage in and from any Court or Courts and/or any other person or persons or Authority and give valid receipts and discharge therefore.
23. To effect mutation/ amalgamation of premises in the office of the collector and/or Municipal records and to do all acts on our behalf at Mouza-- Digla, P.S. Dum Dum, District-North 24 Parganas, J.L. No. 18, R.S. No. 161, Touzi No. 173, R.S. Khatian No. 315, L.R. Khatian No. 4540 R.S. Dag No. 413/441, & 433 L.R. Dag No. 413/441 Municipal Holding No. 63, P.K. Guha Lane, Ward No. 10, under Dum Dum Municipality within A.D.S.R.O. Cossipore Dum Dum which is fully described in the Schedule herein below.

24. To for all or any of the purpose hereinbefore stated to appear and represent me before all Authorities having jurisdiction and to sign, execute and submit plan, papers and documents and obtain the proposed/revised plan building/site plan and to receive the completion Certificate from the Competent Authority.
25. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised Site/building plan from the Authority and to obtain the completion Certificate from the concerned Authority.
26. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.

**AND GENERALLY** to act as our Attorney in relation to all matters touching my said land and building and on our behalf to do all instruments, acts, matters, Deed and things as fully and effectually we would do and personally presents.

**AND** we , hereby ratify and confirm and agree or undertake to ratify and confirm all the acts, deeds whatsoever our said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole Deed/ Transaction as per the said Agreement dated-

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Bastu land area measuring 5 Cottahs 2 Chittacks 7 Sq.ft. more or less together with pucca structure measuring 500 Sq.ft. more or less cemented floor at Mouza-Digla, P.S. Dum Dum, District-North 24 Parganas, J.L. No. 18, R.S. No. 161, Touzi No. 173, R.S. Khatian No. 315, L.R. Khatian No. 4540 ,R.S. Dag No. 413/441, & 433 L.R. Dag No. 413/441 Municipal Holding No. 63, P.K. Guha Lane, Ward No. 10, under Dum Dum Municipality within A.D.S.R.O. Cossipore Dum Dum, which is butted and bounded by:-

<b>ON THE NORTH</b>	:	Land of Mr. Ghosh and Baidyanath Saha
<b>ON THE SOUTH</b>	:	Land of Sibnath Aich and Mr. Chowdhury
<b>ON THE EAST</b>	:	Babul Nibas and Holding No. 126 P.K. Guha Lane
<b>ON THE WEST</b>	:	9'ft wide Municipal Road.



8.

IN WITNESS WHEREOF the Owner have hereunto set and subscribed their hands on this...<sup>16<sup>th</sup></sup>  
day of February... TWO THOUSAND TWENTY TWO

**SIGNED, SEALED & DELIVERED**

In the presence of:

**WITNESSES**

1) Amitava Sarker  
Sp. Kote Kalyan Kn. Sarker  
24/11-K. G. G. Lane  
Am. Dur. Cont. Ky. 28.  
Business.

- Iti Dutta.  
- Koyenka Dutta  
- Malati Dutta.  
- Shyamal Dutta  
- Rita Suv

**SIGNATURE OF THE LAND-OWNERS**

2) Karpiya Chakraborty  
S. D. Nagar, Kol-56

MAA MANASA CONSTRUCTION  
Muzal. Datta  
PROPRIETOR

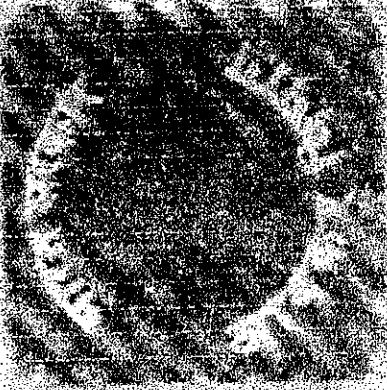
**SIGNATURE OF THE ATTORNEY.**

**DEED PREPARED BY:**

P.K. Bandyopadhyay  
P.K. Bandyopadhyay, Advocate,  
High Court Calcutta,  
File No. W.B. 2653/1999.

सर्वकार विभागा  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



03092013

ITI DUTTA

HARATOSH SARKAR

06/01/1974

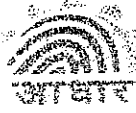
EMPLOYMENT ACCOUNT NUMBER

BUPPD7517R

ITI Dutta

SIGNATURE

ITI Dutta.



ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তি আই ডি / Enrollment No.: 1111/32438/00592

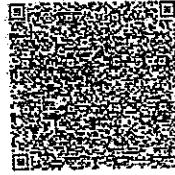
To  
Iti Dutta  
ইতি দত্ত  
W/O: Kamal Dutta  
63  
P.K GUHA LANE  
DUMDUM  
Dumdum (m)  
Dumdum, North 24 Parganas  
West Bengal - 700028

12/02/2014



KL746626492FT

74662649



আপনার আধার সংখ্যা / Your Aadhaar No.:

**7325 9221 4412**

আধার - সাধারণ মানুষের অধিকার

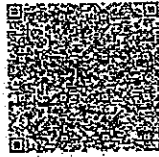


ভারত সরকার  
Government of India

ইতি দত্ত  
Iti Dutta  
পিতা: হরতোষ সর্কার  
Father: Haratosh Sarkar

অনুষ্ঠানিক/DOB: 06/01/1974  
লিঙ্গ / Female

**7325 9221 4412**



আধার - সাধারণ মানুষের অধিকার

Iti Dutta.



তথ্য

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

INFORMATION

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

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



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা: ১. কামল দত্ত,  
পি.কে. গুহা লেন, দুমদুম, ময়মন (এম), ময়মন  
উত্তর ২৪ পর্গানা, পশ্চিম বঙ্গ,

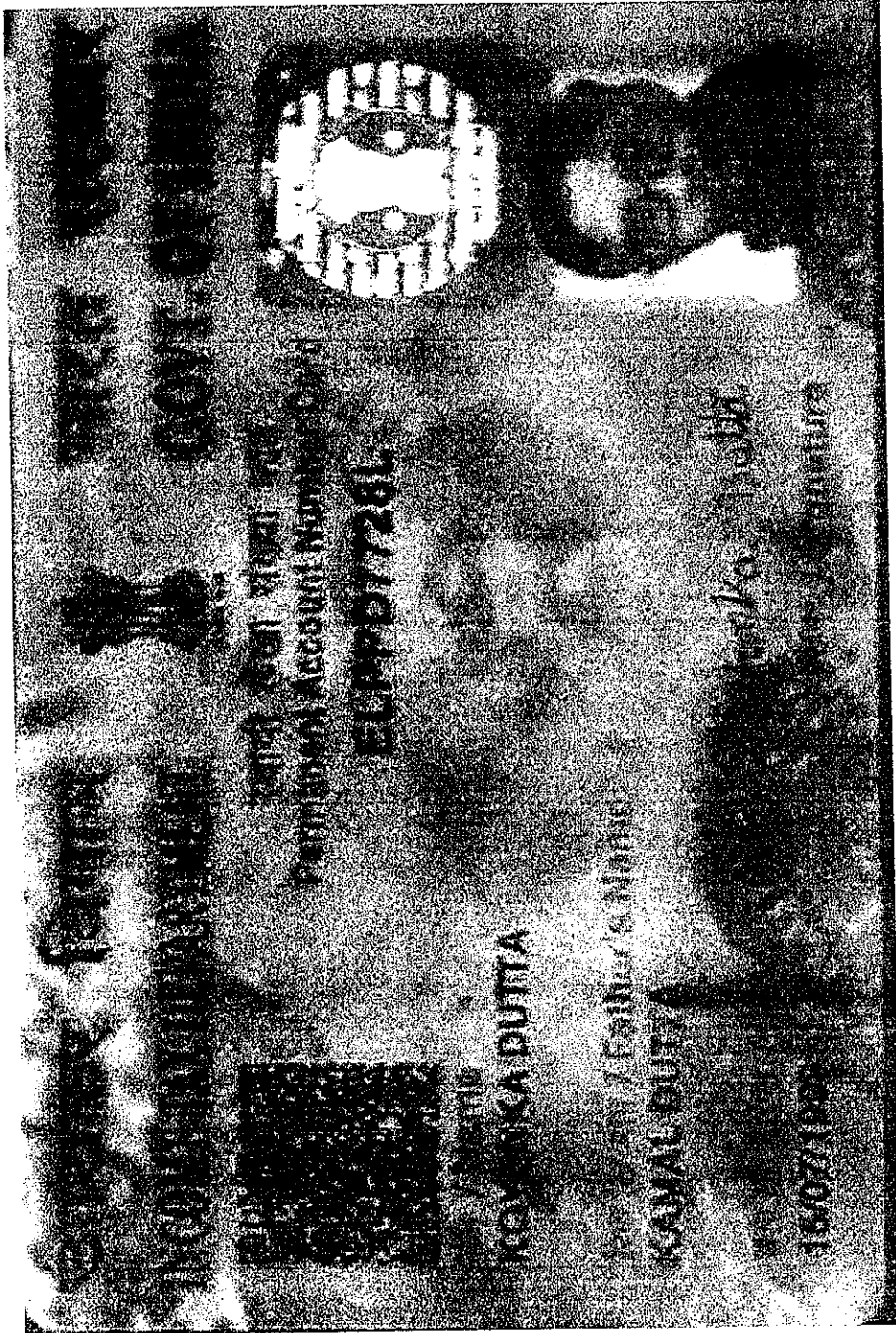
Address: W/O: Kamal Dutta,  
63, P.K GUHA LANE,  
DUMDUM, Dumdum (m),  
North 24 Parganas,  
Dumdum, West Bengal,  
700028

**7325 9221 4412**

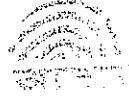
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1800 300 1947

help@uidai.gov.in

www.uidai.gov.in




Koyenka Dutta

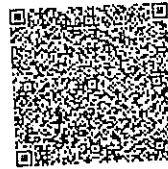


ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/32438/00593

12/02/2014  
 To  
 Koyenka Dutta  
 কোয়েকা দত্ত  
 63  
 P.K GUHA LANE  
 DUMDUM  
 Dumdum (m)  
 Dumdum, North 24 Parganas  
 West Bengal - 700028

  
 KL746626501FT  
 74662650



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**3330 8159 5539**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



কোয়েকা দত্ত  
 Koyenka Dutta  
 পিতা : কামল দত্ত  
 Father : Kamal Dutta

জন্মতারিখ/DOB: 15/07/1999  
 মহিলা / Female

**3330 8159 5539**



আধার - সাধারণ মানুষের অধিকার

*Koyenka Dutta*

शुद्ध वित्त  
INCOME TAX DEPARTMENT

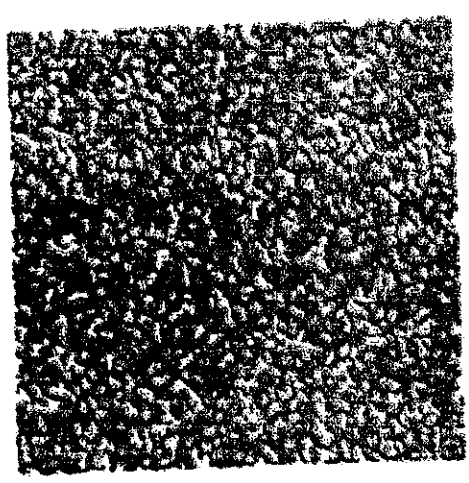


भारत सरकार  
GOVT. OF INDIA



स्थायी आय विवरण कार्ड  
Permanent Account Number Card

PFMP08943D



02/22/2019

नाम / Name  
शुद्ध वित्त

पति / पत्नी / Father's Name  
शुद्ध वित्त

पता / Address  
शुद्ध वित्त

Handwritten signature  
स्थायी आय विवरण कार्ड

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Handwritten: शुद्ध वित्त





ভারত সরকার  
Unique Identification Authority of India  
GOVERNMENT OF INDIA

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/32438/00577

09/03/2014

To  
MALAY DUTTA  
মলয় দত্ত  
63  
P.K GUHA LANE  
DUMDUM  
Dumdum (m)  
Dumdum, North 24 Parganas  
West Bengal - 700028



KL819838606FT

81983860



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8837 0227 1833**

আধার - সাধারণ মানুষের অধিকার



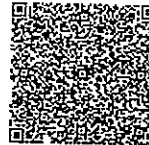
ভারত সরকার  
GOVERNMENT OF INDIA



মলয় দত্ত  
MALAY DUTTA  
পিতা : আশুতোষ দত্ত  
Father : Ashutosh Dutta

জন্মতারিখ/DOB: 01/02/1976  
পুরুষ / Male

**8837 0227 1833**



আধার - সাধারণ মানুষের অধিকার

Malay Dutta.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHYAMAL DUTTA  
ASHUTOSH DUTTA

05/02/1972

Permanent Account Number

AIJPD1894J

*[Faint signature]*

Signature



*Shyamal Dutta*





ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1111/32427/00588

18/03/2014

To  
SHYAMAL DUTTA  
শ্যামল দত্ত  
63  
P.K GUHA LANE  
DUMDUM  
Dumdum (m)  
Dumdum, North 24 Parganas  
West Bengal - 700028



KL828576611FT

82857661



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3298 5484 1789**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



শ্যামল দত্ত  
SHYAMAL DUTTA  
পিতা : অসুতেশ দত্ত  
Father : ASUTOSH DUTTA

জন্মতারিখ/DOB: 05/02/1972  
পুরুষ / Male

3298 5484 1789



আধার - সাধারণ মানুষের অধিকার

*Shyamal Dutta*

आयकर विभाग  
INCOME TAX DEPARTMENT

ASHUTOSH DUTTA

15/10/1971

15/10/1971

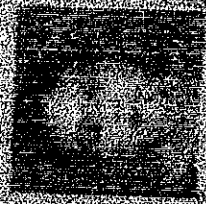
परामर्शक असेसमेंट ऑफिस

FMBP50994F

Rita Sur

Signature

भारत सरकार  
GOVT. OF INDIA



Rita Sur



ভারত সরকার

উত্তরবঙ্গ বিধানসভা



রিটা সুর

Rita Sur

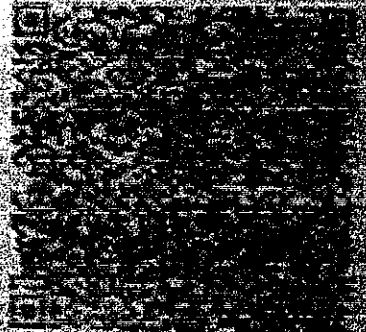
পতি : রতন সুর

Husband : Ratan Sur

জন্মতারিখ / DOB: 15/10/1970

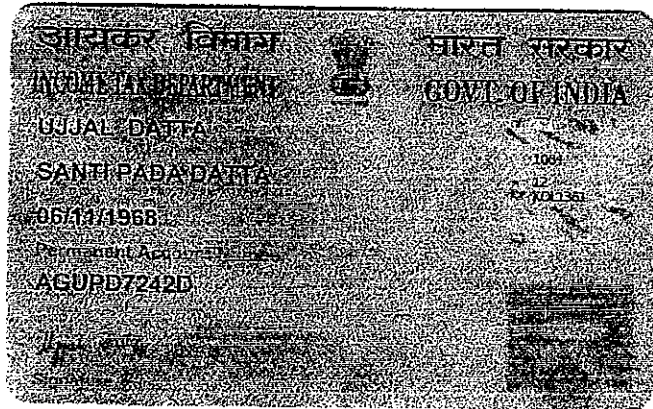
সহিতা / Female

9916 0023 4296



বার - সাধারণ মানুষের অধিকার

Rita Sur



*Ujwal Datta*


সংবিধান




উজ্জল দত্ত  
**Ujjal Datta**  
 পিতা : সান্তিপদ দত্ত  
 Father : Santipada Datta

জন্মতারিখ/DOB: 08/11/1968  
 লিঙ্গ / Male

**6929 4863 3826**



**আধার - সাধারণ মানুষের অধিকার**




আধার  
 ত্রিভুজাঙ্গী, পি.কে গুহ লেন, দুম দুম  
 দুমদুম (ম), দুমদুম, উত্তর ২৪ পরগণা  
 পশ্চিম বঙ্গ,

সংবিধান


Ministry of Information & Public Relations  
 Government of India

Address: 57, P.K.GUHA  
 LANE, DUM DUM, Dumdum  
 (m), North 24 Parganas,  
 Dumdum, West Bengal,  
 700028


**6929 4863 3826**



1947  
1600 200 1947



help@uidai.gov.in



www.uidai.gov.in

Ujjal Datta



ভারতীয় বিশিষ্ট পরিচয় কার্ড

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভালিকাঙ্কিত আই ডি / Enrollment No. : 1111/32404/00868

09/03/2014

To  
AMITAVA SARKAR  
অমিতাব সরকার  
18  
P.K.GUHA LANE  
MODERN PARK  
Dumdum  
Dumdum, Kolkata  
West Bengal - 700028



KL808804005FT  
80880400



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5372 3559 7418**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



অমিতাব সরকার  
AMITAVA SARKAR  
পিতা : কল্যাণ সরকার  
Father : Kalyan Sarkar

জন্মতারিখ/DOB: 02/10/1974  
পুরুষ / Male

**5372 3559 7418**



আধার - সাধারণ মানুষের অধিকার

*Amitava Sarkar*

## Major Information of the Deed

Deed No :	I-1506-02319/2022	Date of Registration	16/02/2022
Query No / Year	1506-8000513172/2022	Office where deed is registered	
Query Date	16/02/2022 12:07:20 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kartick Chakraborty Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, PIN - 700056, Mobile No. : 9830514364, Status :Others		
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. 72,69,376/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150602301/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



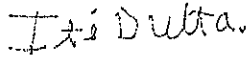


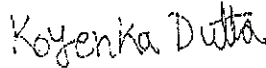


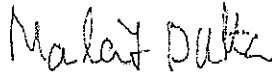
District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: P. K Guha Lane, Mouza: Digla, , Ward No 10, Holding No:63 Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-413/441	LR-4540	Bastu	Bastu	5 Katha 2 Chatak 7 Sq Ft	1/-	69,31,876/-	Width of Approach Road: 9 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					8.4723Dec	1 /-	69,31,876 /-	



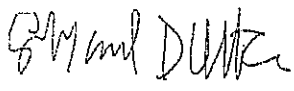


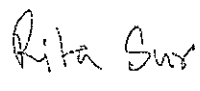
### Structure Details :

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/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,37,500 /-	

**Principal Details :**

No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs Iti Dutta</b> Wife of Late Kamal Dutta Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			
	16/02/2022	LTI 16/02/2022	16/02/2022	
63, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BUxxxxxx7R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office				
2	<b>Name</b> <b>Koyenka Dutta</b> Daughter of Late Kamal Dutta Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			
	16/02/2022	LTI 16/02/2022	16/02/2022	
63, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: ELxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office				
3	<b>Name</b> <b>Mr Malay Dutta</b> Son of Late Ashutosh Dutta Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			
	16/02/2022	LTI 16/02/2022	16/02/2022	
63, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: FFxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office				

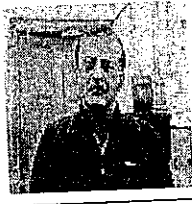

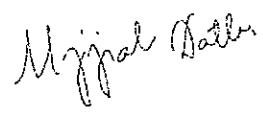
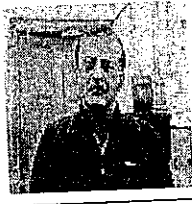

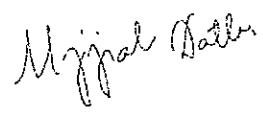
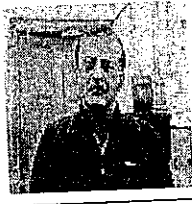

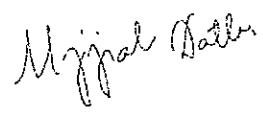


Name	Photo	Finger Print	Signature
<b>Mr Shyamal Dutta</b> Son of Late Ashutosh Dutta Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office	 16/02/2022	 LTI 16/02/2022	 16/02/2022
63, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIxxxxxx4J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Mrs Rita Sur</b> Wife of Ratan Sur Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office	 16/02/2022	 LTI 16/02/2022	 16/02/2022
63, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: FMxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022 ,Place : Office			

**Attorney Details :**



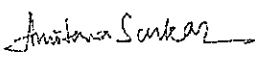
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Maa Manasa Construction</b> 57/S-8, P. K. Guha Lane, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AGxxxxxx2D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Ujjal Datta (Presentant)</b>            Son of Late Santi Pada Datta            Date of Execution - 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office         </td> <td>             Feb 16 2022 12:39PM         </td> <td>             LTI            16/02/2022         </td> <td>             16/02/2022         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Ujjal Datta (Presentant)</b> Son of Late Santi Pada Datta Date of Execution - 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office	 Feb 16 2022 12:39PM	 LTI 16/02/2022	 16/02/2022
Name	Photo	Finger Print	Signature						
<b>Mr Ujjal Datta (Presentant)</b> Son of Late Santi Pada Datta Date of Execution - 16/02/2022 , Admitted by: Self, Date of Admission: 16/02/2022, Place of Admission of Execution: Office	 Feb 16 2022 12:39PM	 LTI 16/02/2022	 16/02/2022						

57, P. K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal  
 India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.::  
 AGxxxxxx2D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Maa  
 Manasa Construction (as Proprietor)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Amitava Sarkar</b> Son of Late Kalyan Kumar Sarkar 24/1 P K Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN:- 700028			
	16/02/2022	16/02/2022	16/02/2022
Identifier Of Mrs Iti Dutta, Koyenka Dutta, Mr Malay Dutta, Mr Shyamal Dutta, Mrs Rita Sur, Mr Ujjal Datta			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Iti Dutta	Maa Manasa Construction-1.69446 Dec
2	Koyenka Dutta	Maa Manasa Construction-1.69446 Dec
3	Mr Malay Dutta	Maa Manasa Construction-1.69446 Dec
4	Mr Shyamal Dutta	Maa Manasa Construction-1.69446 Dec
5	Mrs Rita Sur	Maa Manasa Construction-1.69446 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Iti Dutta	Maa Manasa Construction-100.00000000 Sq Ft
2	Koyenka Dutta	Maa Manasa Construction-100.00000000 Sq Ft
3	Mr Malay Dutta	Maa Manasa Construction-100.00000000 Sq Ft
4	Mr Shyamal Dutta	Maa Manasa Construction-100.00000000 Sq Ft
5	Mrs Rita Sur	Maa Manasa Construction-100.00000000 Sq Ft

#### Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: P. K Guha Lane, Mouza: Digla, , Ward No:  
 10, Holding No:63 Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 413/441, LR Khatian No:- 4540	Owner:আবুতৌফ দত্ত, Gurdian:মল্লোহর , Address:নিজ , Classification:ডাঙ্গা, Area:0.08480000 Acre,	Owner Name not selected by applicant.

n 16-02-2022

**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 12:26 hrs on 16-02-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr Ujjal Datta .

**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 72,69,376/-

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

Execution is admitted on 16/02/2022 by 1. Mrs Iti Dutta, Wife of Late Kamal Dutta, 63, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 2. Koyenka Dutta, Daughter of Late Kamal Dutta, 63, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Student, 3. Mr Malay Dutta, Son of Late Ashutosh Dutta, 63, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 4. Mr Shyamal Dutta, Son of Late Ashutosh Dutta, 63, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 5. Mrs Rita Sur, Wife of Ratan Sur, 63, P. K. Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service

Indetified by Amitava Sarkar, , , Son of Late Kalyan Kumar Sarkar, 24/1 P K Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

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

Execution is admitted on 16-02-2022 by Mr Ujjal Datta, Proprietor, Maa Manasa Construction, 57/S-8, P. K. Guha Lane, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Amitava Sarkar, , , Son of Late Kalyan Kumar Sarkar, 24/1 P K Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

**Payment of Fees**

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

**Payment of Stamp Duty**

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

Description of Stamp  
1. Stamp: Type: Impressed, Serial no 1295, Amount: Rs.100/-, Date of Purchase: 08/02/2022, Vendor name: Ranjita Pal

*Kaustava Dey*

**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

Deed of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 142808 to 142837

Deed No 150602319 for the year 2022.



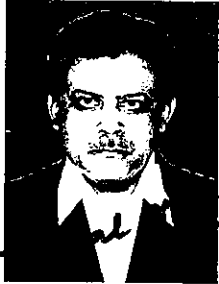
































Digitally signed by KAUSTAVA DEY  
Date: 2022.03.07 11:35:14 +05:30  
Reason: Digital Signing of Deed.

*Kaustava Dey*

(Kaustava Dey) 2022/03/07 11:35:14 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.






















(This document is digitally signed.)

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						

Koyenka Datta

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 <i>Malay Dutta</i> Malay Dutta	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
					Fore	Thumb
		Thumb	Fore	Middle		
		(Right Hand)				
					Ring	Little
	 <i>Malay Dutta</i> Malay Dutta	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
					Fore	Thumb
		Thumb	Fore	Middle		
		(Right Hand)				
					Ring	Little
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
					Fore	Thumb
		Thumb	Fore	Middle		
		(Right Hand)				
					Ring	Little
