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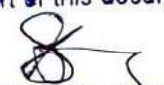
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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 786318

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


District Sub-Registrar-II
Alipore, South 24 Parganas

04 MAR 2021

DEVELOPMENT POWER

KNOW ALL MEN BY THESE PRESENTS that we (1) **MR. RANJIT SARKAR**,

(PAN- AWZPS4566L, AADHAAR No. 336165641445, Mob : 9433378942),

son of Late Nitya Nanda Sarkar, by occupation- Business, residing at Pulin

Bihari Basu Sarani, P.O. Rajpur, P.S. Sonarpur, Kolkata- 700149, District South

24-Parganas, (2) **MRS. CHHAYA SARKAR**, (PAN- AUDPS8152J, AADHAAR No.

996013355861, Mob: 8420212421), wife of Late Bimal Chandra Sarkar, by

629

06-11-2020

1001

বহিদ্দার

Mr. Ranjit Sarkar

সং

Pulin-Bihari Barua Sarani Vol-199

শকর কুমার সরকার

স্ট্যাম্প ডেপুটি

সালিসিয়ার এন্ড ডি.এস.আর অফিস

ঘর ৩৪ কলকাতা

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District Sub-Registrar-I,
Alipore, South 24 Parganas

- 4 MAR 2021

Bahul Dhor
S/o Late S. Dhor
Guj Nagar
Vol-195

-(2) :-

occupation- Housewife, (3) **SRI DEBASISH SARKAR**, (PAN-^a **BHHPS9246K**,
AADHAAR No. 270633338898, 9830151047), son of Late Bimal Chandra Sarkar,
by occupation- Business, (4) **SMT. SONALI SARKAR**, (PAN- **AVQPR0897R**,
AADHAAR No. 902708302543, Mob: 9051277309), daughter of Late Bimal
Chandra Sarkar, by occupation- House-hold-work, No. 2, 3 & 4 are residing
at 117, Boral Main Road, P.O. Garia, P.S. Regent Park now Bansdrani, Kolkata-
700 084, District South 24-Parganas, (5) **SMT. SHIMA DAS**, (PAN- **AOIPD2608F**,
AADHAAR No. 474256607734, Mob : 9051333551), wife of Sri Sanjoy Kumar
Das and daughter. of Late Bimal Chandra Sarkar, by occupation- Service,
residing at 16/1, Banamali Banerjee Road, Haridevpur, P.O. & P.S. Haridevpur,
Kolkata- 700 082, all by fath- Hindu, all by Nationality- Indian, do hereby

SEND GREETINGS :-

WHEREAS one Arati Chowdhury, wife of Dr. Sri Sukhendu Bikash
Chowdhury became the sole and absolute owner of Bagan land measuring
6 decimals equivalent to more or less 3 Cottahs 12 Chittaks comprised in
R.S. Dag No. 593 appertaining to R.S. Khatian No. 436 of Mouza-
Kamdahari, J.L. No. 49, P.S. Regent Park, District 24-Parganas together with
other properties by virtue of purchase by and under a Sale Deed which
was duly registered on 12/08/1966 before the office of the Sub-Registrar at
Alipore and recorded in Book No. I, Volume No. 122, Pages from 170 to 174,
Being No. 6762 for the year 1966.



District Sub-Registrar
Alipore, South 24 Parganas

24 MAR 2021

AND WHEREAS said Arati Chowdhury sold, conveyed and transferred the land measuring more or less 6 decimals equivalent to more or less 3 Cottahs 12 Chittaks comprised in R.S. Dag No. 593 appertaining to R.S. Khatian No. 436 of Mouza- Kamdahari, J.L. No. 49, P.S. Regent Park, District 24-Parganas unto and in favour of Smt. Kaberi Dutta, wife of Sri Sadhanendu Bikash Dutta by and under a Sale Deed which was duly registered on 15/01/1980 before the office of the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 74, Pages from 224 to 228, Being No. 203 for the year 1980.

AND WHEREAS after purchasing the aforesaid property said Kaberi Dutta became the sole and absolute owner of the aforesaid area of Bagan land measuring more or less 6 decimals equivalent to more or less 3 Cottahs 12 Chittaks comprised in R.S. Dag No. 593 appertaining to R.S. Khatian No. 436 of Mouza- Kamdahari, J.L. No. 49, P.S. Regent Park, District South 24-Parganas and started enjoying the same free from all encumbrances.

AND WHEREAS said Smt. Kaberi Dutta while had been enjoying her aforesaid purchased property free from all encumbrances she sold, conveyed and transferred the same unto and in favour of SRI BIMAL CHANDRA SARKAR since deceased and SRI RANJIT SARKAR (the Principal/Executant No. 1 herein),

by and under a Deed of Sale, which was duly registered on 11/04/2003 before the office of the A.D.S.R. at Alipore and recorded in Book No. I, Volume No. 203, Pages from 60 to 75, Being No. 02947 for the year 2003.

AND WHEREAS after purchasing the aforesaid property said SRI BIMAL CHANDRA SARKAR, since deceased & RANJIT SARKAR (the Principal/Executant No. 1 herein) became the joint owners of the aforesaid bagan land measuring more or less 6 decimals equivalent to more or less 3 Cottahs 12 Chittaks comprised in R.S. Dag No. 593 appertaining to R.S. Khatian No. 436 of Mouza- Kamdahari, J.L. No. 49, P.S. Regent Park now Bansdroni, District South 24-Parganas, Kolkata- 700 084, and they recorded their names before the Kolkata Municipal Corporation under Ward No. 111, Borough No. XI, Premises No. 246, Boral Main Road, Assessee No. 311110502465 and said BIMAL CHANDRA SARKAR recorded his name before the B.L. & L.R.O. regarding his share of land measuring 1 Cottah 14 Chittaks in Khatian No. 436 and said RANJIT SARKAR recorded his name before the B.L. & L.R.O. regarding his share of land measuring 1 Cottah 14 Chittaks in Khatian No. 436, hereinafter called and referred to as the said Property/Premises morefully described in the Schedule hereunder written and started enjoying the same jointly free from all encumbrances by paying rents and taxes to the authority concerned regularly without any interruption claim or demand whatsoever.

AND WHEREAS said SRI BIMAL CHANDRA SARKAR, since deceased & RANJIT SARKAR (the Principal/Executant No. 1 herein) were desirous of developing the said premises by constructing a multi-storied building according to modern test, design and architecture in accordance with the building plan to be sanctioned by the authority of Rajpur-Sonarpur Municipality and as such they entered into a Development Agreement with "**UNNAYAN DEVELOPER**", (having **PAN- AADFU6362Q**), a Partnership Firm having its registered office at 324, Ramkrishna Nagar, Garia, P.O. Laskarpur, P.S. Sonarpur now Narendrapur, Kolkata- 700 153, District South 24-Parganas, duly represented by its Partners namely (1) **SRI BIPLAB DEY**, (having **PAN- AHHPD3063G, AADHAAR No. 766097028420, Mob : 9433319603**), son of Late Bijay Dey, residing at Ramkrishna Nagar, Garia, P.S. Sonarpur now Narendrapur, P.O. Laskarpur, Kolkata- 700 153, District South 24-Parganas, (2) **SRI AMIT HALDER**, (having **PAN- ACDPH0839D, AADHAAR No. 217554335292, Mob: 7278753234**), son of Sri Sudhakar Halder, residing at 324, Ramkrishna Nagar, Garia, P.S. Sonarpur now Narendrapur, P.O. Laskarpur, Kolkata- 700 153, District South 24-Parganas, which was duly registered on 28/02/2020 before the office of the D.S.R.- II at Alipore and recorded in its Book No. I, Volume No. 1602-2020, Pages from 83867 to 83909, Being No. 160202044 for the year 2020 and also executed a Development Power of Attorney unto and in favour of said "**UNNAYAN DEVELOPER**" which

was duly registered on 28/02/2020 before the office of the D.S.R. - II at Alipore and recorded in its Book No. I, Volume No. 1602-2020, Pages from 84730 to 84763, Being No. 160202083 for the year 2020.

AND WHEREAS as per Development Agreement and Development Power of Attorney said "**UNNAYAN DEVELOPER**" applied for sanction a building plan from the authority of Kolkata Municipal Corporation for construction of a Multi storied building on the said premises which is more fully described in the Schedule hereunder written hereinafter referred to as the "**said Property**".

AND WHEREAS in this mean time said Bimal Chandra Sarkar died intestate on 19/09/2020 leaving behind his wife SMT. CHHAYA SARKAR (Principa/Executrix No. 2 herein), one son SRI DEBASISH SARKAR (the Principal/ Executant No. 3 herein) and two daughters namely SMT. SONALI SARKAR (the Principal/Executrix No. 4 herein) & SMT. SHIMA DAS (the Principal/Executrix No. 5 herein) as his legal heirs and successors and became the joint owners of aforesaid land left by said deceased Bimal Chandra Sarkar.

AND WHEREAS after demise of said Bimal Chandra Sarkar the aforesaid Development Power of Attorney automatically cancelled but for the smoothly progress of the constructional work on the said premises the Principals/Executants/Executrixes herein decided to execute and registered a new Development Power of Attorney unto and in favour of said **UNNAYAN DEVELOPER**.

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSTH that, we the Principals/Executants/Executrixes herein, do hereby appoint the said **"UNNAYAN DEVELOPER"**, (having **PAN- AADFU6362Q**), a Partnership Firm having its registered office at 324, Ramkrishna Nagar, Garia, P.O. Laskarpur, P.S. Sonarpur now Narendrapur, Kolkata- 700 153, District South 24-Parganas, duly represented by its Partners namely **(1) SRI BIPLAB DEY**, (having **PAN- AHHPD3063G, AADHAAR No. 766097028420, Mob : 9433319603**), son of Late Bijay Dey, residing at Ramkrishna Nagar, Garia, P.S. Sonarpur now Narendrapur, P.O. Laskarpur, Kolkata- 700 153, District South 24-Parganas, **(2) SRI AMIT HALDER**, (having **PAN- ACDPH0839D, AADHAAR No. 217554335292, Mob: 7278753234**), son of Sri Sudhakar Halder, residing at 324, Ramkrishna Nagar, Garia, P.S. Sonarpur now Narendrapur, P.O. Laskarpur, Kolkata- 700 153, District South 24-Parganas, as the lawful Constituted Attorney for the Principals/Executants/Executrixes and on behalf of the Principals/Executants/Executrixes to do the following acts, deeds and things :-

1. To enter into hold and defend possession of the said property as described in the Schedule hereunder written and every part thereof and also to manage and maintain the said holding and every part thereof.
2. To look after and to control all the affairs for the development or the said property and construction of G+III storied buildings thereon as per sanctioned Building Plan to be sanctioned by the appropriate authority.

3. To execute and submit all building Plan, Revised Plans, Documents, Statements, Papers, Undertakings, Declarations may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities.
4. To appear and represent on behalf of the Principals/Executants on or before any necessary authorities including The Kolkata Municipal Corporation Authority, Fire Brigade, West Bengal Police, Necessary Departments of Government of West Bengal, Zilla Parishad in connection with the sanction, modification and/or alteration of Development Plans for the above mentioned property.
5. To pay fees obtain sanction, modification and such other orders and permissions from the necessary authorities on behalf of the Principals/ Executants as required for sanction, modification and/or alteration of the Development Plans and also to submit and take delivery of title deeds concerning the said Premises and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
6. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the sanctioned plans to any authority or authorities.

7. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper and for that purpose to demolish and/or remove any house, building and/or structure (if any) of whatsoever nature standing in the said Premises, as the said Attorney shall think fit and proper.
8. To apply for obtaining electricity, gas, water sewerage, drainage, telephone or other connections or obtaining electric meter or any other utility to the said premises and/or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority/authorities and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney.
9. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said Premises as aforesaid and the attorney shall remain financially liable for such purchase.
10. To pay all rate, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises, or any part thereof.
11. To appear and represent the Principals/Executants before all authorities for fixation and/or finalisation of the annual 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.

12. To enter into agreement for sale for transfer of the Developer's allocation mentioned in the said development agreement with the person or persons and receive advance or earnest money by granting receipts thereof and to register such agreements for sale for transfer of the Developers' allocation as required on behalf of the said owners.
13. To receive consideration money, sale proceed and/or in connection with the construction agreement from the prospective buyers or persons in respect of the Developers' allocation in the building of the said premises and to grant proper and effectual receipt thereof.
14. To execute and register necessary documents, including deed of sale in respect of the flat/flats, shop/shops along with proportionate undivided share of the land and car parking space in respect of the Developers' allocation in the said building at the said premises.
15. To negotiate with any intending purchaser or purchasers of the flat/flats, shop/shops on the said land morefully described in the Schedule hereunder written and if required, our said Attorney shall have every right (save and except owners' allocation in the said building) to execute, enter into any agreement for sale, deed of conveyance/sale

and/or register the same of the said flat/flats, garage/garages, car parking spaces together with the undivided proportionate share of land before the Addl. District Sub-Registrar, District Sub-Registrar's Office and Office of the Registrar of Assurances, Kolkata and to receive earnest money and/or booking money and/or any part payment thereof and acknowledge the receipt of the same at the risk and responsibility of our said Attorney in respect of the Developers' allocated portion of the building as per the said development agreement but the said Attorney shall have no right to sell, convey and/or transfer in any manner the owners allocated portion as per the said Development Agreement, and the said building plan to be sanction by the authority of the Kolkata Municipal Corporation.

16. To negotiate with others for giving possession of the flats in lieu of proper considerations sum strictly on the Developer's Allocation excluding the Owners' Allocation in the proposed building on the said holding along with proportionate share of land at any terms and conditions as the said Attorney shall think fit and proper as per said Development Agreement and not violating the Clause of the Development Agreement.
17. To collect part payment of consideration from the intending persons of flats/car parking spaces/shops alongwith the proportionate share of land on behalf of the Principals/Executants as per said Development Agreement only on the Developer's allocation excluding the Owners' Allocation as

mentioned herein by not violating the Clause of the Development Agreement and immediate after completing the Owners' Allocation and handing over the Owners' Allocation and grant receipt in favour of the interested person/persons who are interested to take possession of the Flat/Flats/garage/garages etc. in lieu of satisfactory consideration.

18. To advertise in different news papers and display, hording in different places, and also to engage agency or agencies for giving possession of the Flats/Garages/Shops on Developer's Allocation excluding Land Owners' Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation to any Third Party or Parties at any consideration price to be fixed up only by the Developer as per the said Development Agreement and by not violating the Clause of the Development Agreement.
19. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/car parking spaces/shops including proportionate land share on said Developer's Allocation of the said proposed building alongwith the proportionate share of land at the said premises or any part thereof and for that purpose to sign and execute all deeds, instruments and documents as the said Attorney shall think fit and proper as per said Development Agreement and by not violating the Clause of the Development Agreement.

20. 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.
21. To receive part or full consideration sum against the entire Developer's Allocation from the intending Purchasers and acknowledge the receipt of the same and enter into sale Agreement on behalf of the Principals/ Executant and Executrix.
22. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of or to be institute preferred by or any person or persons in respect of the said Premises.
23. To comprise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof.
24. To sign declare and/or affirm any complaints, written statements petitions, affidavits, verifications, vokalatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
25. To deposit and withdraw free, documents and moneys in and from any Court or Courts and/or other person or persons or authority and given valid receipts and discharged thereof.

26. Immediate after completion of Owners' Allocation of the proposed building and the Developer shall hand over the such allocation to the Owners within the stipulated period as mentioned in the Development agreement dated **28/02/2020**, registered before the office of the D.S.R.-II, at Alipore and recorded in its Book No. I, Volume No. 1602-2020, Page from 83867 to 83909, **Being No. 160202044** for the year 2020 and the developer shall sell its allocation to any Third Party and execute and register the such Deed of Conveyance to any Third Party or parties in exchange of reasonable money consideration for which the Owners shall not remain liable in any means.

AND GENERALLY TO act as our Attorney in relation to all matters touching our said Premises and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as we would do if we would personally present.

AND we hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue at these presents including such confirming and other works till the completion of the whole deal/transaction as per said Development Agreement.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bagan land measuring or containing by more or less 6 decimals or equivalent to more or less 3 Cottahs 12 Chattaks be the same a little more or less together with a R.T. Shed structure measuring more or less 100 Sq.ft. standing thereon lying and situate at Mouza- Kamdahari, J.L. No. 49, comprised in R.S. Dag No. 593 appertaining to R.S. Khatian No. 436, within the limits of the Kolkata Municipal Corporation under Ward No. 111, Assessee No. 311110502465, Premises No. **246, Boral Main Road**, P.S. Regent Park now Bansdrani, Kolkata- 700 084, District 24-Parganas, and butted and bounded by :-

ON THE NORTH : R.S. Dag No. 592.

ON THE SOUTH : R.S. Dag No. 600.

ON THE EAST : R.S. Dag No. 594 and 11 ft. wide common passage.

ON THE WEST : R.S. Dag No. 591 Tank.

IN WITNESS WHEREOF we, the above named Principals/ Executants/

Executrixes have hereunto set and subscribed our hands on the^{4th} day of

March, Two Thousand Twenty One.

SIGNED & DELIVERED

In presence of

WITNESSES:-

1. Sisha Sikda.
27/2 Saratpally.
Kol- 84

2. Rahul Dhar
Kaly Nayar
Kol- 75

Ranjit Jankar

Chinaya Sarkar.

Hima Das

Sonali Sarkar

Debanishi Samkar

SIGNATURE OF THE PRINCIPALS

UNNAYAN DEVELOPER

Biplab Dey.
Partner

UNNAYAN DEVELOPER

Anil Haldar.
Partner

SIGNATURE OF THE ATTORNEY

Drafted by

Debanishi Samkar
Advocate

F-1776/03

Alipore Criminal Court



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

Name

Signature *Ranjit Sankar*



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

Name

Signature *Shirina Das*



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

Name

Signature *Sonali Sarfar*



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

Name

Signature *Chhaya Sankar*

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

Name

Signature



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left hand						
right hand						

Name

Signature *Debarish Samanta*



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

Name ...*AMIT HALDAR*...

Signature *Amit Haldar*



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left hand						
right hand						

Name ...*Biplab Dey*...

Signature *Biplab Dey*

आयकर विभाग
INCOME TAX DEPARTMENT
UNNAYAN DEVELOPER



भारत सरकार
GOVT. OF INDIA



23/04/2013

Permanent Account Number

AADFU6362C

28062013

UNNAYAN DEVELOPER

Binayak Dey
Partner

UNNAYAN DEVELOPER

Anil Handa
Partner



ভারত সরকার

Government of India

অমিত হালদার
Amit Halder



জন্মতারিখ / DOB 02/04/1983
পুরুষ / Male



2175 5433 5292

আধার - সাধারণ মানুষের অধিকার



আধার

ভারত সরকার

Unique Identification Authority of India

ঠিকানা: /: সুধাকর হালদার
পি রামকৃষ্ণ পার্ক
রাজপুর সোনারপুর (এম), মদহপুর
দাক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ

Address: S/O: Sudhakar
Halder, P 13 RAMKRISHNA
PARK, Rajpur Sonarpur (M),
South 24 Parganas,
Laskarpur, West Bengal,
700153

2175 5433 5292



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Amit Halder

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMIT HALDER
SUDHAKAR HALDER

02/04/1983

Permanent Account Number
ACDPH0839D

Amit Halder
Signature



अमित

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSE
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, यू टी आई सी ई
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई, नवी मुंबई
नवी मुंबई-400 614.

Amit Halder



Biplab Dey.



ভারত সরকার

Government of India



বিঃদ্রঃ

BIPLAB DEY

পিতা: বিজয় দে

Father: BIJAY DEY

জন্মতারিখ: / DOB: 01/01/1976

পুরুষ / Male



7660 9702 8420

আধার - সাধারণ মানুষের অধিকার

Biplab Dey



আধার

ঠিকানা: /: বিজয় দে

এ/ রামকৃষ্ণনগর

রাজপুর সোনারপুর (এম), লস্করপুর

দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ

ভারতীয় একমুদ্রিত পরিচয়-প্রমাণ

Unique Identification Authority of India

Address: S/O: Bijay Dey,

a/140

RAMKRISHNANAGAR,

Rajpur Sonarpur (M), South

24 Parganas, Laskarpur,

West Bengal, 700153

7660 9702 8420



1800 300 1847



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 भारत सरकार
GOVERNMENT OF INDIA


 দেবশিখ সরকার
Debasish Sarkar
পিতা : বিমল চন্দ্র সরকার
Father : Bimal Chandra Sarkar
জন্ম সাল / Year of Birth : 1985
পুরুষ / Male

2706 3333 8898

আধার - সাধারণ মানুষের অধিকার



Debasish Sarkar
04/03/21

 ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
১১৭, বোড়াল মেন রোড,
কোলকাতা, গড়িয়া, দক্ষিণ ২৪
পরগনা, পশ্চিমবঙ্গ, 700084

Address:
117, BORAL MAIN ROAD,
Kolkata, Garia, South Twenty
Four Parganas, West
Bengal, 700084

1947
1600 180 1947

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www.uidai.gov.in

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

Debasish Sarkar
04/03/21



Debasish Sarkar
04/03/21



Debasish Sarkar
04/03/21



স্বাধীনতা বিধান গণতন্ত্রের প্রতিশ্রুতি

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/90015/02366

To
শীমা দাস
Shima Das
W/O: Sanjoy Kumar Das
16/1 BANAMALI BANERJEE ROAD
Handevpur
Handevpur
Thakurpukur Maheshtola South 24 Parganas
West Bengal 700662
9051333551

15/02/2016

335988803



MA359888037FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4742 5660 7734

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শীমা দাস
Shima Das
পিতা : বিমল চন্দ্র সরকার
Father: Bimal Chandra Sarkar
জন্মতারিখ / DOB: 03/01/1980
নহিল / Female



4742 5660 7734

আমার আধার, আমার পরিচয়

Shimas Das
Submitted at
Court on 4/2/21

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

SHIMA DAS
BIMAL CHANDRA SARKAR
03/01/1980
 Permanent Account Number
AOIPD2608F



Shima Das.
 Signature

Shima Das
Submitted at court on 4/3/21

इस कार्ड के खोने / पाये पर कृपया सूचित करें / लौटाने :
 आयकर पेन सेवा इकाई, एनएसडी यूएल
 सैलरी मंजिल, सफायर पैवर्स,
 बाणेर टेलिफोन एक्सचेंज के नजदीक,
 बाणेर, पुणे - 411045

If this card is lost / someone's lost card is found,
 please inform / return to :
 Income Tax PAN Services Unit, NSDL
 3rd Floor, Sapphire Chambers,
 Near Baner Telephone Exchange,
 Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: timinfo@nsdl.co.in



भारत सरकार
GOVERNMENT OF INDIA

Ranjit Sarkar

DOB: 27/01/1970
MALE



3361 6564 1445

আমার আধার, আমার পরিচয়

Ranjit Sarkar

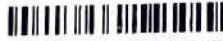


आधार

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Nitta Nanda Sarkar, PULIN BIHARI
BASU SARANI, Rajpur Sonarpur (M),
South 24 Parganas,
West Bengal - 700149



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-580 001

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RANJIT SARKAR
NITTA NANDA SARKAR

27/01/1970
Permanent Account Number
AWZPS4566L


Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHHAYA SARKAR

JOGESH CHANDRA DUTTA

19/02/1956

Permanent Account Number
AUDPS8152J

Chhaya Sarkar

Signature



Chhaya Sarkar.

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

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

Chhaya Sarkar.



भारत सरकार

GOVERNMENT OF INDIA



দ্বায়া সরকার
Chhaya Sarkar
শিভা : যোগেশ চন্দ্র দত্ত
Father : JOGESH CHANDRA DUTTA
জন্ম মাস / Year of Birth : 1956
মহিলা / Female



9960 1335 5861

আধার - সাধারণ মানুষের অধিকার

Chhaya Sarkar,



ঠিকানা:
১১৭, বোড়াল মেন রোড,
কোলকাতা, গড়িয়া, দক্ষিণ ২৪
পরগনা, পশ্চিমবঙ্গ, 700084

ভারতীয় বিহিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
117, BORAL MAIN ROAD,
Kolkata, Garia, South Twenty
Four Parganas, West
Bengal, 700084

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

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

Chhaya Sarkar,

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AVQPR0897R



नाम / Name
SONALI SARKAR

पिता का नाम / Father's Name
BIMAL CHANDRA SARKAR

जन्म की तारीख / Date of Birth
09/04/1977

Sonali Sarkar
हस्ताक्षर / Signature



27/092017

Sonali Sarkar


ভারত সরকার
Government of India


সোনালী সরকার
Sonali Sarker
জন্মতারিখ/ DOB: 09/04/1977
মহিলা / FEMALE



9027 0830 2543

আমার আধার, আমার পরিচয়

Sonali Sarker


আধার

ভারতীয় পরিচয় প্রাধিকরণ
UIDAI (Unique Identification Authority of India)

ঠিকানা:
D/O বিমল চন্দ্র সরকার, 117/
বোড়াল মেইন রোড, অভাবাগান,
গড়িয়া, দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700084

Address:
D/O Bimal Chandra Sarker,
117/ BORAL MAIN ROAD,
ATABAGAN, Gaia, South 24
Parganas,
West Bengal - 700084

9027 0830 2543

1947  help@uidai.gov.in  www.uidai.gov.in

Sonali Sarker

Major Information of the Deed

Deed No :	I-1602-02404/2021	Date of Registration	04/03/2021
Query No / Year	1602-8000499643/2021	Office where deed is registered	
Query Date	04/03/2021 2:00:17 PM	1602-8000499643/2021	
Applicant Name, Address & Other Details	Rahul Dhar Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836926280, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 60,60,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160202385/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



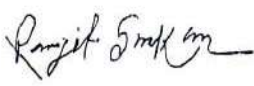


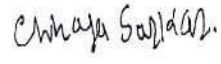



District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Boral Main Road, , Premises No: 246, , Ward No: 111 Pin Code : 700084






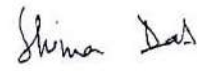
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 12 Chatak	1/-	60,00,000/-	Property is on Road , Project Name :
Grand Total :				6.1875Dec	1 /-	60,00,000 /-	

Structure Details :

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

Principal Details :

Name, Address, Photo, Finger print and Signature				
No	Name	Photo	Signature	
1	Shri RANJIT SARKAR Son of Late NITYA NANDA SARKAR Executed by: Self, Date of Execution: 04/03/2021 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office	 04/03/2021	 LTI 04/03/2021	 04/03/2021
PULIN BIHARI BASU SARANI, P.O:- RAJPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx6L, Aadhaar No: 33xxxxxxxx1445, Status :Individual, Executed by: Self, Date of Execution: 04/03/2021 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office				
2	Smt CHHAYA SARKAR Wife of Late BIMAL CHANDRA SARKAR Executed by: Self, Date of Execution: 04/03/2021 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office	 04/03/2021	 LTI 04/03/2021	 04/03/2021
117, BORAL MAIN ROAD, P.O:- GARIA, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx2J, Aadhaar No: 99xxxxxxxx5861, Status :Individual, Executed by: Self, Date of Execution: 04/03/2021 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office				
3	Shri DEBASISH SARKAR Wife of Late BIMAL CHANDRA SARKAR Executed by: Self, Date of Execution: 04/03/2021 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office	 04/03/2021	 LTI 04/03/2021	 04/03/2021
117, BORAL MAIN ROAD, P.O:- GARIA, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHxxxxxx6K, Aadhaar No: 27xxxxxxxx8898, Status :Individual, Executed by: Self, Date of Execution: 04/03/2021 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office				

Name	Photo	Finger Print	Signature	
Smt SONALI SARKAR Daughter of Late BIMAL CHANDRA SARKAR Executed by: Self, Date of Execution: 04/03/2021 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office			 04/03/2021	
117, BORAL MAIN ROAD, P.O:- GARIA, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx7R, Aadhaar No: 90xxxxxxxx2543, Status :Individual, Executed by: Self, Date of Execution: 04/03/2021 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office				
5	Smt SHIMA DAS Wife of Mr SANJAY KUMAR DAS Executed by: Self, Date of Execution: 04/03/2021 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office			 04/03/2021
16/1, BANAMALI BANERJEE ROAD, P.O:- HARIDDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx8F, Aadhaar No: 47xxxxxxxx7734, Status :Individual, Executed by: Self, Date of Execution: 04/03/2021 , Admitted by: Self, Date of Admission: 04/03/2021 ,Place : Office				



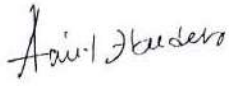
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	UNNAYAN DEVELOPER 324, RAMKRISHNA NAGAR GARIA, P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153 , PAN No.:: AAxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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> Mr BIPLAB DEY Son of Late BIJAY DEY Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  04/03/2021 </td> </tr> <tr> <td>Mar 4 2021 2:42PM</td> <td>LTI 04/03/2021</td> <td></td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr BIPLAB DEY Son of Late BIJAY DEY Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office			 04/03/2021	Mar 4 2021 2:42PM	LTI 04/03/2021		
Name	Photo	Finger Print	Signature										
Mr BIPLAB DEY Son of Late BIJAY DEY Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office			 04/03/2021										
Mar 4 2021 2:42PM	LTI 04/03/2021												

RAMKRISNANAGAR GARIA, P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx3G, Aadhaar No: 76xxxxxxx8420 Status : Representative, Representative of : UNNAYAN DEVELOPER (as PARTNERS)

2	Name	Photo	Finger Print	Signature
	Mr AMIT HALDER (Presentant) Son of Mr SUDHAKAR HALDER Date of Execution - 04/03/2021, , Admitted by: Self, Date of Admission: 04/03/2021, Place of Admission of Execution: Office	 <small>Mar 4 2021 2:43PM</small>	 <small>LTI 04/03/2021</small>	 <small>04/03/2021</small>
RAMKRISNANAGAR GARIA, P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9D, Aadhaar No: 21xxxxxxx5292 Status : Representative, Representative of : UNNAYAN DEVELOPER (as PARTNERS)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late R Dhar Ajay Nagar, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	 <small>04/03/2021</small>	 <small>04/03/2021</small>	 <small>04/03/2021</small>
Identifier Of Shri RANJIT SARKAR, Smt CHHAYA SARKAR, Shri DEBASISH SARKAR, Smt SONALI SARKAR, Smt SHIMA DAS, Mr BIPLAB DEY, Mr AMIT HALDER			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri RANJIT SARKAR	UNNAYAN DEVELOPER-1.2375 Dec
2	Smt CHHAYA SARKAR	UNNAYAN DEVELOPER-1.2375 Dec
3	Shri DEBASISH SARKAR	UNNAYAN DEVELOPER-1.2375 Dec
4	Smt SONALI SARKAR	UNNAYAN DEVELOPER-1.2375 Dec
5	Smt SHIMA DAS	UNNAYAN DEVELOPER-1.2375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri RANJIT SARKAR	UNNAYAN DEVELOPER-40.00000000 Sq Ft
2	Smt CHHAYA SARKAR	UNNAYAN DEVELOPER-40.00000000 Sq Ft
3	Shri DEBASISH SARKAR	UNNAYAN DEVELOPER-40.00000000 Sq Ft
4	Smt SONALI SARKAR	UNNAYAN DEVELOPER-40.00000000 Sq Ft
5	Smt SHIMA DAS	UNNAYAN DEVELOPER-40.00000000 Sq Ft

04-03-2021

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

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

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

Presented for registration at 14:16 hrs on 04-03-2021, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mr AMIT HALDER ,.

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 60,60,000/-

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

Execution is admitted on 04/03/2021 by 1. Shri RANJIT SARKAR, Son of Late NITYA NANDA SARKAR, PULIN BIHARI BASU SARANI, P.O: RAJPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession Business, 2. Smt CHHAYA SARKAR, Wife of Late BIMAL CHANDRA SARKAR, 117, BORAL MAIN ROAD, P.O: GARIA, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 3. Shri DEBASISH SARKAR, Late BIMAL CHANDRA SARKAR, 117, BORAL MAIN ROAD, P.O: GARIA, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Smt SONALI SARKAR, Daughter of Late BIMAL CHANDRA SARKAR, 117, BORAL MAIN ROAD, P.O: GARIA, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 5. Smt SHIMA DAS, Wife of Mr SANJAY KUMAR DAS, 16/1, BANAMALI BANERJEE ROAD, P.O: HARIDVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife

Indetified by Mr Rahul Dhar, , , Son of Late R Dhar, Ajay Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Business

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

Execution is admitted on 04-03-2021 by Mr BIPLAB DEY, PARTNERS, UNNAYAN DEVELOPER, 324, RAMKRISHNA NAGAR GARIA, P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153

Indetified by Mr Rahul Dhar, , , Son of Late R Dhar, Ajay Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Business

Execution is admitted on 04-03-2021 by Mr AMIT HALDER, PARTNERS, UNNAYAN DEVELOPER, 324, RAMKRISHNA NAGAR GARIA, P.O:- LASKARPUR, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700153

Indetified by Mr Rahul Dhar, , , Son of Late R Dhar, Ajay Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Business

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 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 786318, Amount: Rs.100/-, Date of Purchase: 06/11/2020, Vendor name: Sankar Kumar Sarkar

Sa

**Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2021, Page from 121153 to 121195

being No 160202404 for the year 2021.



Sa

Digitally signed by SAMAR KUMAR PRAMANICK

Date: 2021.03.25 16:22:06 +05:30

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2021/03/25 04:22:06 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)