

06585/22

J. 642 # 9074 I-8533/22



पश्चिम बंगाल WEST BENGAL

X  
28/04/22  
Q. 8/1280379/22

Certified that the document is submitted to registration. The signature shown and the enclosures attached with the document are as X of the document.

26 APR 2022

District Sub-Registrar-III  
Aizawl, South 24 parganas. 03-06-22

**DEVELOPMENT POWER OF ATTORNEY  
AFTER JOINT VENTURE AGREEMENT**

**KNOW ALL MEN BY THIS POWER OF ATTORNEY** We, 1. **SRI SUBAS BOSE** PAN:GAMPB400CB, Aadhaar No. 3279 4838 5745, 2. **SRI GOUTAM BOSE** PAN:AFUPB1794B, Aadhaar No.6955 3360 1931, both sons of Late Santi Ranjan Bose, 3. **SMT.SANTANA BOSE** PAN:BHUPB5437N, Aadhaar No. 4165 3967 0509 wife of Late Subodh Chandra Bose and 4. **SRI CHHANDAM BOSE**, PAN: CEUPB9432H, Aadhaar No.6301 4666 0304, son of Late Subodh Chandra Bose, all are-by faith - Hindu,

1931

20 APR 2022

100f

K. S. Mondal (Adv.)

Alipore Judges Court  
Kolkata-27

*[Handwritten signature]*



Rohini Das  
s/o M. Ch. Das  
Alipore Judges Court  
Ker 27

DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
20 APR 2022

all are by nationality- Indian, all are at present residing at B-148, Atabagan, Garia, P.O-Laskarpur, G.S.Colony,P.S-Bansdroni, Kolkata-700153, in the District 24-Parganas(s), hereinafter referred to as the **PRINCIPAL, SEND GREETINGS.**

**WHEREAS**

**(1) I SRI SUBAS BOSE** is the absolute owner **ALL THAT** the said homestead land measuring 1-1/2 (One& half) Kottah more or less comprised in E.P/L.O.P. No. 1770, in C.S.Plot No. 53 Part of Mouza – Laskarpur, J.L. No.57, P.S–Bansdroni formerly Sonarpur, within the Limits of The Kolkata Municipal Corporation being municipal Premises No. 58, Atabagan, Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S–Bansdroni formerly Sonarpur, Kolkata-700084, in the dist- 24- Parganas(s) and its assessee No. 311110100582 which I have acquired being a refugee displaced from East Pakistan (Now Bangladesh) for a plot of land for my rehabilitation by a register deed of gift dated 12/07/ 2011 from the Governor of the State of West Bengal duly registered before the District Sub-Registrar office at Alipore and recorded in Book No. 1, Volume No.IV at Pages 29 to 32, being the Deed No. 233 for the year 2011.

**(2) I SRI GOUTAM BOSE** is the absolut owner **ALL THAT** the homestead land measuring 1Kottah 4Chittaks more or less comprised in E.P/L.O.P. No. 1770/2, in C.S.Plot No. 53 Part of Mouza – Laskarpur, J.L. No.57, P.S–Bansdroni formerly Sonarpur, within the limits of The Kolkata Municipal Corporation being municipal Premises No. 58/2, Atabagan, Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S–Bansdroni formerly Sonarpur, Kolkata-700084, in the District 24- Parganas(s) and its assessee No. 311110107114 more which I have acquired being a refugee displaced from East Pakistan (Now Bangladesh) for a plot of land for my rehabilitation by a register deed of gift dated 12/07/ 2011 from the Governor of the State of West Bengal duly



registered before the District Sub-Registrar office at Alipore and recorded in Book No. 1, Volume No. IV at Pages 21 to 24, being the Deed No. 231 being the Deed No. 231 for the year 2011.

(3) **ALL THAT** the land measuring 1Kottah 4Chittaks more or less comprised in E.P/L.O.P. No. 1770/1, in C.S.Plot No. 53 Part of Mouza – Laskarpur, J.L. No.57, P.S–Bansdrani formerly Sonarpur, in the district 24 Parganas (South) within the Limits of The The Kolkata Municipal Corporation being municipal Premises No. 58/1, Atabagan, Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S–Bansdrani formerly Sonarpur, Kolkata-700084, in the dist- 24- Parganas(s) and its assessee No. 311110107126 was acquired by Subodh Chandra Bose being a refugee displaced from East Pakistan (Now Bangladesh) for a plot of land for his rehabilitation by a register deed of gift dated 12/07/ 2011 from the Governor of the State of West Bengal duly registered before the District Sub-Registrar office at Alipore and recorded in No. 1, Volume No.IV at Pages 25 to 28, being the Deed No. 232 for the year 2011. Said Subodh Chandra Bose died intestate on leaving behind his wife **Smt.Santana Bose** and only son **Sri Chhandam Bose** as his legal heirs and successors to his estate which **We 1.SMT.SANTANA BOSE and 3. SRI CHHANDAM BOSE** have acquired the aforesaid property as legal heirs of deceased Subodh Chandra Biswas.

(4) We the aforesaid **1. SRI SUBAS BOSE , 2. SRI GOUTAM BOSE , 3. SMT.SANTANA BOSE and 4. SRI CHHANDAM BOSE**, are the owners of the afore said plot of total land measuring 4(Four) Cottahs more or less i.e land measuring 1-1/2 (One& half) Kottah more or less comprised in E.P/L.O.P. No. 1770, in C.S.Plot No. 53 Part , J.L. No.57, Premises No. 58, Atabagan, assessee No. 311110100582, land measuring 1Kottah 4Chittaks more or less comprised in E.P/L.O.P. No. 1770/2, in C.S.Plot No. 53 Part, Premises No. 58/2, Atabagan, assessee No. 311110107114, and

land measuring 1Kottah 4 Chittaks more or less comprised in E.P/L.O.P. No. 1770/1, in C.S.Plot No. 53 Part all of Mouza – Laskarpur, J.L. No.57, P.S–Bansdrani formerly Sonarpur, in the district 24- Parganas (South) being municipal Premises No. 58/1, Atabagan, assessee No. 311110107126 all of Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S–Bansdrani formerly Sonarpur, Kolkata-700084, in the dist- 24- Parganas(s) mournfully described in the SCHEDULE written hereunder.

(5) We the aforesaid **1. SRI SUBAS BOSE, 2. SRI GOUTAM BOSE , 3. SMT.SANTANA BOSE and 4. SRI CHHANDAM BOSE** are busy in our personal works and it would not be possible for us to raise such construction of building in our said property as such We have jointly appointed to **(1) MR. PAWAN KUMAR AGARWAL PAN. ACWPA3186D** son of Late Roshanlal Agarwal and **(2) MR. UMA SHANKAR NAIK PAN. AEMPN0317F** son of Late Dukhan Sah both by faith-Hindu by occupation- Business, No.1 residing at WINDSOR GREENS, 957, Mahamaya Mandir Road, Police Station – Sonarpur, Kolkata – 700 084 and No.2 residing at ANANYA, Flat No. 1B, M-173, Garia Garden, Kolkata-700084, both are partners of **VASTU REALTORS PAN. AAMFV2415Q**, a partnership Firm , having its office at “ANANYA”, M-173, Garia Garden, Kolkata-700084 as our true and lawful attorney on our behalf to do the following acts deeds things and matters in our said property i.e. to say.

**1.** To enter into the said property for taking measuring of the land for preparation of necessary plan for construction of the building and to sign the proposed plans, applications, undertaking, declarations ,amalgamation and other papers in connection therewith and to submit the same to the Kolkata Municipal Corporation and/or any competent authority and or to get the said plan/s sanctioned, approved and/or altered, if necessary from all other authorities required to be obtained for the same.

2. To prepare, sign, apply and execute all papers and documents in connection with sanction of the building plan by the Kolkata Municipal Corporation and/or any competent authority in respect of my said property mentioned in the Schedule hereunder and to appear and represent on behalf of me before all the Authorities of the Kolkata Municipal Corporation and / or any competent authority viz. building Department Assessment, collection, water, Drainage Department and/or other any departments required in the aforesaid matter and/or concern having jurisdiction over the said property and to sign verify affirm, deposit, submit as the case may be any affidavit, letters, declarations, application plans as may be required from time to time for securing consents, certificates clearances, sanction of the building including for connection reconnection of sewerage, drainage and water connection and all the amenities in or for any other purpose required for construction of the building or flats/apartments and car parking space and/or any space or spaces to be constructed on the said property.

3. To appear and represent on behalf me before the W.B.S.E.B. Ltd., Fire Brigade Authority, Police Authorities, competent Authority under Urban Land (Ceiling and Regulation) Act, 1976 land acquisition and requisition authority and all other authorities concerned to verify, affirm, deposit submit, as the case may be, any affidavit, declarations, letters, complaints, as may be required from time to time for securing consent, license quotas, permits, certificates and clearances for and or in respect of the building to be constructed at the said property.

4. To raise build and construct residential and/or commercial building or any other development works on the said property mentioned in the Schedule hereunder in compliance with K.M.C.



5. To appoint or discharge architects engineers, masons laborers etc. which may be required for the purpose of raising and construction the said newly proposed building or buildings in the said property described in the Schedule hereunder in accordance with the proposed sanction plan by the Kolkata Municipal Corporation and/or any competent authority.
6. To represent apply or to file or appear before the Kolkata Municipal Corporation and/or any competent authority to get the proposed plan sanction and execute the construction works properly for the completion of the proposed project.
7. To apply for permit for any building materials which may be required for the purpose of construction on the said property before any concerned authority.
8. To enter into an agreement for sale and /or transfer of the Developer's allocation as mentioned in the joint venture agreement dated 28/07/2022 duly registered in the office of the D.S.R III, South 24 Parganas and recorded in its Book No.1 being DEED No...6412...for the year 2022 with any person or persons under any terms and conditions and receive advance/earnest money by granting receipt therefore on our behalf.
9. To receive the earnest money/booking from the intending purchaser/s and also the balance of purchase money and to give valid and effectual receipts and discharge for the same for the area as per joint venture Development agreement dated 28/07/2022 without creating any liability upon us.
10. To approve on our behalf the draft deeds of conveyances in respect of the said flats, car parking space and/or any spaces of the said building to be constructed on the schedule property as per said joint venture agreement.

Sukhas Bose,  
Santana Bose

Gourav Bose  
Chandan Bose

11. To execute, sign and present any such agreement for sale, deed or deeds of sale, Lease and/or any nature of transfer before the Additional District Sub-Registrar and District Registrar Alipur and / or Registrar of Assurance, Kolkata or any other Registration Offices having authority for and to have the said deed or deeds of conveyance registered before the Registering authority for registration and to submit their respective executions and acknowledge receipt of the earnest money and/or total consideration money thereto paid by the purchaser/s and to do all acts, deeds, things which my said attorney shall consider necessary for conveying proportionate share or interest in the said property together with the flats and car parking space and/or any spaces to the intending purchaser or purchasers as fully and effectually in all respects allocated portion of the Developer as mentioned in the said joint venture Development agreement dated 28/04/2022, We, could do the same ourselves, if personally present.

12. To sign appear and represent and/or to admit and to execute sale deed or deeds in favour of the intending purchaser or purchasers for sale of flats, Car Parking Space with proportionate undivided and un-demarcated share of the land in our names on our behalf and to represent the same for registration at the appropriate registration office or offices and admit execution thereof and possession will be handover thereto after proper registration.

13. To appoint Advocate or Advocates by signing Vakalatnama or any other papers and documents on our behalf

14. To sign and verify plaint, petition and all documents and to sewerage and electricity swear an affidavit in relation to any suit or proceedings in respect of the said property.

*Suban Bose,*  
Santanu Bose

*Geeta Bose*  
Chandam Bose



15. To make any publication/advertisement for sale and/or transfer or for entering into any agreement for construction of any flats and car parking space in the proposed building of the said property in any newspapers, journals or any place or places.
16. To negotiate and settle terms with the intending buyer/s, customers, transferees for sale and or for construction agreement of any kind of in respect of the proposed building.
17. To take all steps before the West Bengal State Electricity Board in the matter and in respect thereof according to Rules.
18. To take all steps before the Kolkata Municipal Corporation and/or any competent authority and or any competent authority sanitary sewerage and water supply meters of the development of the said property.
19. To do and perform every thing which may be required to be done for construction of residential and /or Commercial building on the land of the said property and or for the sale, lease or space or transfer of the flats and car Parking space and other built up spaces thereof in respect of the said property.
20. To pay and discharge all dues debts and expenses including the payment of revenue rates and taxes of the Kolkata Municipal Corporation and/or any competent authority in respect of the said property on our behalf.
21. To sign all papers applications, documents of the intending purchaser/s in the flats and car parking space for obtaining loan of the same from his respective offices or from any financial institution in respect of the construction over the said property.

**AND GENERALLY** We , do all acts, deeds, and things in respect of the said property which We would have done lawfully under my common deeds for the implementation in the Schedule hereunder AND We hereby ratify and confirm and acknowledge such acts, deeds, and things as may be lawfully done by our said attorney or attorneys by virtue of these presents.

**SCHEDULE ABOVE REFERRED TO**  
**(Description of Land)**

**ALL THAT** the homestead land measuring 4 cottahs be the same a little more or less/i.e. <sup>together with 100 sq ft Tiles shed structure standing thereon</sup> land measuring 1-1/2 (One & half) Kottah more or less comprised in E.P/L.O.P. No. 1770, in C.S.Plot No. 53 Part , J.L. No.57, Premises No. 58, Atabagan, assessee No. 311110100582, land measuring 1Kottah 4Chittaks more or less comprised in E.P/L.O.P. No. 1770/2, in C.S.Plot No. 53 Part, Premises No. 58/2, Atabagan, assessee No. 311110107114, and land measuring 1Kottah 4 Chittaks more or less comprised in E.P/L.O.P. No. 1770/1, in C.S.Plot No. 53 Part all of Mouza – Laskarpur, J.L. No.57, P.S–Bansdronei formerly Sonarpur, in the district 24 Parganas (South) being municipal Premises No. 58/1, Atabagan, assessee No. 311110107126 all of Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S–Bansdronei formerly Sonarpur, Kolkata-700084, in the District-24- Parganas(s) butted and bounded in the following manner :-

- ON THE NORTH : L.O.P.No. 1769.
- ON THE SOUTH : 23'wide K.M.C.Road,
- ON THE EAST : L.O.P.No. 1767
- ON THE WEST : Plot of land Smt. Baby Majumder.

*Sudha Bose,*  
*Santanu Bose*

*Geetanjan Bose*  
*Chandan Bose*

**IN WITNESS WHEREOF** the parties hereunto have put our respective signature on this 28th day of April in the year Two Thousand and Twenty Two.

**SIGNED, SEALED AND DELIVERED**

In presence of :-

**WITNESSES:-**

1. Shovik Roy  
J1235, B. P. Township,  
Kolkata-94, Subas Bose.  
Gautam Bose  
Santana Bose

Chandam Bose

**SIGNATURE OF THE EXECUTORS**

(Principals)

2. Kaushik Chakraborty  
Mishra Para Road,  
Rajpur, Sonarpur  
Kolkata-700149.

Accepted by us,

VASTU REALTORS

Prasen Kumar Dasgupta  
Partner

VASTU REALTORS

Uma Shankar Naik  
Partner

**SIGNATURE OF THE ATTORNEY**

Drafted by:-

[Signature]

Advocate, En.f/1495/1477/78,  
18, Alipur Judges' Court, Kolkata-27.

Computerised by:-

18, Alipur Judges' Court, Kolkata-27.



Thumb

1st finger

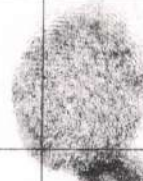
Middle finger

Ring finger

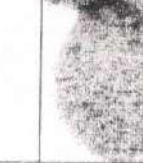
Small Finger



Left hand



Right hand



Name SUBAS BOSE

Signature Subas Bose



Left hand



Right hand



Name GOUTAM BOSE

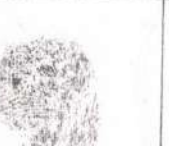
Signature Goutam Bose



Left hand



Right hand

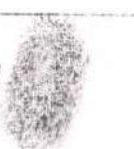


Name SANTANA BOSE

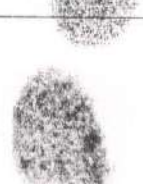
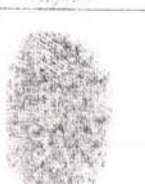
Signature Santana Bose



Left hand



Right hand



Name CHHANDAM BOSE

Signature Chhandam Bose

Thumb

1st finger

Middle finger

Ring finger

Small Finger



Left hand



Right hand



Name PANAN KUMAR AGARWAL

Signature Panan Kumar Agarwal



Left hand



Right hand



Name UMA SHANKAR NAIK

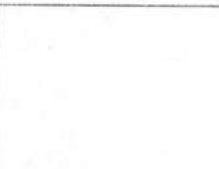
Signature Uma Shankar Naik

Photo

Left hand



Right hand



Name -----

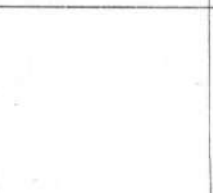
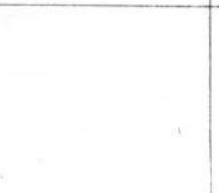
Signature -----

Photo

Left hand



Right hand



Name -----

Signature -----

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
GAMPB4000E



नाम / Name  
SUBAS BOSE

पिता का नाम / Father's Name  
SANTI RANJAN BOSE

जन्म की तिथि /  
Date of Birth  
01/01/1955


*Subas Bose*  
हस्ताक्षर / Signature

29/12/09

Subas Bose



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AFUPB1794B



नाम /NAME  
GOUTAM BOSE




पिता का नाम /FATHER'S NAME  
SANTI RANJAN BOSE

जन्म तिथि /DATE OF BIRTH  
01-01-1967

हस्ताक्षर /SIGNATURE  
*Goutam Bose*

*G. Bose*  
आयकर अधिकारी, प.सं.-III  
COMMISSIONER OF INCOME-TAX, W.B. - III

*Goutam Bose*

आयकर विभाग  
INCOME TAX DEPARTMENT  
CHHANDAM BOSE  
SUBODH CHANDRA BOSE  
28/12/1992  
Permanent Account Number  
CEUPB9432H  
Signature  
भारत सरकार  
GOVT OF INDIA  
  
  


Chhandam Bose

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT OF INDIA

SANTANA BOSE

PANCHANAN DEY

25/01/1967  
Permanent Account Number  
BHUPB5437N

*Santana Bose*  
Signature



112011

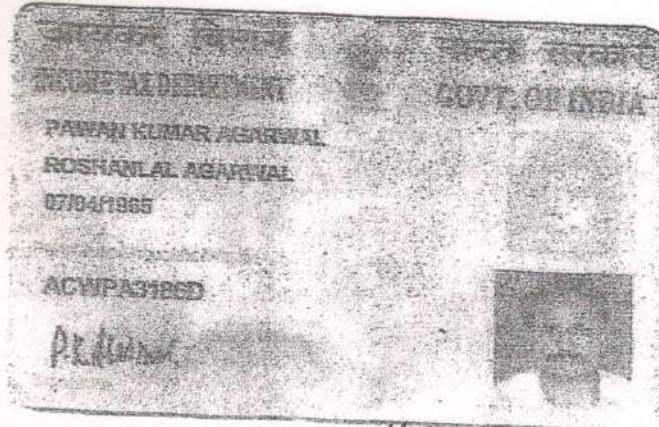
Santana Bose



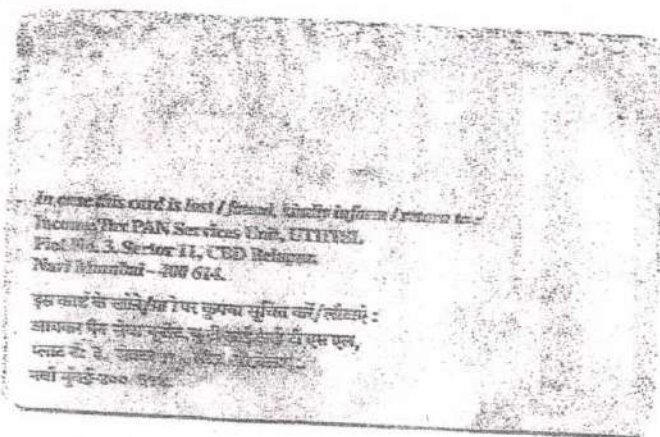


VASTU REALTORS  
*Pamra Krishna Sharma*  
Partner

VASTU REALTORS  
*Uma Shanker Nank*  
Partner



*Pawan Kumar Agarwal*





*Uma Shankar Naik*





**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

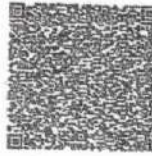
ভনিকাভুক্তির আই ডি / Enrollment No.: 0000/00265/23927

To  
 উমা শঙ্কর নাথক  
 Uma Shankar Naik  
 C/O, Dukhan Seh  
 Ananya, flat 1b M-173, garia Garden  
 Near Garia Garden P.o  
 Garia  
 Garia  
 South 24 Parganas  
 West Bengal 700084  
 9748508391

04/04/2014  
 362547822



MA525475227FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4750 0146 0669**

আমার আধার, আমার পরিচয়

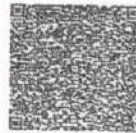


ভারত সরকার

Government of India



উমা শঙ্কর নাথক  
 Uma Shankar Naik  
 জন্মতারিখ / DOB : 22/03/1968  
 পুরুষ / Male






**4750 0146 0669**

আমার আধার, আমার পরিচয়

*Uma Shankar Naik*

GOVERNMENT OF INDIA


 पद्मलाल लाल अग्रवाल  
 Padmalal Lal Agarwal  
 जन्मदिन / DOB : 07/04/1965  
 पुरुष / Male

**6599 3230 0127**

**আমার আখার, আমার পরিচয়**




*Padmalal Lal Agarwal*

Unique Identification Authority of India

**ঠিকানা:**  
 পদ্ম/স: পদ্মলাল লাল অগ্রওয়াল,  
 উৎসব গ্রীন ডিআ, 957  
 মহামায়া মন্দির রোড, রাজপুর  
 সোনারপুর (সম), হুগলি, পশ্চিম  
 বঙ্গ, 700084.

**Address:**  
 S/O: Padmalal Lal Agarwal, Windsor  
 greens (2a), 957 mahamaya  
 mandir road, Rajpur Sonarpur (SA),  
 Garia, South 24 Parganas,  
 Sonarpur, West Bengal, 700084.

**6599 3230 0127**

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



सत्यमेव जयते  
যাযে যকোরে



आधार

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19635/09167

To  
সুভাস বোস  
Subas Bose  
08/11/2012  
B-148 ATABAGAN  
Laskarpur  
Laskar Pur South Twenty Four Parganas  
West Bengal 700153

19187346



MN191873462DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**3279 4838 5745**

আধার - সাধারণ মানুষের অধিকার



भारत सरकार  
GOVERNMENT OF INDIA



সুভাস বোস  
Subas Bose  
পিতা : শান্তি রঞ্জন বোস  
Father : SANTI RANJAN BOSE  
জন্ম সাল / Year of Birth : 1955  
পুরুষ / Male



**3279 4838 5745**

আধার - সাধারণ মানুষের অধিকার

*Subas Bose*





ভারত সরকার  
Unique Identification Authority of India  
Government of India

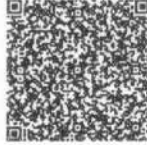
তালিকাভুক্তির নম্বর/Enrolment No.: 1040/19635/09160

Download Date: 30/06/2017

To  
ছন্দম বোস  
CHHANDAM BOSE  
B-148  
ATABAGAN  
Laskarpur  
South Twenty Four Parganas Laskar Pur  
West Bengal - 700153

Generation Date: 11/04/2012

Signature Not Verified  
Digitally signed by  
UNIQUE IDENTIFICATION  
AUTHORITY of INDIA  
Date: 2017.06.30 11:23:14  
IST



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6301 4666 0340**

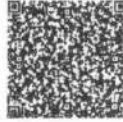
আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



ছন্দম বোস  
CHHANDAM BOSE  
জন্মতারিখ/ DOB: 28/12/1992  
পুরুষ / MALE



**6301 4666 0340**

আমার আধার, আমার পরিচয়

Chhandam Bose



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19635/09163

To  
সান্তনা বোস  
Santana Bose  
B-148 ATABAGAN  
Laskarpur  
Laskar Pur South Twenty Four Parganas  
West Bengal 700153

19187061



MN191870611DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**4165 3967 0509**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



সান্তনা বোস  
Santana Bose  
পিতা : পঞ্চানন দে  
Father : PANCHANAN DEY  
জন্ম সাল / Year of Birth : 1967  
মহিলা / Female



**4165 3967 0509**

আধার - সাধারণ মানুষের অধিকার

Santana Bose



भारत सरकार  
GOVERNMENT OF INDIA



গৌতম বোস  
Goutam Bose  
পিতা : শান্তিরঞ্জন বোস  
Father : SANTIRANJAN BOSE  
জন্ম সাল / Year of Birth : 1967  
পুরুষ / Male



6955 3360 1931

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
বি ১৪৮, আতাবাগান, কোলকাতা,  
গড়িয়া, দক্ষিণ ২৪ পরগণা,  
পশ্চিমবঙ্গ, ৭০০০৮৪

Address:  
B-148, ATABAGAN, 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

*Goutam Bose*



## Major Information of the Deed

Deed No :	I-1603-08533/2022	Date of Registration	03/06/2022
Query No / Year	1603-8001280379/2022	Office where deed is registered	
Query Date	28/04/2022 12:52:53 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	RAHUL DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8961940256, 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. 4/-	Rs. 32,67,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160306412/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, , Premises No: 58, , Ward No: 111 Pin Code : 700153

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	1 Katha 8 Chatak	1/-	12,15,001/-	Width of Approach Road: 23 Ft., , Project Name :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, , Premises No: 58/1, , Ward No: 111 Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	1 Katha 4 Chatak	1/-	10,12,501/-	Width of Approach Road: 23 Ft., , Project Name :






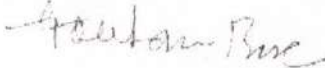
District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, , Premises No: 58/2, , Ward No: 111 Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3			Bastu	1 Katha 4 Chatak	1/-	10,12,501/-	Width of Approach Road: 23 Ft., , Project Name :
Grand Total :				6.6Dec	3 /-	32,40,003 /-	


**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1 /-</b>	<b>27,000 /-</b>	

**Principal Details :**

SI No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Subas Bose</b> Son of Late Santi Ranjan Bose Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office	 28/04/2022	 LTI 28/04/2022	 28/04/2022
Garia Laskarpur, G.s Colony, City:- Not Specified, P.O:- Laskarpur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: Gaxxxxxx0b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Goutam Bose</b> Son of Late Santi Ranjan Bose Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office	 28/04/2022	 LTI 28/04/2022	 28/04/2022
Garia Laskarpur, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: Afxxxxxx4b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office				






3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Santana Bose</b> Wife of Late Subodh Chandra Bose Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office			
	28/04/2022	LTI 28/04/2022	28/04/2022	
Garia Laskarpur, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: Bhxxxxxx7n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office				
4	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Chhandam Bose</b> Son of Late Subodh Chandra Bose Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office			
	28/04/2022	LTI 28/04/2022	28/04/2022	
Garia Laskarpur, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: Cexxxxxx2h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office				

#### Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Vastu Realtors</b> Garia Garden, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: Aaxxxxxx5q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Name</b>
	<b>Pawan Kumar Agarwal (Presentant)</b> Son of Late Roshanlal Agarwal Date of Execution - 28/04/2022, , Admitted by: Self, Date of Admission: 28/04/2022, Place of Admission of Execution: Office
	 Apr 28 2022 1:30PM
	 LTI 28/04/2022
	 28/04/2022



Mahamaya Mandir Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx6D,Aadhaar No Not Provided Status : Representative, Representative of : Vastu Realtors (as Partner)

2	Name	Photo	Finger Print	Signature
	<b>Uma Shankar Naik</b> Son of Late Dukhan Sah Date of Execution - 28/04/2022, , Admitted by: Self, Date of Admission: 28/04/2022, Place of Admission of Execution: Office	 <small>Apr 28 2022 1:31PM</small>	 <small>LTI 28/04/2022</small>	 <small>28/04/2022</small>
Garia Garden, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx7F,Aadhaar No Not Provided Status : Representative, Representative of : Vastu Realtors (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAHUL DAS</b> Son of Mr NETAI CHANDRA DAS ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	 <small>28/04/2022</small>	 <small>28/04/2022</small>	 <small>28/04/2022</small>
Identifier Of Subas Bose, Goutam Bose, Santana Bose, Chhandam Bose, Pawan Kumar Agarwal, Uma Shankar Naik			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Subas Bose	Vastu Realtors-1 Katha 8 Chatak

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Goutam Bose	Vastu Realtors-1 Katha 4 Chatak

**Transfer of property for L3**

SI.No	From	To. with area (Name-Area)
1	Santana Bose	Vastu Realtors-1.03125 Dec
2	Chhandam Bose	Vastu Realtors-1.03125 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Subas Bose	Vastu Realtors-25.00000000 Sq Ft
2	Goutam Bose	Vastu Realtors-25.00000000 Sq Ft
3	Santana Bose	Vastu Realtors-25.00000000 Sq Ft
4	Chhandam Bose	Vastu Realtors-25.00000000 Sq Ft



On 28-04-2022

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

Presented for registration at 13:15 hrs on 28-04-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Pawan Kumar Agarwal .

**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 32,67,003/-

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

Execution is admitted on 28/04/2022 by 1. Subas Bose, Son of Late Santi Ranjan Bose, Garia Laskarpur, G.s Colony, P.O: Laskarpur, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Others, 2. Goutam Bose, Son of Late Santi Ranjan Bose, Garia Laskarpur, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Others, 3. Santana Bose, Wife of Late Subodh Chandra Bose, Garia Laskarpur, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Others, 4. Chhandam Bose, Son of Late Subodh Chandra Bose, Garia Laskarpur, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL India, PIN - 700153, by caste Hindu, by Profession Others

Indetified by Mr RAHUL DAS, , , Son of Mr NETAI CHANDRA DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 28-04-2022 by Pawan Kumar Agarwal, Partner, Vastu Realtors, Garia Garden, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr RAHUL DAS, , , Son of Mr NETAI CHANDRA DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 28-04-2022 by Uma Shankar Naik, Partner, Vastu Realtors, Garia Garden, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr RAHUL DAS, , , Son of Mr NETAI CHANDRA DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

**Payment of Fees**

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

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 753324, Amount: Rs.100/-, Date of Purchase: 20/04/2022, Vendor name: S Deb



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



On 03-06-2022

**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.



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 298816 to 298849  
being No 160308533 for the year 2022.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2022.06.03 15:58:21 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/06/03 03:58:21 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)