

**DEVELOPMENT  
POWER OF  
ATTORNEY**

DATED

05<sup>TH</sup> DAY OF JUNE, 2024.

REGISTERED AT

THE OFFICE OF THE ADDITIONAL DISTRICT SUB – REGISTRAR, AT GARIA.

RECORDED IN

BOOK NO. I

VOLUME NO. 1629 – 2024

PAGES FROM 63538 TO 63561

BEING NO. 162902757 FOR THE YEAR 2024.

BY

SRI SUBRATA SAHA AND OTHERS.

... PRINCIPALS.

TO AND IN FAVOUR OF  
M/S. NARAYANI CONSTRUCTION.

... ATTORNEY.

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2757/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

A.D.S.R. Goria  
South 24 Parganas

5 JUN 2024

POWER OF ATTORNEY FOR DEVELOPMENT AFTER REGISTRATION OF THE DEVELOPMENT AGREEMENT

19482

21 MAY 2024

Sl. No. .... Date .....

Rs. ....

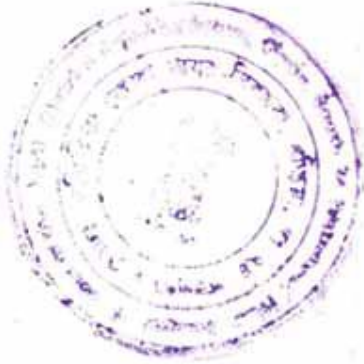
Name.....

Tapajit Roy (Adv)

Address.....

Alipore Judges Court, Kol-27

SMRITI BIKASH DAS  
Govt. Licence Stamp Vender  
Alipore Police Court  
Kol-27



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A.D.S.R. Giri  
Sub-Inspector of Patrolling

10 5 JUN 2024

Identified by me,  
Subhrajit Halder  
810 Main Branch Holder  
Alipore Judges Court  
Kolkata - 700027

KNOW ALL MEN BY THESE PRESENTS that (1) SRI SUBRATA SAHA (PAN: GNDPS 0783 J), son of Sri / Late Madan Mohan Saha, by occupation Business, by religion Hindu, by Nationality - Indian, residing at Rshon Shop Boral, Rajpur Sonarpur (M), Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata 700154, District South 24 Parganas, AND (2) SRI SUJAY SADHUKHAN ALIAS SUJOY SADHUKHAN (PAN: BKUPS 0771 F), son of Sri/ Late Sudhangshu Sadhukhan, by occupation Business, by religion Hindu, by nationality Indian, residing at Sadhukhan Para, Boral, Rajpur Sonarpur (M), Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata 700154, District South 24 Parganas, AND (3) SRI BIJOY GHOSH (PAN ADYPG 4183 B), son of Late Lalmohan Ghosh, by religion Hindu, by nationality Indian, by occupation Business and residing at C/9, Rajnarayan Park, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata - 700154, District South 24 Parganas, hereinafter jointly called and referred to as the PRINCIPALS, do hereby jointly and / or severally give and grant this Power of Attorney to and in favour of SRI BIJOY GHOSH (PAN ADYPG 4183 B), son of Late Lalmohan Ghosh, by religion Hindu, by nationality Indian, by occupation Business and residing at C/9, Rajnarayan Park, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata - 700154, District South 24 Parganas, represented by its Sole Proprietor namely M/S. NARAYANI CONSTRUCTION a Sole Proprietorship Concern, having its Office at 468, Boral Main Road, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata 700154, District South 24 Parganas, hereinafter called and referred to as the ATTORNEY.

WHEREAS the Land Owners have become the joint and absolute Owners and Possessors of ALL THAT the piece or parcel of Land measuring or containing more or less 10 (Ten) Cottahs, 13 (Thirteen) Chittacks and 16 (Sixteen) Sq. Ft., {out of which a portion of land measuring about 06 (Six) Cottahs is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982 and 1983 (previously 220+), comprised under R.S.



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A.D.S.P. Garia  
South 24 Parganas

5 JUN 2024

Dag No. 660, corresponding to L.R. Dag No. 873 and 874, and a portion of Land measuring about 03 (Three) Cottahs and 04 (Four) Chittacks is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982 and 1983 ( previously 220 & others), comprised under R.S. Dag No. 659, corresponding to L.R. Dag No. 873 and a portion of Land measuring about 01 (One) Cottah 09 (Nine) Chittack and 16 (Sixteen) Sq. Ft., is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 2606 and 2607, comprised under R.S. Dag No. 660, corresponding to L.R. Dag No. 872}, lying and situate within the District : South 24-Parganas, Police Station – Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at Garia (previously Sonarpur), Pargana Magura, Touzi No.142, J.L. No. 61, R.S. No. 119, Mouza - Boral, appertaining to the R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982, 1983, 2606 and 2607 (previously 220 & others), comprising R.S. Dag No. 659 & 660 corresponding to L.R. Dag No. 872, 873 & 874, within the limits of the Rajpur Sonarpur Municipality under Ward No.34, being known and numbered as the Holding No.10, Boral –A, Post Office Boral, Kolkata – 700154 and assessed under the Assessment No. 1104302054979 and seized and possessed the same jointly and absolutely and absolutely and without any disturbances from any corner.

During their such joint, absolute and peaceful possession and enjoyment of the said property, the said Land Owners herein-named, being the Principals herein-named have entered into a Development Agreement on 08.12.2023 with the above named Developer namely SRI BIJOY GHOSH, being the Sole Proprietor of M/S. NARAYANI CONSTRUCTION to construct a multi storied building thereon the said property. The said Deed has been registered at the Office of the Additional District Sub Registrar at Garia and recorded in Book No. I, Volume No. 1629-2023, from 157218 to 157260 Pages and Being No. 162905618 for the year 2023.

Subsequently, the said Subrata Saha, Sujoy Sadhukhan alias Sujay Sadhkhan and Bijoy Ghosh have also executed a Power of Attorney (after registration of the Development Agreement) on the same date i.e. on 08.12.2023, appointing and/or nominating and/or constituting the above-named SRI BIJOY GHOSH, being the Sole Proprietor of NARAYANI CONSTRUCTION as their true & lawful Constituted



A.D.S.R. Garla  
South 24 Perganaas

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Attorney. The said Deed has been registered at the Office of the Additional District Sub – Registrar at Garia and recorded in Book No. I, Volume No. 1629 -2023, from 157195 to 157217 Pages and Being Deed No. 162905626 for the year 2023.

AND WHEREAS due to various of reasons, the said Subrata Saha, Sujoy Sadhukhan alias Sujoy Sadhkhan and Bijoy Ghosh have revoked and / or cancelled the Power and authority entrusted to him in respect of the Schedule mentioned property, by virtue of execution and registration of the cancellation and / or revocation of Power of Attorney dated 17.05.2022, duly executed on 05.06.2024, which was duly registered at the Office of the Additional District Sub Registrar at Garia and recorded in Book No. I and being Deed No. 162902753 = for the year 2024.

NOW, and as per the terms of the Supplementary Development Agreement, which has been executed by and between the Land Owners and Developer herein named on 05.06.2024, which has been registered at the Office of the Additional District Sub Registrar at Garia and recorded in Book No. I and being Deed No. 162902754 for the year 2024 and the Allocations of both the Land Owners and the Developer are as follows:

➤ THE LAND OWNERS' ALLOCATION (being the Principals herein-named) WILL CONSIST OF:

The "LAND OWNERS' ALLOCATION" shall mean in exchange of land, the Land Owner / First Party will be provided with the following allocation out of the constructed area on the basis of the Building Plan, as sanctioned by the Competent Authority of the Rajpur Sonarpur Municipality i.e.,

◆ RESIDENTIAL AREA:

a) 01 (One) Self Sufficient Residential Flat being 2C, at the Northern Side, on the Second Floor, measuring about 807 (Eight Hundred and Seven) Sq. Ft., Built Up Area, which is equivalent to 1009 (One Thousand and Nine) Sq. Ft., Super Built Up Area,

◆ COMMERCIAL AREA:

Subrata Saha

Sujoy Sadhukhan

Bijoy Ghosh





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**A.D.S.R. Garia**  
**South 24 Parganas**

**19 5 JUN 2024**

a) 01 (One) Shop Rooms being No. 3, measuring more or less 138 (One Hundred and Thirty Eight) Sq. Ft., Built Up Area i.e., 173 (One Hundred and Seventy Three) Sq. Ft., Super Built Up area, at the Eastern (Front) side, on the Ground Floor; and

b) 01 (One) Shop Room being No. 4, measuring about 170 (One Hundred and Seventy) Sq. Ft., Built Up Area, i.e., 219 (Two Hundred and Nineteen) Sq. Ft., Super Built Up area, at the Eastern (Front) side, on the Ground Floor;

◆ RESIDENTIAL AREA:

a) 01 (One) Self Sufficient Residential Flat being 3C, at the Northern Side, on the Third Floor, measuring about 807 (Eight Hundred and Seven) Sq. Ft., Built Up Area, which is equivalent to 1009 (One Thousand and Nine) Sq. Ft., Super Built Up Area,

◆ COMMERCIAL AREA:

a) 01 (One) Shop Room being No. 2, measuring more or less 326 (Three Hundred and Twenty Six) Sq. Ft., Built Up Area which is equivalent to 407 (Four Hundred and Seven) Sq. Ft., Super Built Up area, at the Eastern (Front) side, on the Ground Floor; and

b) 01 (One) Shop Room being No. 6, at the Northern side, on the Ground Floor measuring about 83 (Eighty Three) Sq. Ft., Built Up Area, which is equivalent to 104 (One Hundred and Four) Sq. Ft., Super Built Up Area;

◆ CAR PARKING SPACE AREA:

01 (One) Roof Covered Car Parking Space at the South West Side of the Ground Floor, measuring about 135 (One Hundred and Thirty Five) Sq. Ft., -- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump sum amount of Rs.12,50,000/- (Rupees Twelve Lakh and Fifty Thousand) only shall be payable by the Developer to the Land Owner No.1 herein named within 06 (Six) months from the date of execution of Development Agreement.



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J.D.S.R. Grifa  
Servicio de Migraciones

5 JUN 2024

➤ THE DEVELOPER'S ALLOCATION (being the Attorney herein-named) WILL CONSIST OF :

The "DEVELOPER'S ALLOCATION" shall mean in exchange of construction cost of the building, the Developer / Second Party will be provided with the remaining constructed area on the basis of the Building Plan, as sanctioned by the Competent Authority of the Rajpur Sonarpur Municipality -- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right ONG WITH the common users, facilities, amenities, liabilities and common roof right.

The Developer is being provided with the right to dispose of its allocation, as per it's choice, against receipt of the consideration amount as it may seem fit and proper.

It is further to be mentioned here that because of their various problems, the Principals herein are facing difficulties to look-after, manage, maintain and execute the various required acts and jobs in respect of the above mentioned as well as Schedule mentioned property and it has become next to impossible for them to present themselves physically whenever and wherever required for the purpose of various acts and jobs required to look-after, manage, maintain and execute the various day-to-day requirement for peaceful and better use, enjoyment and execution of various acts and/or deeds in respect of the building thereon, at the Schedule mentioned property and hence they do hereby authorize and/or appoint and/or nominate and constitute the above-named SRI BIJOY GHOSH, being the Sole Proprietor of M/S. NARAYANI CONSTRUCTION, to be their true and lawful Attorney, to act for them and in their names and on their behalf to do, execute and/or perform all or any of the following acts, deeds, matters & things:-

- 1) To represent the Principals before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the Schedule mentioned property.



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A.D.S.R. Ghata  
South 24 Parganas

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- 2) To enter into the said Premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls, to construct building, etc.,
- 3) To appoint engineers, architects, contractors and other agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.
- 4) To approach and/or make applications before various Concerned Departments of The Rajpur Sonarpur Municipality, like Building assessment, water supply, drainage, etc., including signing on the required papers and/or documents and plans for getting necessary permission, sanction, re-sanction, alteration, addition, verification, modification to get the plan sanctioned and to get connections like water, electric supply, drainage, etc. in the name of the Principals and/or on behalf of them and to take delivery of the said permission, sanction, re-sanction, alteration, addition, verification, modification, etc. from the Concerned Departments and/or Authorities of the Rajpur Sonarpur Municipality. The Attorney is hereby authorized to sign on the Building Plan and/or any deviation/addition/alteration of the same for submitting the same before The Rajpur Sonarpur Municipality or any other Concerned Authority/s including Layout Plan for water supply and drainage as also for the purpose of regularizing the deviations / alterations / addition plan as also any matter related with the Commencement Certificate and the Completion Certificate.
- 5) To make various deposits / apply for getting connection / sign / dis-connection into the various Concerned Department/s of the C.E.S.C. / WBSEDCL in respect of the Schedule mentioned property, to pay any amount for getting new connection, to pay electric bills and also to get refund for any excess payment and to issue proper and valid receipt for the same.
- 6) To make various deposits into the various Concerned Department/s and/or Authority/s and/or Office/s including The Rajpur Sonarpur Municipality, KMDA, B.L. & L.R.O., C.E.S.C., WBSEDCL, etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.



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**A.D.S.R. Gorla**  
**South 24 Parganas**

**5 JUN 2024**

- 7) To approach and / or apply and / or sign various papers and / or documents for getting necessary mutation, conversion, etc., of the property, before the Competent Authority of the B.L. & L.R.O. and sign and / or receive necessary certificate for the same.
- 8) To apply for and obtain steel, bricks, cements and other construction materials in the name of the Principals and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the Principals either financially or otherwise.
- 9) To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of plan and any other purpose for construction of the new building at the said premises on account of the owner of the said premises without making liability upon the owners.
- 10) To do all acts, deeds, matters and things in respect of the property mentioned in the Schedule here-below and to represent the Principals before and correspond with the Concerned Authority/s for any of the matters relating to the property under the Schedule herein below.
- 11) To do and/or perform any necessary and required acts, deeds, matters for the purpose of better use and enjoyment of the property under the Schedule herein.
- 12) To insure the said property against damage, fire, tempest, riots, flood, earthquake or otherwise as it stands fit and proper.
- 13) To represent the Principals before the Registrar, Sub-Registrar and/or other such Authorities in all connections with execution and registration of the required Declaration etc. and/or Rectification of the required Deeds and/or any other Documents (including Agreement for Sale, Sale Deed or any other type of Deed of Transfer of Developer's Allocation only) in relation with the property, as the occasion may require.
- 14) The Attorney will remain eligible to execute Agreement for Sale and /or Deed of Sale and /or other kind of transfer Deed and if necessary make the same registered in respect of the entire Developer's Allocation only, out of the proposed building and the





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**A.D.S.R. Garla**  
**South 24 Parganas**

**5 JUN 2024**

amount to be realized there-from will be considered as the Developer's share and the same can be utilized by it as per its desire.

15) The Principals do hereby undertake and agree that they shall not in any way write any letter and/or correspond with the Government in all its Departments, The Rajpur Sonarpur Municipality in all its Departments and other Concerned Local Authorities counter demanding any act, deed, matter or things done by the said Attorney pursuant to this Power of Attorney. The Principals do hereby expressly agree and undertake if any such instruction/s is/are issued by them, the same shall not affect the acts, deeds, matters and things done by the said Attorney and all the Concerned Authorities shall be entitled to disregard all such instructions given by them, in respect of the property under the Schedule herein below except in case all or any of the acts, deeds or things go against the interest or claims of them.

16) To accept for the Principals and in their names or on their behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as by the said Attorney shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non-suited as the said Attorney shall see cause, then also to take such other lawful ways and means for recovering or getting in any such manner or other thing whatsoever which the said Attorney be convinced and conceived to be due/owing/belonging or payable to them, by any person and/or any Firm and/or Body Corporate and also to appoint any Solicitor and/or Advocates and/or Agents and/or Lawyers and/or Authorized Person to prosecute and/or to defend the cause as occasions may arise either in their names or in the name of the Attorney in relation with the Schedule mentioned property.

17) To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in their place and stead in relation with the Schedule mentioned property.



  
A.D.S.R. Garla  
Souda 44 Bangalore

10 5 JUN 2024

- 18) To sign, verify and execute Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s & Document/s of every description that may be necessary to be signed, verified & executed for the purpose of Suit/s, Action/s, Appeal/s & Proceeding/s of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by Lawful Authority and to do all acts, deeds and things and to appear and/or to make Petitions and/or Applications in any such Court or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or to defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s, Proceeding/s and to execute Decree/s as the said Attorney shall be advised or think proper.
- 19) To receive from any Court or any Officer thereof or from any person, firm or body /corporate any amounts due and payable to the Principals on any account whatsoever and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.
- 20) To do all other acts, deeds, matters and things, which may be necessary to be done for rendering these presents valid and effectual in all intents and purposes according to the Laws and Custom of India and particularly of West Bengal.
- 21) By virtue of this Revocable Power, the Attorney will remain entitled to sell out and/or transfer all the units out of the Developer's Allocation only.
- 22) **AND THE PRINCIPALS DO HEREBY DECLARE** that this Revocable Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon him by this Power, in respect of the matters, related with the Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development Work.
- 23) **AND THE PRINCIPALS DO HEREBY DECLARE** to ratify and confirm whatsoever the said Attorney shall do for the betterment of the property by virtue of these presents and the Principals will not act adversely in respect of the instant Power.



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A.D.S.R. García  
Souto 44 Parganas

10 5 JUN 2024

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of Land measuring or containing more or less 10 (Ten) Cottahs, 13 (Thirteen) Chittacks and 16 (Sixteen) Sq. Ft., along with a temporary shed structure measuring about 500 (Five Hundred) Sq. Ft., standing thereon, {out of which a portion of land measuring about 06 (Six) Cottahs is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982 and 1983 (previously 220+), comprised under R.S. Dag No. 660, corresponding to L.R. Dag No. 873 and 874, and a portion of Land measuring about 03 (Three) Cottahs and 04 (Four) Chittacks is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982 and 1983 (previously 220 & others), comprised under R.S. Dag No. 659, corresponding to L.R. Dag No. 873 and a portion of Land measuring about 01 (One) Cottah 09 (Nine) Chittack and 16 (Sixteen) Sq.Ft., is lying under R.S. Khatian No. 231, corresponding to L.R. Khatian No. 2606 and 2607, comprised under R.S. Dag No. 660, corresponding to L.R. Dag No. 872}, lying and situate within the District : South 24-Parganas, Police Station – Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at Garia (previously Sonarpur), Pargana Magura, Touzi No.142, J.L. No. 61, R.S. No. 119, Mouza - Boral, appertaining to the R.S. Khatian No. 231, corresponding to L.R. Khatian No. 1982, 1983, 2606 and 2607 (previously 220 & others), comprising R.S. Dag No. 659 & 660 corresponding to L.R. Dag No. 872, 873 & 874, within the limits of the Rajpur Sonarpur Municipality under Ward No.34, being known and numbered as the Holding No.10, Boral –A, Post Office Boral, Kolkata – 700154 and assessed under the Assessment No. 1104302054979.

The property is butted and bounded by:

- ON THE NORTH : 12'-00" wide Municipal Road;
- ON THE SOUTH : 05'-00" wide Common Passage and Part of Land under R.S. Dag No. 659 & 660;
- ON THE EAST : 34'-00" wide Boral Main Road;
- ON THE WEST : Part of the Land under R.S. Dag No. 660.



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**A.D.S.R. Garha**  
**South 24 Parganas**

**15 JUN 2024**

IN WITNESS WHEREOF the Parties herein have set & subscribe their respective hands and put their respective signatures on this the day, month, year after going through the contents, understanding the meaning and realizing the results thereof.

THIS THE 05<sup>TH</sup> DAY OF JUNE, 2024. A.D.

IN THE PRESENCE OF:

(1) Kuntal Bose  
Batal  
Kol-700154.

Subrata Saha  
Sujoy Sankhyan



SIGNATURE OF THE PRINCIPALS

Accepted the Power & undertake to act accordingly (without prejudicing or affecting the interest of the Principals herein-named):

**NARAYAN CONSTRUCTION**

S



Proprietor

(2) SURHID BANIK  
LASKARPUR  
KOL-700153

SIGNATURE OF THE ATTORNEY

Signature of the Attorney is hereby attested by the Principal:

Subrata Saha

Sujoy Sankhyan



SIGNATURE OF THE PRINCIPALS

DRAFTED & PREPARED BY:



Advocate,

Alipore Judges' Court,  
Kolkata- 700027

F-1180/1550/2023.





NARAYAN CONSTRUCTION

Proprietor

A.D.S.R. Garla  
South 24 Parganas

10 5 JUN 2021



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - SUBRATA SAHA

SIGNATURE..... *Subrata Saha*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - SUJAY SADHUKHAN ALIAS SUJOY SADHUKHAN

SIGNATURE..... *Sujay Sadhukhan*



*[Handwritten signature]*

A.D.S.R. Garhi  
South 24 Parganas

5 JUN 2021



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - BIJOY GHOSH

SIGNATURE.....





*[Handwritten Signature]*  
A.D.S.R. Garia  
South 24 Parganas  
05 JUN 2024  
A.D.S.R. Garia  
South 24 Parganas



## IDENTITY CARD

# ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : **I/C/3308**

Name **SUBHRAJIT HALDER, Advocate**

Father's/husband's Name **Mantu Ram Halder**

W.B. Bar Council Enrollment No.: **F/2522/2321/2023**



*Sudip Bhannick*

(SUDIP BHAUMICK)

Secretary

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BIJOY GHOSH

LAL MOHAN GHOSH

01/04/1957

Permanent Account Number

ADYPG4183B

*Bijoy Ghosh*  
Signature



09112012

*Bijoy Ghosh*

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :  
आयकर पैन सेवा इकाई, एन एस डी एल  
तीसरी मंजील, सफ़ायर चेंबर,  
बानेर टेलिफोन एक्सचेंज के मजदीक,  
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDI,  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdi.co.in







*Sujay Sachukhan*



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 .



ভারতের নিম্নলিখিত অঙ্গরাজ্যে প্রযোজ্য

Unique Identification Authority of India

ঠিকানা:  
S/O: লালমোহন ঘোষ, পি/৯,  
রাজনারায়ণ পার্ক, রাজপুর  
সোনারপুর (এম), বোরাল, দক্ষিণ  
২৪ পরগনা, পশ্চিম বঙ্গ, ৭০০১৫৪ Parganas, West Bengal, 700154

Address:  
S/O: Lalmohan Ghosh, C/9,  
RAJNARAYAN PARK, Rajpur  
Sonarpur(m), Boral, South 24  
Parganas, West Bengal, 700154

4079 8352 1391



ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/17527/25633

To

বিজয় ঘোষ

Bijoy Ghosh

S/O: Lalmohan Ghosh

C/9 RAJNARAYAN PARK

Rajpur Sonarpur(m)

Boral

Boral South 24 Parganas

West Bengal 700154

18/06/2014

150412360



ML504123600FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4079 8352 1391**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



বিজয় ঘোষ

Bijoy Ghosh

পিতা : লালমোহন ঘোষ

Father : Lalmohan Ghosh

জন্মতারিখ / DOB : 01/04/1957

পুরুষ / Male



4079 8352 1391

আধার - সাধারণ মানুষের অধিকার



1947  
1800 300 3047



help@uidai.gov.in



www.uidai.gov.in



Government of India



নাম / Name  
Subrata Saha  
পিতা : মদন মোহন সাহা  
Father : MADANMOHAN SAHA

জন্ম তারিখ / DOB: 23/11/1980  
লিঙ্গ / Male



4369 6510 4929

সংবিধান - সাধারণ মানুষের অধিকার



Unique Identification Authority of India

ঠিকানা: ১, জগদীশ চন্দ্র বসু  
স্টেশন স্ট্রীট, কলকাতা, ভারতীয় জনতা পার্টি (বিজেপি)  
কেন্দ্রীয়, পশ্চিম বঙ্গ সরকার, পশ্চিম বঙ্গ

Address: S/O. Madan Mohan  
Saha, RESHON SHOP,  
BORAL, Rajpur Gonsarpur  
(m) Boral, South 24  
Parganas, West Bengal,  
700154

4369 6510 4929



Subrata Saha



भारत सरकार  
विशेष विधि से जारी किया गया है

**भारत सरकार**  
Unique Identification Authority of India  
Government of India

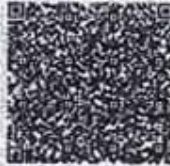
Enrollment No.: 1119/61888/03728

To  
Sujoy Sadhukhan  
S/O: Sudhangshu S. dhukhan  
SADHUKHAN PA/A  
Rajpur Sonarpur(m)  
Boral  
Boral South 24 Pa. gr. ras  
West Bengal 700154  
9674000707

01/07/2014  
87443274



MD874432742F



आपका आधार क्रमांक / Your Aadhaar No. :

**9533 8180 4236**

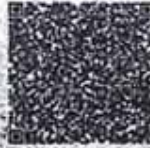
**मेरा आधार, मेरी पहचान**



भारत सरकार

Government of India

Sujoy Sadhukhan  
Father : Sudhangshu Sadhukhan  
DOB : 12/12/1970  
Male



**9533 8180 4236**

**मेरा आधार, मेरी पहचान**

*Sujoy Sadhukhan*

### Major Information of the Deed

Deed No :	I-1629-02757/2024	Date of Registration	05/06/2024
Query No / Year	1629-8001378065/2024	Office where deed is registered	
Query Date	05/06/2024 11:25:13 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAPAJIT ROY ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830882206, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2,20,000/-	Rs. 1,47,61,880/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 162902754/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Main Road, Mouza: Boral, , Ward No: 034, Holding No:10 Pin Code : 700154



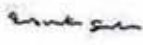
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-872	LR-2606	Bastu	Bastu	570.5 Sq Ft	50,000/-	10,69,690/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-872	LR-2607	Bastu	Bastu	570.5 Sq Ft	1,00,000/-	10,69,690/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-873	LR-1982	Bastu	Bastu	1 Katha 10 Chatak	10,000/-	21,93,750/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-873	LR-1983	Bastu	Bastu	1 Katha 10 Chatak	10,000/-	21,93,750/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-873	LR-1982	Bastu	Bastu	1 Katha 8 Chatak	10,000/-	20,25,000/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :


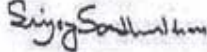



L7	LR-873	LR-1983	Bastu	Bastu	1 Katha 8 Chatak	10,000/-	20,25,000/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-874	LR-1982	Bastu	Bastu	1 Katha 8 Chatak	10,000/-	20,25,000/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-874	LR-1983	Bastu	Bastu	1 Katha 8 Chatak	10,000/-	20,25,000/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :
<b>TOTAL :</b>					<b>17.8773Dec</b>	<b>2,10,000 /-</b>	<b>146,26,880 /-</b>	
<b>Grand Total :</b>					<b>17.8773Dec</b>	<b>2,10,000 /-</b>	<b>146,26,880 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L3, L4, L5, L6, L7, L8, L9	500 Sq Ft.	10,000/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>10,000 /-</b>	<b>1,35,000 /-</b>	

**Principal Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SUBRATA SAHA</b> Son of Late MADAN MOHAN SAHA Executed by: Self, Date of Execution: 05/06/2024 , Admitted by: Self, Date of Admission: 05/06/2024 ,Place : Office		 Captured	
	05/06/2024		LTI 05/06/2024	05/06/2024
ROATION SHOP BORAL, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: GNxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/06/2024 , Admitted by: Self, Date of Admission: 05/06/2024 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	<b>Mr SUJOY SADHUKHAN,</b> <b>(Alias: Mr SUJAY SADHUKHAN)</b> Son of Late SUDHANGSHU SADHUKHAN Executed by: Self, Date of Execution: 05/06/2024 , Admitted by: Self, Date of Admission: 05/06/2024 ,Place : Office	 05/06/2024	 LTI 05/06/2024 Captured	 05/06/2024
SADHUKHAN PARA BORAL, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: BKxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/06/2024 , Admitted by: Self, Date of Admission: 05/06/2024 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Mr BIJOY GHOSH</b> <b>(Presentant )</b> Son of Late LALMOHAN GHOSH Executed by: Self, Date of Execution: 05/06/2024 , Admitted by: Self, Date of Admission: 05/06/2024 ,Place : Office	 05/06/2024	 LTI 05/06/2024 Captured	 05/06/2024
C/9 RAJNARAYAN PARK, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: ADxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/06/2024 , Admitted by: Self, Date of Admission: 05/06/2024 ,Place : Office				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NARAYANI CONSTRUCTION</b> 468 BORAL MAIN ROAD, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Date of Incorporation:XX-XX-1XX7 , PAN No.:: AYxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr BIJOY GHOSH</b> Son of Late LAL MOHAN GHOSH Date of Execution - 05/06/2024, , Admitted by: Self, Date of Admission: 05/06/2024, Place of Admission of Execution: Office	 Jun 5 2024 11:34AM	 Captured LTI 05/06/2024	 05/06/2024
C/9 RAJNARAYAN PARK, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: ADxxxxxx3B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NARAYANI CONSTRUCTION (as SOLE PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBHRAJIT HALDER</b> Son of Mr MANTU RAM HALDER ALIPORE JUDGES COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 05/06/2024	 Captured 05/06/2024	 05/06/2024
Identifier Of Mr SUBRATA SAHA, Mr SUJOY SADHUKHAN, Mr BIJOY GHOSH, Mr BIJOY GHOSH			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-0.653699 Dec
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-0.653699 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-0.653699 Dec
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-0.653699 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-0.89375 Dec
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-0.89375 Dec
3	Mr BIJOY GHOSH	NARAYANI CONSTRUCTION-0.89375 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-0.89375 Dec
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-0.89375 Dec
3	Mr BIJOY GHOSH	NARAYANI CONSTRUCTION-0.89375 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-0.825 Dec
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-0.825 Dec
3	Mr BIJOY GHOSH	NARAYANI CONSTRUCTION-0.825 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-0.825 Dec
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-0.825 Dec
3	Mr BIJOY GHOSH	NARAYANI CONSTRUCTION-0.825 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-0.825 Dec
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-0.825 Dec
3	Mr BIJOY GHOSH	NARAYANI CONSTRUCTION-0.825 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-0.825 Dec
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-0.825 Dec
3	Mr BIJOY GHOSH	NARAYANI CONSTRUCTION-0.825 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA SAHA	NARAYANI CONSTRUCTION-166.66666700 Sq Ft
2	Mr SUJOY SADHUKHAN	NARAYANI CONSTRUCTION-166.66666700 Sq Ft
3	Mr BIJOY GHOSH	NARAYANI CONSTRUCTION-166.66666700 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Boral Main Road, Mouza: Boral, , Ward No: 034, Holding No:10 Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 872, LR Khatian No:- 2606	Owner:সুব্রত সান্না, Gurdian:মদন , Address:সিঙ্গা , Classification:বাগিচা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 872, LR Khatian No:- 2607	Owner:সুব্রত সাধুখনি, Gurdian:সুধাংশু , Address:সিঙ্গা , Classification:বাগিচা, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 873, LR Khatian No:- 1982	Owner:আরতী ঘোষ, Gurdian:বিজয় ঘোষ, Address:সিঙ্গা , Classification:বাগিচা, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 873, LR Khatian No:- 1983	Owner:বিজয় ঘোষ, Gurdian:সাল মোহন, Address:সিঙ্গা , Classification:বাগিচা, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 873, LR Khatian No:- 1982	Owner:আরতী ঘোষ, Gurdian:বিজয় ঘোষ, Address:সিঙ্গা , Classification:বাগিচা, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 873, LR Khatian No:- 1983	Owner:বিজয় ঘোষ, Gurdian:সাল মোহন, Address:সিঙ্গা , Classification:বাগিচা, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 874, LR Khatian No:- 1982	Owner:আরতী ঘোষ, Gurdian:বিজয় ঘোষ, Address:সিঙ্গা , Classification:বাগিচা, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 874, LR Khatian No:- 1983	Owner:বিজয় ঘোষ, Gurdian:সাল মোহন, Address:সিঙ্গা , Classification:বাগিচা, Area:0.05000000 Acre,	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 162902757 / 2024**

**On 05-06-2024**

**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 11:32 hrs on 05-06-2024, at the Office of the A.D.S.R. GARIA by Mr BIJOY GHOSH , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,47,61,880/-

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

Execution is admitted on 05/06/2024 by 1. Mr SUBRATA SAHA, Son of Late MADAN MOHAN SAHA, ROATION SHOP BORAL, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business, 2. Mr SUJOY SADHUKHAN, Alias Mr SUJAY SADHUKHAN, Son of Late SUDHANGSHU SADHUKHAN, SADHUKHAN PARA BORAL, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business, 3. Mr BIJOY GHOSH, Son of Late LALMOHAN GHOSH, C/9 RAJNARAYAN PARK, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business

Indetified by Mr SUBHRAJIT HALDER, , , Son of Mr MANTU RAM HALDER, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-06-2024 by Mr BIJOY GHOSH, SOLE PROPRIETOR, NARAYANI CONSTRUCTION (Sole Proprietorship), 468 BORAL MAIN ROAD, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mr SUBHRAJIT HALDER, , , Son of Mr MANTU RAM HALDER, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 19482, Amount: Rs.100.00/-, Date of Purchase: 21/05/2024, Vendor name: Smriti Bikash Das



**Krishnendu Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2024, Page from 63538 to 63561  
being No 162902757 for the year 2024.



*[Handwritten signature]*

Digitally signed by KRISHNENDU TALUKDAR  
Date: 2024.06.05 12:33:10 +05:30  
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 05/06/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

West Bengal.