I - 3108/2022

भारतीय गैर न्यायिक

भारत

दस रुपये

रु.10

TEN RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

73AB 190037

Copy No - 889/22
dt - 7.6.22

COST OF FEES

F (I) 2/-
F (II) 2/-
G (P) 202/-
G (C) .....
S.R.C. 10/-
C.F.C. 10/-
Total 226/-

D.S.R.-V, Alipore
South 24 Parganas

07 JUN 2022

40800

27 MAY 2022

No.....Rs.- 10/- Date.....

Name: Sen & Sen Infraprojects Pvt. Ltd.

Address: 83, Jadhpur Park, Kol-68.

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

03193/22 I - 3/08/22

भारतीय गैर न्यायिक

पचास रुपये रु.50

FIFTY RUPEES Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AE 721218

11-30am
8/1633239

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

District Sub-Registrar-V
Alipore, South 24 Parganas

01 JUN 2022

POWER OF ATTORNEY FOR DEVELOPMENT OF LAND AND/OR CONSTRUCTION OF BUILDING AFTER REGISTERED DEVELOPMENT AGREEMENT

TO WHOM THESE PRESENTS SHALL COME, I, SHRI MAINAK BISWAS (PAN - AEKPB6980N, AADHAAR NO. - 2621 3449 6073) son of Late Bireswar Biswas, aged about 68 years, by faith - Hindu, by nationality – Indian, by Occupation – Retired Person, residing at Premises No. 1/25, Gariahat Road(South), commonly known as 25,Jodhpur Park, Post Office

Contd.....P/2.

40794 27 MAY 2022

No. ..... Rs. 50/- Date .....

Name: Malnak Biswas.

Address: 1/25, Garialhat road. Kol-68.

Vendor: .....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Sanjoy Biswas.
S/o Late Dilip Biswas.
6, Rajkumar Chatterjee Road,
Kolkata - 700037.
Occupation:- Service.

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE
01 JUN 2022

Jodhpur Park, Police Station - Lake, Kolkata – 700068, hereinafter called and referred to as the **"EXECUTANT"**.

WHEREAS I am the absolute owner of **ALL THAT** piece or parcel of land measuring 05 (five) Kathas 02 (Two) Chittaks 38 (Thirty Eight) Square Feet more or less with constructed part a two storied cemented building admeasuring more or less 2000 sq.ft. standing thereupon along with all rights of easements, privileges, amenities, appurtenances attached thereto at premises no. 1/25, Gariahat Road, commonly known as 25, Jodhpur Park, Post Office – Jodhpur Park, Kolkata – 700068, under Police Station – Lake, (Old – Tollygunge) within Kolkata Municipal Corporation, under Ward No. 093, under jurisdiction of the office of the A.D.S.R – Alipore, District – South 24 Parganas, which is morefully described in the Schedule of Property written hereunder is free from all encumbrances, charges, liens, lispendense, claims, demands, trusts, acquisitions, requisitions and alignments whatsoever (herein after called as **"the SAID PREMISES"**).

AND WHEREAS due to my personal difficulties and inconveniences it is not possible for me to devote time for proper control, management, maintenance, development, improvement, look after and supervise the SAID PREMISES more fully described in the Schedule of Property written hereunder and to meet other lawful expenditures relating to the SAID PREMISES as such I am desirous of appointing, nominating and constituting **SHRI SURAJIT SEN (PAN - AIOPS0025P, AADHAAR NO - 5244 4630 8176),** son of Late Nripen Sen, aged about 56 years, by faith - Hindu, by nationality – Indian, by occupation – Business, residing at 133, Jodhpur Park, 3rd Floor, near Allahabad Bank, Post Office - Jodhpur Park, Police Station - Lake, Kolkata - 700068, who is the Director of **SEN & SEN**

DISTRICT SUB REGISTRAR-V
SOUTH 24 PGS, ALIPORE

01 JUN 2022

INFRAPROJECTS PRIVATE LIMITED (PAN – AANCS1447B), a company registered under the Companies Act, 1956 as amended upto date having its registered office at 1/83, Gariahat Road, commonly known as 83, Jodhpur Park, Ground Floor, Post Office – Jodhpur Park, Police Station - Lake, Kolkata – 700068 as my true and lawful **"GENERAL ATTORNEY"**.

NOW KNOW ALL MEN BY THESE PRESENTS I, the executants' above named, do hereby nominate and constitute and appoint said **SHRI SURAJIT SEN,** son of Late Nripen Sen, aged about 56 years, by faith- Hindu, by nationality – Indian, by occupation – Business, residing at 133, Jodhpur Park, 3rd Floor, near Allahabad Bank, Post Office – Jodhpur Park, Police Station - Lake, Kolkata-700068 as my true and lawful Attorney for myself, in my name and on my behalf to do, exercise, carry out, execute and perform all the acts, deeds, things, powers, matters, declarations and authorities in anyway solely relating to the SAID PREMISES pertaining to the matters as contained hereinafter, that is to say :-

1. ***To apply for Mutation:-*** To apply, sign and represent before the Government, Semi Government Authorities and Kolkata Municipal Corporation, Concern B.L. & L.R. Office/Sd. L. & L.R. Office/D.L. & L.R. Office and any other Authorities for mutation of my name in their records in respect of the SAID PREMISES and to pay all necessary taxes and charges on time to time for the same on behalf of myself, which will be actually borne by me.

2. ***To apply for sanctioning of Building Plan:-*** To apply, sign and represent before the Building Department, Kolkata Municipal Corporation for obtaining sanction of the building plan on the said plot of land at the SAID PREMISES mentioned in the

schedule below and to deposit any statutory fees, charges and/or any other amount which have to be paid to the Building Department, Kolkata Municipal Corporation and to the any other authorities of the Kolkata Municipal Corporation for this purpose as the said Attorney shall think fit and proper. To appear and represent before the office and/or the office of any Government, Semi-Government, Local Body/Authority, Police Stations, Collectorate, Kolkata Municipal Corporation, Kolkata Municipal Development Authority, Kolkata Improvement Trust, Land Acquisition and Requisition Offices and the Office of the Urban Land (C. & R.) and all other offices concerned in connection with the SAID PREMISES and to apply, sign and submit all applications, petitions and verifications on my behalf solely connected with the SAID PREMISES before any of the aforesaid authorities.

3. ***To apply for modification/alteration of Building Plan:-*** To apply, signs, represents and executes all papers, documents, statements, affidavits, forms, undertakings, declarations and revised plans as may be required for having building plan sanction, modification and/or alteration by the Building Department, Kolkata Municipal Corporation and/or any other Authority in respect of the SAID PREMISES and to pay/deposits fees or any others charges which may have to be paid to the Building Department, Kolkata Municipal Corporation and/or any other authorities for obtain such modified/altered/revised sanction building plan and/or as-made plan and such other orders or permissions as be necessary from the Building Department of Kolkata Municipal Corporation and any other authorities.

4. ***To apply for sanctioning and/or obtaining necessary permission for other utilities:-*** To apply, sign and represent before Building Department of Kolkata Municipal Corporation, Calcutta Electric Supply Corporation (CESC), Water Supply Department of Kolkata Municipal Corporation, Drainage Department of Kolkata Municipal Corporation, Park and Square Department of Kolkata Municipal Corporation, Fire Brigade Department of Govt. of West Bengal, Forest Department of Govt. of West Bengal, Parks and Gardens Departments of Govt. of West Bengal and Urban Land Ceiling Department of Govt. of West Bengal, Tax Department of Kolkata Municipal Corporation, Revenue and Tax Department of Govt. of West Bengal/Govt. of India and/or any other Department of the Kolkata Municipal Corporation and any other department of Government of West Bengal for sanctioning and/or obtaining necessary permission in connection with electricity, gas, water, sewerage, drainage, temporary well, temporary tube-well, telephone, internet, etc. or any other connections of any other utilities in the SAID PREMISES and to make any alterations therein as may be and to close down and/or have disconnection and/or removal of the same and for that purpose to sign, represent, submits, file, proceed and execute any applications, documents and plans and to pay/deposits fees or any others charges which may have to be paid for obtain such others necessary permission to this effect solely connected with the SAID PREMISES before any of the aforesaid authorities.

5. ***To Signs, Presents & Executes registered/unregistered Undertakings and Affidavits:-*** To signs, presents and executes registered/unregistered Undertakings and Affidavits on my behalf

in respect of the sanction of building plan and/or obtaining necessary permission for other utilities before Building Department of Kolkata Municipal Corporation, any other department of Kolkata Municipal Corporation, Calcutta Electric Supply Corporation (CESC), Water Supply Department of Kolkata Municipal Corporation, Drainage Department of Kolkata Municipal Corporation, Park and Square Department of Kolkata Municipal Corporation, Fire Brigade Department of Govt. of West Bengal, Forest Department of Govt. of West Bengal, Parks and Gardens Departments of Govt. of West Bengal and Urban Land Ceiling Department of Govt. of West Bengal, Tax Department of Kolkata Municipal Corporation, Revenue and Tax Department of Govt. of West Bengal/Govt. of India and/or any other Department of the Kolkata Municipal Corporation and any other department of Government of West Bengal in connection with electricity, gas, water, sewerage, drainage, temporary well, temporary tube-well, telephone, internet etc. or any other connections of any other utilities in connection with the SAID PREMISES.

6. ***To apply for Completion Certificate:-*** To apply, signs, represents and executes necessary documents, papers, application/applications or formalities to obtain Completion Certificate along with CC Plan from the competent authority or Building Department of the Kolkata Municipal Corporation.

7. ***To Signs, Presents and Executes all type of Agreements, Deeds and/or Instruments:-*** To signs, presents and executes any Agreement for Sale and/or Deed of Conveyance or Conveyances and/or any kind of Deeds or Instruments or Declaration Deed for registration, to admit, execution and receipt,

and present the same before the Additional District Sub-Registrar at Alipore and District Sub-Registrar at Alipore and Registrar of Assurances at Kolkata for registering the same and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying of the Flats/Apartments and Car parking spaces and any other spaces together with the undivided proportionate share in the land underneath exclusively under Developer's Allocation in pursuance of the said registered Deed of Agreement for Development of Land and/or Construction of Building dated 01/06/2022 vide Deed No-03107/2022 To cancel any Agreement and forfeit any money advanced by the prospective Buyer's/purchasers exclusively under Developer's Allocation for reasons of their committing default and/or to file Suit for Specific Performance and to realize or unrealized amount together with interest and damages as the case may be and to do all such acts, deeds, matters and things in respect of selling and/or transferring the residential flats/apartments and car parking spaces and any other spaces together with the undivided proportionate share in the land underneath. To deliver possession and/or make over the Flats/Apartments and car parking spaces and any other spaces together with the undivided proportionate share in the land underneath exclusively under Developer's Allocation and issue letter of possession on my behalf and to do and perform all and everything that shall be necessary for completing the entire Sale process exclusively under Developer's Allocation described in the said registered Deed of Agreement for Development of Land and/or Construction of Building dated 01/06/2022 and for the purposes as aforesaid to receive all consideration/earnest moneys, advances and also the balance of the consideration

Mainak Biswas
Sanjit Sen

Mainak Biswas
Sanjit Sen

amount/purchase amount from the Buyers/Purchaser/s and grant proper receipts in respect of the amounts to be received on sale and disposal of residential flats/portions/car parking spaces etc. and said sale proceeds and consideration money/earnest money solely be deposited in the Developer's/Attorney's bank account.

8. ***To pay outgoings:-*** To pay all taxes, rates, assessments, charges, expenses and other outgoings whatsoever payable for and on account of the SAID PREMISES and receive refunds and other moneys in connection therewith.

9. ***To Apply for Annual Valuation:-*** To appear and represent before all authorities including Kolkata Municipal Corporation for fixation and/or finalization of the Annual valuation of the said premises and for that purpose to sign, execute and submit necessary applications, papers and documents and to do all other acts, deeds and things as it may deem fit and proper.

10. To insure the said building and fittings & fixtures against damages, fire, tempest, malicious damage or destruction and against other risks that may arise during construction of the building to protect the interests of all concerned therein.

11. ***To conduct and defend legal proceedings:-*** To institute, file, present, commence, prosecute, enforce, defend or resist and oppose all suits and all other actions and/or other legal proceedings including any Arbitration proceedings and demands comprised any of the matters relating to the SAID PREMISES or any part thereof before any Learned Civil Court and/or Learned Criminal Court and/or Learned Tribunal or Learned Appellate

Tribunal and/or any Quasi Judicial Body and/or Revenue or Revisional Jurisdiction, including Special Jurisdiction of the Hon'ble High Court at Calcutta under Article 226 and 227 of the Constitution of India and special Jurisdiction of the Hon'ble Supreme Court of India under Article 32 and 142 of the Constitution of India and any Administrative body/Department and/or Tribunal or Appellate Tribunal of Income-tax, Sales Tax and Wealth Tax Authorities etc. and to represent before the Local Police Station and/or before any other Police Authority/Department to file, submits and/or settle down any legal issues in connection with the SAID PREMISES or any part thereof and to sign, verify, declare and/or affirm all plaints, verifications, written statements, petitions, objections, cross objections, claims, counter claims, stay, registered/unregistered undertakings, to sign and execute vakalatnama and/or whatsoever nature, Memorandum of Appeal, swear claims, application for execution, revision, review, Affidavits, accounts, inventories, to accept service of summons, notices and other judicial processes, to execute any judgment, decree or order and to do generally all other acts, deeds and things as the Said Attorney in his own discretion shall think fit and proper in any proceedings made before as above in connection with the SAID PREMISES or any part thereof and to compromise, settle, refer to Arbitration, abandon, submit to judgment in any such action or proceedings as aforesaid and/or to be added as a party or be non-suited or withdraw the same concerning the SAID PREMISES or any part thereof.

12. ***To appoint Legal and others Professionals:-*** For the purposes as aforesaid, to appoint and engage Advocates or Solicitors or

Legal Professionals, Engineers, Architects, Arbitrators, etc. wherever my said Attorney shall think fit and proper to do so and sign, represent and execute Vakalatnama or any other documents authorizing such Advocates or Solicitors or Legal Professionals, Engineers, Architects, Arbitrators, etc. to act and to terminate for their services and to settle and pay their fees.

13. ***To deal with trespassers:-*** To warn off and prohibit and if necessary proceed against in due form of law against all trespassers on the SAID PREMISES and to take appropriate steps whether by action or otherwise before the Local Police Station and/or before any other Police Authority/Department in connection with the SAID PREMISES or any part thereof and to abate all nuisances.

14. ***To Receive Advance/Earnest Money and Consideration Money, to issue Receipts thereof and to Executes all the Indentures/Deed of Conveyance:-*** To receive advance/earnest money and consideration money in full or part in time to time from the prospective/intending Buyers'/Purchasers in respect of the Developer's Allocation and to issue proper receipts to the prospective Buyer's/Purchasers in time to time in respect of such amounts to be received as advance/earnest money and consideration money from the prospective Buyer's/Purchasers in respect of the Developer's Allocation and to signs, presents and executes all types of Indentures including Agreement for Sale, Deed of Conveyance, Deed of Declarations etc. on behalf of me and to issue possession letter to the Purchasers for the purchased flats/units/car parking spaces and any other spaces etc. together with the undivided proportionate share in the land underneath out of the Developer's Allocation and this Power will

be valid till entire disposal as well as completion of entire sell process in respect of the Developer's Allocation.

15. ***To enforce covenants:-*** To enforce any covenant in any agreement or any other instruments or document affecting the SAID PREMISES and if any right to re-enter arises in any manner under such covenants or under notice to quit, then to exercise such rights amongst others.

AND generally to do, execute and perform any other act or acts, deeds or things whatsoever which in the opinion of my said Attorney ought to be done, executed and performed in relation to the SAID PREMISES for development of land and/or construction of the proposed G+4 storied new Building at the SAID PREMISES as per Plan to be sanctioned by the Kolkata Municipal Corporation in accordance with the said registered Deed of Agreement for Development of Land and/or Construction of Building dated 01/06/2022 mentioned herein above or my concern, engagements and business or affairs ancillary or incidental thereto as fully and effectually as I myself could have done lawfully under my own hand and seal if I would be personally present.

Mainak Biswas
Sujit Sen

AND generally my said Attorney shall have the power to do all such acts, deeds and things as aforesaid on my behalf, which I could have lawfully done, if personally present.

AND I do hereby for myself, my heirs, executors, administrators and legal representatives ratify and confirm and agree to ratify and by Attorney confirm all and whatsoever my said Attorney or his substitute or substitutes shall lawfully do, commit, execute or perform or cause to be done, committed, executed or performed in exercise of

the power, authorities and liberties hereby conferred upon, under and by virtue of these presents.

AND I do hereby agree and undertake that this Power of Attorney is valid as well as effective till completion of entire sale process and/or transfer procedure and others legal obligation of the Developer's and also till completion of registration/execution of all the Deed of Conveyances in respect of the entire Flats/Apartments/portions and Car Parking spaces and any others spaces together with the undivided proportionate share in the land underneath exclusively under Developer's Allocation mentioned in the said registered Deed of Agreement for Development of Land and/or Construction of Building dated 01./06/2022.

AND my all legal heirs/successors will be bound to issue and execute a new/fresh registered Power of Attorney in favour of this Attorney and/or his agent, representative, if I will die during validity period of these presents and also during validity period of the said registered Deed of Agreement for Development of Land and/or Construction of Building dated 01./06/2022. vide Deed No - 03107/2022

AND this Power of Attorney is always revocable in nature.

Mainak Biswas
Surajit Sen

Mainak Biswas
Surajit Sen

SCHEDULE OF PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of bastu land measuring 05 (five) Kathas 02 (Two) Chittaks 38 (Thirty Eight) Square Feet more or less TOGETHER WITH a two storied cemented building admeasuring more or less 2000 sq. ft. standing thereupon along with all rights of easements, privileges, amenities, appurtenances attached thereto at premises no. 1/25, Gariahat Road, commonly known as 25, Jodhpur Park, Post Office – Jodhpur Park, Kolkata – 700068 under Police Station – Lake, (Old – Tollygunge) within Kolkata Municipal Corporation under Ward No. 093, under jurisdiction of the office of the A.D.S.R – Alipore, District – South 24 Parganas, which is butted and bounded as follows:-

NORTH	:-	Premises No. 1/18, Gariahat Road.
SOUTH	:-	40 ft. wide K. M. C. Road.
EAST	:-	Premises No. 1/26, Gariahat Road.
WEST	:-	Premises No. 1/24, Gariahat Road.

IN WITNESS WHEREOF the parties herein have executed this Power of Attorney on this the 01st day of June, 2022.

SIGNED SEALED AND DELIVERED
in the presence of WITNESSES :

1. Sanjoy Biswas.
S/o Late Dilip Biswas.
6, Rajkumar Chatterjee Road,
Kolkata: 700037

Mainak Biswas
SIGNATURE OF EXECUTANT

2. Bijita Biswas
w/o Sri Mainak Biswas
1/25 Gariahat Road,
South, Kolkata - 700068

I ACCEPTED THIS POWER

Suvajit Sen
SIGNATURE OF THE ATTORNEY

DRAFTED, PREPARED AND
COMPUTERISED IN MY OFFICE
Krishnendu De
KRISHNENDU DE
ADVOCATE, Enrollment No. – F/1207/08.
BAR ASSOCIATION ROOM NO. 16
HIGH COURT AT CALCUTTA.
Mob. – 9830015029.

SPECIMEN FORM FOR TEN FINGER PRINTS

Mainak Biswas

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

Sougil Ben Biswas

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

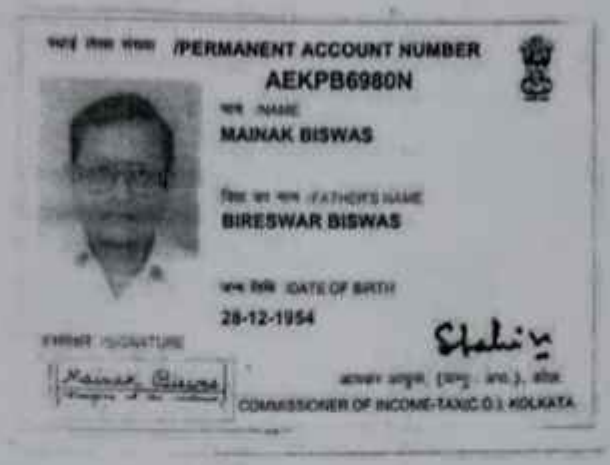
PHOTO

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

PHOTO

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

Sub-Registrar-V, South 24 Parganas, Alipore, West Bengal



/PERMANENT ACCOUNT NUMBER

AEKPB6980N

NAME

MAINAK BISWAS

FATHER'S NAME

BIRESWAR BISWAS

DATE OF BIRTH

28-12-1954

SIGNATURE

COMMISSIONER OF INCOME-TAX(C.O.) KOLKATA

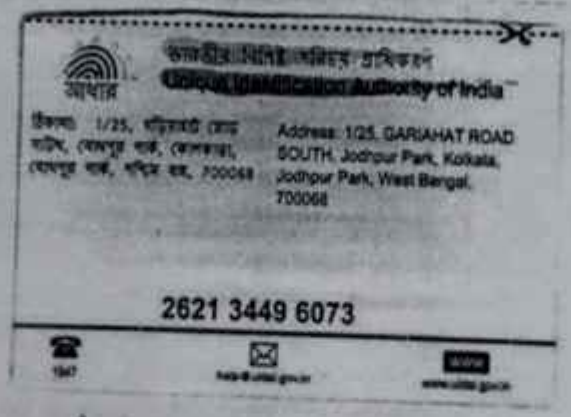
Mainak Biswas

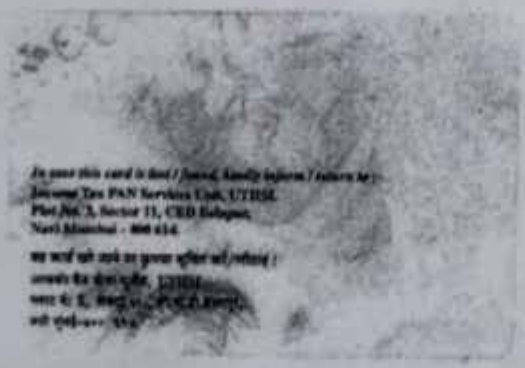
इस कार्ड के खो / गिर जाने पर कृपया सूचित करने
वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found,kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.


ভারত সরকার
Government of India
Mainak Biswas
Father : Sisesar Biswas
DOB : 26/12/1954
Male
2621 3449 6073
আমার আধার, আমার পরিচয়

Mainak Biswas


আধার
Authority of India
Address: 1/25, GARIAHAT ROAD SOUTH, Jodhpur Park, Kolkata, Jodhpur Park, West Bengal, 700068
2621 3449 6073



[redacted]

ভারত সরকার

Unique Identification Authority of India

[redacted]

তালিকাভুক্তির আই ডি / Enrollment No.: 2730/00594/00274

To
সুরজিৎ সেন
SURAJIT SEN
133 JODHPUR PARK
NEAR ALLAHABAD BANK
Jodhpur Park
Jodhpur Park
Circus Avenue Kolkata
West Bengal 700068
9831104533

15/11/2012

13163163

ME131631631FH

আপনার আধার সংখ্যা / Your Aadhaar No. :

5244 4630 8176

আমার আধার, আমার পরিচয়

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.

[redacted]

Government of India

সুরজিৎ সেন
SURAJIT SEN
পিতা : নৃপেন সেন
Father : NRIPEN SEN
জন্মতারিখ / DOB : 04/10/1966
পুরুষ / Male

5244 4630 8176

আমার আধার, আমার পরিচয়

[redacted]

Unique Identification Authority of India

ঠিকানা:
133, যোধপুর পার্ক, এলাহাবাদ ব্যাঙ্ক এর কাছে, যোধপুর পার্ক, কোলকাতা, যোধপুর পার্ক, পশ্চিম বঙ্গ, 700068

Address:
133, JODHPUR PARK, NEAR ALLAHABAD BANK, Jodhpur Park, Kolkata, Jodhpur Park, West Bengal, 700068

5244 4630 8176

1947

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির আই ডি / Enrollment No.: 1040/19540/13640

To

সঞ্জয় বিশ্বাস

Sanjoy Biswas

6 RAJ KUMAR CHATTERJEE ROAD

BELGACHIA

Kolkata

Belgachia

Kolkata

West Bengal 700037

MNZ10974024FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

2907 1861 5730

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

সঞ্জয় বিশ্বাস

Sanjoy Biswas

পিতা : দিলীপ কুমার বিশ্বাস

Father : Dilip Kumar Biswas

জন্ম সাল / Year of Birth : 1989

পুরুষ / Male

2907 1861 5730

আধার – সাধারণ মানুষের অধিকার

Sanjoy Biswas

Major Information of the Deed

Deed No :	**I-1630-03108/2022**	**Date of Registration**	**01/06/2022**
Query No / Year	**1630-8001633239/2022**	**Office where deed is registered**	
Query Date	**01/06/2022 11:31:09 AM**	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Krishnendu De Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830015029, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 25,00,000/-		Rs. 3,09,95,540/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163003107/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/25, , Ward No: 093 Pin Code : 700068

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		5 Katha 2 Chatak 38 Sq Ft	20,00,000/-	3,01,11,290/-	Property is on Road , Project Name :
	Grand Total :				**8.5433Dec**	**20,00,000 /-**	**301,11,290 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	5,00,000/-	8,84,250/-	Structure Type: Structure
	Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 52 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 52 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**2000 sq ft**	**5,00,000 /-**	**8,84,250 /-**	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Mainak Biswas Son of Late Bireswar Biswas Executed by: Self, Date of Execution: 01/06/2022 , Admitted by: Self, Date of Admission: 01/06/2022 ,Place : Office	 01/06/2022	 LTI 01/06/2022	Mainak Biswas 01/06/2022
	1/25, Gariahat Road{Jodhpur Park}, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx0N, Aadhaar No: 26xxxxxxxx6073, Status :Individual, Executed by: Self, Date of Execution: 01/06/2022 , Admitted by: Self, Date of Admission: 01/06/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SEN & SEN INFRAPROJECTS PRIVATE LIMITED** Flat No: Ground Floor, 1/83, Gariahat Road{Jodhpur Park}, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Surajit Sen (Presentant) Son of Late Nripen Sen Date of Execution - 01/06/2022, , Admitted by: Self, Date of Admission: 01/06/2022, Place of Admission of Execution: Office	 Jun 1 2022 11:49AM	 LTI 01/06/2022	Surajit Sen 01/06/2022
	133 Jodhpur Park, 3rd Floor, Near Allahabad Bank,, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIxxxxxx5P, Aadhaar No: 52xxxxxxxx8176 Status : Representative, Representative of : SEN & SEN INFRAPROJECTS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjoy Biswas Son of Late Dilip Biswas 6, Rajkumar Chatterjee Road, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:-700037			Sanjoy Biswas
	01/06/2022	01/06/2022	01/06/2022

Identifier Of Mr Mainak Biswas, Mr Surajit Sen

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Mainak Biswas	SEN & SEN INFRAPROJECTS PRIVATE LIMITED-8.54333 Dec

Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mr Mainak Biswas	SEN & SEN INFRAPROJECTS PRIVATE LIMITED-2000.00000000 Sq Ft

On 01-06-2022

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.

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

Presented for registration at 11:30 hrs on 01-06-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Surajit Sen ,.

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 3,09,95,540/-

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

Execution is admitted on 01/06/2022 by Mr Mainak Biswas, Son of Late Bireswar Biswas, 1/25, Road: Gariahat Road {Jodhpur Park}, , P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person

Indetified by Mr Sanjoy Biswas, , , Son of Late Dilip Biswas, 6, Rajkumar Chatterjee Road, P.O: Belgachia, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Service

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

Execution is admitted on 01-06-2022 by Mr Surajit Sen, DIRECTOR, SEN & SEN INFRAPROJECTS PRIVATE LIMITED, Flat No: Ground Floor, 1/83, Gariahat Road{Jodhpur Park}, City:- Not Specified, P.O:- Jodhpur Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068

Indetified by Mr Sanjoy Biswas, , , Son of Late Dilip Biswas, 6, Rajkumar Chatterjee Road, P.O: Belgachia, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Service

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 40794, Amount: Rs.50/-, Date of Purchase: 27/05/2022, Vendor name: Subhankar Das

Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 127678 to 127704

being No 163003108 for the year 2022.

Seal of the District Sub-Registrar-V, Alipore, District South 24 -Parganas

Digitally signed by SUMAN BASU
Date: 2022.06.02 15:32:05 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/06/02 03:32:05 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

CERTIFIED TO BE A TRUE COPY

District Sub-Registrar-V
Alipore, South 24 Parganas
07 JUN 2022

Checked by.....
R. Sen

(This document is digitally signed.)