

S-01487/23

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Certified that the document is admitted for registration. The signature and the endorsement sheets attached to the document are the part of this document. AN 093703

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

05/04/23
A-8/89/1980/23

ADAR Court
5 APR 2023

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I SRI TARUN

KUMAR MALLIK (PAN- AUVPM1865E) son of- Late Tarapada Mallik, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- 16, Nivedita Sarani, P.O. Panchpota, P.S.- Narendrapur, Kolkata- 700152, being the owner of the land as described in the Schedule hereunder do hereby nominate, constitute and appoint **S.P. CONSTRUCTION** (PAN- ADIFS6473Q) a Partnership Firm having its office at - 610, East Tentulberia, P.O.- Panchpota, P.S.- Narendrapur, Kolkata- 700152

22 FEB 2023

SL. NO. 23/86 DT.....

NAME.....

ADDRESS.....

.....

RS. 100/-

Dibakar Bhattacharjee
Advocate
High Court, Calcutta

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



W

ADSR Office
South 24 Parganas

05 APR 2023

Identified

Memsa Chakraborty.
S/o, Memik Chakraborty
Nabapally.
Kol- 700152.

Others

and represented by its Partners namely (1) **SRI SUKANTA KUMAR MONDAL**, (PAN- AHBPM1094Q) son of Sri Subir Mondal, (2) **SRI SUBRATA NASKAR** (PAN- ACKPN6880H) son of Sri Santosh Naskar, both by faith – Hindu, by occupation– Business, residing at Dhalua, P.S.– Narendrapur, Kolkata–700152, (3) **SRI PINTU DEBNATH** (PAN- AGHPD4819P) son of- Late Anil Debnath, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at- L-7, Sreenagar Main Road, P.O.- Panchasayar, Police Station- Panchasayar, Kolkata- 700094 and (4) **SRI PINTU MONDAL** (PAN-BWCPM7030B) son of- Sri Kanai Chandra Mondal, by faith- Hindu, by occupation- Business, residing at- Radhanagar, P.O.- Sonarpur, P.S.- Narendrapur, Kolkata- 700150, to be the true and lawful constituted Attorney for me in my name and on behalf of me to do all or any of the following acts, deeds and things:-

WHEREAS:-

- I. The Landowner herein is well seized and possessed and the owner of the land measuring about 4 (four) cottahs 7 (seven) chittacks 10 (ten) sq. ft., which is more fully and particularly described in the Schedule written hereunder, and which is free from all encumbrances, mortgages, charges, liens, attachments, trust, acquisition, requisition, lispendences whatsoever however;
- II. Motilal Naskar, son of- Nimai Chandra Naskar, Ratan Chandra Naskar, Niranjan Naskar, Nirapada Naskar, Dibyendu Naskar, all sons of- Dukhi Ram Naskar and Sushila Naskar, wife of- Late Haripada Naskar jointly sold the land total measuring about 4 cottahs 7 chittacks 10 sq. ft. in R.S. Khatian No. 268, 69, R.S. Dag No. 835, 836, Mouza- Tentulberia to Sankar Narayan Saha by virtue of 2 (two) separate Deed of



A.B.R. Gupta
District Sub-Registrar

05 APR 2023

Conveyance both registered on 01.08.1975 before Sub. Registrar, Sonarpur and one recorded in Book No. I, Volume No. 53, Pages from 170 to 174, Being No. 3550 for the year 1975 and another recorded in Book No. I, Volume No. 53, Pages from 175 to 178, Being No. 3551 for the year 1975;

III. On 25.07.1986, Sankar Narayan Saha sold the said land total measuring about 4 cottahs 7 chittacks 10 sq. ft. in R.S. Khatian No. 268, 69, R.S. Dag No. 835, 836, Mouza- Tentulberia to Subhas Chandra Ghosh & Dipak Kumar Ghosh, both sons of Dhirendra Nath Ghosh by virtue of a Deed of Conveyance registered before District Sub. Registrar, Alipore and recorded in Book No. I, Volume No. 261, Pages from 312 to 319, Being No. 13448 for the year 1986;

IV. Subhas Chandra Ghosh & Dipak Kumar Ghosh while enjoying the said land total measuring about 4 cottahs 7 chittacks 10 sq. ft. in R.S. Khatian No. 268, 69, R.S. Dag No. 835, 836, Mouza- Tentulberia, morefully and particularly described in the Schedule written hereunder jointly sold the same to Tarun Kumar Mallik (the Landowner herein) by virtue of a Sale Deed registered on 18.05.1990 before District Sub. Registrar, Alipore and recorded in Book No. I, Volume No. 180, Pages from 283 to 292, Being No. 7525 for the year 1990 and after purchasing the said land as mentioned hereinabove Tarun Kumar Mallik (the Landowner herein) mutated his name in the L.R. Record-of-Rights (Parcha) in respect of the said land as well as in the Assessment Records of Rajpur Sonarpur Municipality and presently Tarun Kumar Mallik (the



ADAR Garia
South 24 Program

05 APR 2023

Landowner herein) have been enjoying the absolute ownership of the said land without any interferences from anyone.

- V. With an intention to construct a multi-storied building on maximum availability of FAR as per existing rule of Rajpur Sonarpur Municipality on his said Schedule land Tarun Kumar Mallik (the Landowner herein) entered into a Development Agreement with The Nest Infrastructure, a Partnership Firm having its registered office at- 3257, Nayabad, P.O. & P.S.- Panchasayar, Kolkata- 700094 and represented by its Partners namely (1) Soumendu Naha, son of- Bibhu Ranjan Naha, (2) Premangsu Das, son of- Late Sunil Das, (3) Swadesh Das, son of- Nitya Ranjan Das & (4) Nandita Saha, wife of- Somnath Saha which was registered on 27.08.2019 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2019, page from 137551 to 137606, Being No. 4218, for the year 2019 and for smooth running of the said construction work, Tarun Kumar Mallik (the Landowner herein) executed a Development Power of Attorney after registered Development Agreement in favour of The Nest Infrastructure which was registered on 27.08.2019 before A.D.S.R. Garia and recorded in Book No. I, Volume No. 1629-2019, page from 137607 to 137639, Being No. 4219, for the year 2019;
- VI. By virtue of the above-mentioned Development Agreement and Development Power of Attorney after registered Development Agreement, The Nest Infrastructure obtained a sanctioned Building plan bearing sanction no. 72/CB/04/89



ADAR Ghosh
District Sub-Registrar

05 APR 2023

dated 01.10.2020 duly sanctioned by Rajpur Sonarpur Municipality in respect of the Schedule land;

VII. Due to some unavoidable circumstances, The Nest Infrastructure, could not carry out the construction proceedings on the Schedule land as per the above-mentioned sanctioned building plan and also could not act as per the terms and conditions mentioned in the said Development Agreement dated 27.08.2019 and as such presently is not in a position to construct the building project in the Schedule land as well as duly expressed their unwillingness to construct the building project on the Scheduled land and for this reason Tarun Kumar Mallik (the Landowner herein) and The Nest Infrastructure have executed a Revocation of Development Agreement, which was registered on 05.04.2023 before A.D.S.R. Garia and recorded in Book No. I, bearing Deed No. 1467 of 2023 and Tarun Kumar Mallik (the Landowner herein) also executed a Revocation of Development Power of Attorney after registered Development Agreement, which was also registered on 05.04.2023 before A.D.S.R. Garia and recorded in Book No. I, bearing Deed No. -39 - of 2023 and thus Tarun Kumar Mallik (the Landowner herein) revoked both his previously executed Development Agreement (i.e. Deed No. 4218 of 2019) and Development Power of Attorney after registered Development Agreement (i.e. Deed No. 4219 of 2019) in favour of The Nest Infrastructure;

VIII. The Landowner herein being desirous of construction of a new multi-storied building on the said Scheduled premises have approached **S.P. CONSTRUCTION** the Developer, and the said Developer has agreed to develop the same and accordingly a Development Agreement has been

Tarun Kumar Mallik



A.D.R. Gupta
Registrar of Companies

05 APR 2023

executed between the Landowner and the said Developer under certain terms and conditions stated in that said Development Agreement which has been duly registered on 05.04.2023 before A.D.S.R. Garia and recorded in Book No. I, Being No 1471, for the year 2023;

IX. In order to develop the said premises as per the said Development Agreement dated 05.04.2023 the Landowner herein has decided to execute this Development Power of Attorney under the following terms and conditions:-

1. To hold and defend possession of the said premises and every part thereof (except Land Owners allocation) and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premises every part thereof.
2. To demand, recover and receive consideration premium and/or rents, mense profits license fees, damages, electricity charges, service Municipal Taxes and Rates and all other sums or moneys receivable in respect of the said premises or any part thereof (except Land Owners allocation) any share or shares therein from the occupants/licensees /purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/licensees purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore without making me liable which shall fully exonerate the persons paying such money.

Tarun Kumar Mallik



ADAR Chakraborty
South 24 Parganas

05 APR 2023

3. To pay all rents and taxes, charges expenses and other out goings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.
4. To sign and give any notice to any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate any nuisance or to make remedy and breach of covenant and/or for any other purpose whatsoever.
5. To enter upon the said premises and every part thereof as be desired to view the state or repairs thereof and to require any occupier/licensees/purchaser as a result of such view to remedy any want of repairable any nuisance.
6. To enforce any covenant in any Agreement, Sale Deed, Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part thereof (except Land Owners' allocation) and if any right to re-enter arises in any manner under each covenants or under Notice to quit them to exercise such rights, amongst others.
7. To warn off and prohibit and if necessary proceed against in due form of law against all trespasses on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.



A.D.S.R. Garia
SOUTH 24 PARGANAS

05 APR 2023

8. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or reconstruction of and/or additions and/or alteration to any new or existing Building or Buildings or Structures on the said premises or any portion or portions thereof.
9. To make sign and verify all applications or objections to appropriate authorities for all and any License permission or consent etc. required by law in connection with management of the property or properties mentioned in Schedule below.
10. To effect mutation or separation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in my name and on my behalf.
11. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsif, BL&LRO Office, Settlement Offices, Rajpur Sonarpur Municipality, Improvement Trust, K.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.
12. To appear before and execute all formalities to submit plan, before the Rajpur Sonarpur Municipality.
13. To pay fees, obtain sanction for principal plan and/or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Rajpur Sonarpur Municipality be expedient for sanctioning and/or modification and/or alterations of plans and



A.D.R. Garia
South 24 Parganas

05 APR 2023

also to submit and take delivery of title deeds concerning the said premises documents as be required by the necessary authorities.

14. To build upon and exploit commercially the said premises by making construction of building or buildings, thereon and for that to arrange to demolish structure of whatsoever nature existing thereon or as may be constructed in future.
15. To appoint any Contractor/Sub-Contractor for construction work or building thereon and to cancel the same and engage new contractor to be done by his own discretion as if I, do the same personally.
16. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed, lease deed, mortgage deed or other documents (except Land Owners' allocation) of transfer of their allocation as mentioned in the Development Agreement concerning the said premises and also to appear before and sign and submit all papers and submit all papers and documents and make representations to the necessary authorities for getting such certificate and/or permissions.
17. To negotiate on terms for and to agree and to sell the said space /spaces with flats and/or proportionate land to be lying or situate with common space and car parking space/spaces/share etc. in the premises except my allocations as mentioned in the Indenture



ADSR Garia
South 24 Parganas

05 APR 2023

of even dated to any Purchaser or Purchasers either for space, proportionate share of land and/or space with super structures and/or flat or flats as such price which the said Attorney in their absolute discretion think proper.

18. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as they thinks fit.
19. To agree upon and to enter into any Agreement or Agreements and/or for to any party or portions or Firm and Company sale or sales of space or spaces with super structures or flats proportionate share of land and/or cancel and repudiate the same with the intending Purchaser or Purchasers except my allocation as mentioned in Indenture including Development Agreement.
20. To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money in respect of Developers Allocation only and to give good valid receipt and discharges for the same without making me liable which will protect the Purchaser or Purchasers.
21. Upon such receipt as aforesaid in my name and as my act and deed to sign and to execute and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with super structures and/or flat/flats /space proposed to be constructed in respect of Developers Allocation only and maintenance and easement rights of the common areas of the proposed selling of space/flat/ proportionate share of land in favour of the Purchaser or



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South 24 Parganas

05 APR 2023

Purchasers or their nominee or nominees my said Attorney also join as Vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receipt and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers in my name be treated as receipt and respectively from the Intending Purchaser or Purchasers. Save and except my allocation as mentioned in Indenture made between the parties.

22. To sign and execute all other deeds, instruments and assurance which they shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land flat /flats, flat/space in respect of Developers Allocation only together with the easement right of the common passage as ourselves to personally present.
23. To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present for registration and admit registration of all papers, documents, deeds, contractors, agreement, tenancy Agreement, Surrender Deed, Cancellation Deed, Nomination Deed, Rectification Deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale except Owners allocation, assignment, tenancies and/or leave and license, permissions of the said premises and every or any part thereof and the termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever and also in



A.D.R. Garia
South 24 Parganas

05 APR 2023

connection with observing fulfilling and performing all the terms, conditions and covenants on my part to be observed fulfilled and performed under the said Development Agreement.

24. To commence, prosecute enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said Premises in which mine is now or may hereafter be interested or connected and also if though fit, give evidence and compromise refer to Arbitration abandon, submit to judgement or before non-suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.
25. To appear and represent before any court including Hon'ble High Court and also Tribunals for and on my behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all complaints, applications, petitions, written statements, etc., and to affirm any affidavit on my behalf and in doing it, may appoint Lawyer and to pay fees and charges and sign the Vakalatnama on my behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.
26. To receive any payment and/or deposit all monies including the Court Fee, Stamp Duty, Rectification Fees, receive refunds and in receive and grant, valid, receipts and discharge in respect thereof.



A.D.R. Oria
South 24 Parganas

05 APR 2023

27. For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects Mukhters and/or debt collecting or other agents.
28. To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said Premises or any part thereof and to receive compensation payable in respect thereof in respect of Developer's Allocation only and also to grant, valid, receipts and discharges thereof.
29. To appear and represent as before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.
30. To appear before the Rajpur Sonarpur Municipality and/or other Authorities regarding the Tax Assessment or in any other way relating to the said Premises or any portion thereof or any undivided share or shares therein.
31. To observe fulfil and perform all the terms, conditions and obligations on my part to be observed fulfilled and performed under the said Development Agreement and to exercise all my rights therein.
32. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.
33. This Development Power of Attorney is related and collateral covenants documents of registered Development Agreement which has been duly registered at A.D.S.R. Garia of even dated in respect of Schedule Property between the Landowner and the Developer herein.



A.D.R. Goris
South 24 Parganas

05 APR 2023

34. This Power of Attorney shall remain restricted only for the Development of the said property mentioned in Schedule hereunder and construction of the proposed building and Agreements for Sale and Sale Deeds in respect of only Developer's share of Allocation at the said premises as per the said Development Agreement.

AND GENERALLY to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which I could have lawfully done under my own hands and seals, if personally present.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the land total measuring about 4 (four) cottahs 7 (seven) chittacks 10 (ten) sq. ft. be the same a little more or less in Mouza- Tentulberia, J.L. No.- 44, R.S. Khatian No.- 268 & 69, L.R. Khatian No. 181, R.S. Dag No. 835 corresponding to L.R. Dag No.- 851 (3 cottahs 2 chittacks 0 sq. ft.) & R.S. Dag No. 836 corresponding to L.R. Dag No.- 852 (1 cottah 5 chittacks 10 sq. ft.), **Holding No. 254, Purba Tentulberia**, under Additional District Sub. Registrar- Garia (previously Sonarpur) and Police Station- Narendrapur (previously Sonarpur), under the jurisdiction of Ward No.- 4 of Rajpur Sonarpur Municipality, District- South 24 Parganas and the said land is butted and bounded as follows:- (adjacent to Purba Tentulberia Road).

ON THE NORTH : By R.S. Dag No. 852 & 853;

ON THE SOUTH : By R.S. Dag No. 835 (P) & 836 (P);

ON THE EAST : By 16 feet wide Municipal Road;

ON THE WEST : By R.S. Dag No. 837;



ADSR Gorla
South 24 Parganas

05 APR 2023

IN WITNESS WHEREOF the Parties hereto have signed and executed these presents on the 05th day of **April, 2023** (Two Thousand and Twenty Three).

SIGNED, SEALED & DELIVERED by

the **parties** at Calcutta in presence

of:-

1. তোরন কুমার মালিক
স্বাক্ষরিত ১৬ নিবেদিত মালিক
কোম্পানী ৯০০২০২

Toran Kumar Malik

SIGNATURE OF THE EXECUTANT

2. Mamas Chakraborty.
Nabapally. Dhalu.
Kol. 700152.

S. P. CONSTRUCTION
Susanta Kumar
Susanta Kumar Menon
Partner

S. P. CONSTRUCTION
Pintu Mondal.
Pintu Mondal
Partner

SIGNATURE OF THE ACCEPTOR

Drafted by:-

Dibakar Bhattacharjee

Dibakar Bhattacharjee

Advocate,

High Court, Calcutta.

WB- 359/2001.



ADSR Odisha
South 24 Parganas

05 APR 2023

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Tarun Kumar Mallick

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Sujante Kumar Mondal

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Subrata Dasgupta

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

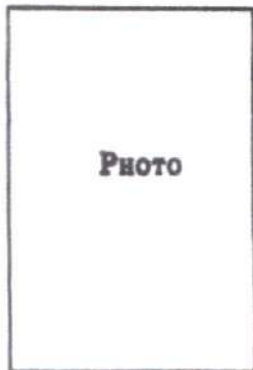


A handwritten signature in black ink, consisting of a stylized, cursive script.

ADSR Office
Block 24 Bangalore

05 APR 2023

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Pinju Debnath

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Pinju Nath

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					





ADSR Garia
South 24 Parganas

05 APR 2023



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TARUN KUMAR MALLIK
TARAPADA MALLIK
16/03/1945

Permanent Account Number
AUVPM1865E

Signature



Tarun Kumar Mallik

 भारत सरकार
Government of India


 Tarun Kumar Mallik

DOB: 15/03/1945
MALE




3872 5547 7872


मेरा आधार, मेरी पहचान


 भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O: Tarapada Mallik, PURBA
TENTULBERIA, 16 NIBADITA
SARANI, Rejpur Sonarpur (M),
South 24 Parganas,
West Bengal - 700152

3872 5547 7872

 1947

 help@uidai.gov.in

 www.uidai.gov.in

Tarun Kumar Mallik

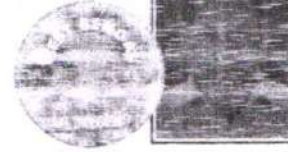


অসমতৰ নিৰ্বাচন কমিশ্বন

পৰিচয় পত্ৰ

ELECTION COMMISSION OF INDIA
IDENTITY CARD

RHQ2182533



নিৰ্বাচকেৰ নাম : তৰুন কুমাৰ মল্লিক

Elector's Name : Tarun Kumar Mallick

পিতাৰ নাম : তাৰাপদ মল্লিক

Father's Name : Tarapada Mallick

লিংগ/Sex : পুৰ / M

জন্ম তাৰিখ : 15/03/1945
Date of Birth

RHQ2182533

ঠিকনা:

পূৰ্ব তেঁতুলবেড়িয়া দক্ষিণ পাড়া, রাজপুৰ
সোনাৰপুৰ, সোনাৰপুৰ, দক্ষিণ ২৪
পৰগানা-700152

Address:

Purba Tentulberia Dakshin Para, Rajpur
Sonarpur, SONARPUR, SOUTH 24
PARGANAS-700152

Date: 26/12/2016

151 - সোনাৰপুৰ উত্তৰ নিৰ্বাচন ক্ষেত্ৰৰ নিৰ্বাচক নিৰ্বাহক
আধিকাৰিকৰ স্বাক্ষৰে অনুমোদিত

Facsimile Signature of the Electoral
Registration Officer for

151 - Sonarpur Uttar Constituency

ঠিকনা পৰিৱৰ্তন হলে নতুন ঠিকনাৰ জেটীয়া সিনে নাম
কোলা ও একই নম্বৰে নতুন সফিৰ পৰিচয়পত্ৰ প্ৰাপ্য
কৰা নিৰ্বাচকৰ এই পৰিচয়পত্ৰে নথীভুক্ত কৰা।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number 188 / 1003

Tarun Kumar Mallick

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADIFS6473Q



नाम / Name
S.P. CONSTRUCTION

नियमन/गठन की तारीख
Date of Incorporation / Formation
01/03/2017

02122018

Sugantakumar Mend

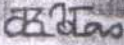
स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER
AHBPM1094Q


नाम /NAME
SUKANTA KUMAR MONDAL

पिता का नाम /FATHER'S NAME
SUBIR MONDAL

जन्म तिथि /DATE OF BIRTH
03-12-1971

हस्ताक्षर /SIGNATURE
Sukanta Kumar Mondal


आयकर आयुक्त, प.म. 111
COMMISSIONER OF INCOME-TAX, W.B. - III



Sukanta Kumar Mondal

आयकर विभाग
INCOME TAX DEPARTMENT
PINTU MONDAL
KANAI MONDAL
13/04/1989
REGISTRATION NUMBER OF SIGNATURE
BWCPM7030B
Pintu Mondal
Signature

भारत सरकार
GOVT. OF INDIA




30/7/2012

Pintu Mondal.

आयकर विभाग
INCOME TAX DEPARTMENT
सरकार
GOVT. OF INDIA
PINTU DEBNATH
ANIL DEBNATH
02/11/1971
Permanent Account Number
AGHPD4819P

Pintu Debnath

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACKPN6880H

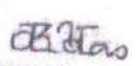


नाम /NAME
SUBRATA NASKAR


पिता का नाम /FATHER'S NAME
SANTOSH NASKAR

जन्म तिथि /DATE OF BIRTH
12-09-1973

हस्ताक्षर /SIGNATURE
Subrata Naskar




आयकर अधिकारी, प.सं. 111
COMMISSIONER OF INCOME-TAX, W.B. - III



Subrata Naskar

RIGHT
HAND




ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
S/O: সুবীর মণ্ডল, ঢালুয়া পশ্চিম
পাড়া, নিকটে একতা ক্লাব,
পাঁচশোভা, পাঁচশোভা, দক্ষিণ ২৪
পরগনা, পশ্চিমবঙ্গ, 700152

Address:
S/O: Subir Mondal, DHALUA
PASCHIM PARA, NEAR EKATA
CLUB, PANCHPOTA, Panchpota,
South 24 Parganas, West Bengal,
700152

5161 5920 8259

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in


ভারত সরকার
Government of India



সুকান্ত কুমার মণ্ডল
Sukanita Kumar Mondal
জন্মতারিখ / DOB : 03/12/1971
পুরুষ / Male



5161 5920 8259

আধার - সাধারণ মানুষের অধিকার

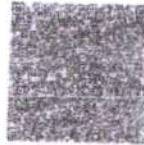
Sukanita Kumar Mondal



Government of India



পিন্টু দেবনাথ
Pintu Debnath
পিতা - অনিল দেবনাথ
Father : ANIL DEBNATH
অন্বেষণ / DOB - 02/11/1971
পুরুষ / Male



8195 0344 6961

আধার - সাধারণ মানুষের অধিকার

Pintu Debnath



Unique Identification Authority of India

ঠিকানা:
S/O: অনিল দেবনাথ, পল-7,
শ্রীনগর মেইন রোড, পঞ্চসায়র,
পঞ্চসায়র, কোলকাতা, পশ্চিমবঙ্গ
700094

Address:
S/O, Anil Debnath, L-7
SRINAGAR MAIN ROAD,
Panchasayar, Panchasayar,
Kolkata, West Bengal 700094

8195 0344 6961




Unique Identification Authority of India
 Address:
 S/O Kanai Chandra Mondal,
 Radhanagar, Sonarpur, South
 Twenty Four Parganas, West
 Bengal, 700150

2757 0536 8849

1547
 helpline 1800 1200

http://uidai.gov.in

UIDAI
 www.uidai.gov.in

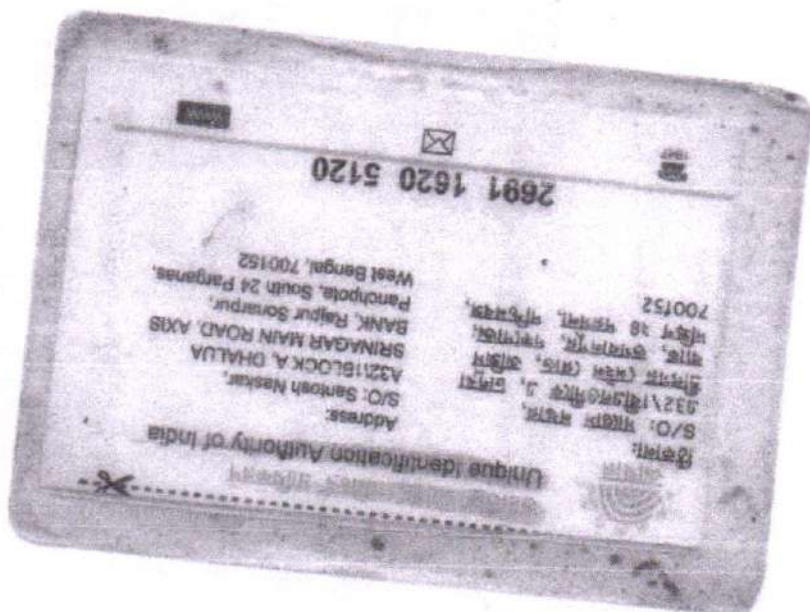
Government of India
 Government of India
 पिंती मंडल
 Pintu Mondal
 पिता : कानई चंद्र मंडल
 Father : KANAI Chandra Mondal
 जन्म वर्ष / Year of Birth : 1989
 लिंग / Male

2757 0536 8849

आधार - साधारण मानुषेअ अधिकार

Pintu Mondal.

Subrata Naskar





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/23/109/222114



নির্বাচকের নাম : মানস চক্রবর্তী
Elector's Name : Manas Chakrabarti
পিতার নাম : মানিক চক্রবর্তী
Father's Name : Manik Chakrabarti
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ
Date of Birth : 02/01/1977

WB/23/109/222114

ঠিকানা:
চলুয়া নবপল্লী ব্রাহ্মপুর সোনারপুর, সোনারপুর, দক্ষিণ 24
পর্গানা-700152

Address:
DHALUYA NABAPALLI, RAJPUR
SONARPUR, SONARPUR, SOUTH 24
PARGANAS-700152

Date: 03/12/2013

[S] - সোনারপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
151-Sonarpur Uttar Constituency

ত্রিভঙ্গ পরিবর্তন হলে নতুন ঠিকানা জোড়া পিঠে সন্মিলিত ও একই
নম্বরে নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট করে এই
পরিচয়পত্রের নকলটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

০৬/১৯০৪

Manas Chakrabarty.

Major Information of the Deed



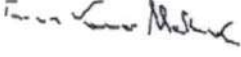
Deed No :	I-1629-01472/2023	Date of Registration	05/04/2023
Query No / Year	1629-8000891980/2023	Office where deed is registered	
Query Date	05/04/2023 1:42:23 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibakar Bhattacharyya High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831072514, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 44,06,878/-		
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]:- 162901471/2023 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: Purba Tentulberia road, Mouza: Tentulbedia, Pin Code : 700152

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-851	LR-181	Bastu	Bastu	3 Katha 2 Chatak	1,00,000/-	30,93,752/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-852	LR-181	Bastu	Bastu	1 Katha 5 Chatak 10 Sq Ft	1,00,000/-	13,13,126/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			7.3448Dec	2,00,000 /-	44,06,878 /-	
		Grand Total :			7.3448Dec	2,00,000 /-	44,06,878 /-	




Principal Details :



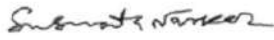





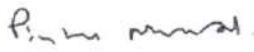
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Tarun Kumar Mallik Son of Late Tarapada Mallik Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Office			
	05/04/2023	LTI 05/04/2023	05/04/2023	
16, Nivedita Sarani, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: auxxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/04/2023 , Admitted by: Self, Date of Admission: 05/04/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	S. P. Construction 610, East Tentulberia, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 , PAN No.:: adxxxxxx3q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sukanta Kumar Mondal (Presentant) Son of Subir Mondal Date of Execution - 05/04/2023, , Admitted by: Self, Date of Admission: 05/04/2023, Place of Admission of Execution: Office			
	Apr 5 2023 1:59PM	LTI 05/04/2023	05/04/2023	
Dhalua, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx4q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. P. Construction (as Partners)				

2	Name	Photo	Finger Print	Signature
	Subrata Naskar Son of Santosh Naskar Date of Execution - 05/04/2023, , Admitted by: Self, Date of Admission: 05/04/2023, Place of Admission of Execution: Office	 <small>Apr 5 2023 2:00PM</small>	 <small>LTI 05/04/2023</small>	 <small>05/04/2023</small>
Dhalua, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: acxxxxx0h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. P. Construction (as Partners)				
3	Name	Photo	Finger Print	Signature
	Pintu Debnath Son of Late Anil Debnath Date of Execution - 05/04/2023, , Admitted by: Self, Date of Admission: 05/04/2023, Place of Admission of Execution: Office	 <small>Apr 5 2023 1:58PM</small>	 <small>LTI 05/04/2023</small>	 <small>05/04/2023</small>
L-7, Sreenagar Main Road, City:- , P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxx9p,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. P. Construction (as Partners)				
4	Name	Photo	Finger Print	Signature
	Pintu Mondal Son of Kanai Chandra Mondal Date of Execution - 05/04/2023, , Admitted by: Self, Date of Admission: 05/04/2023, Place of Admission of Execution: Office	 <small>Apr 5 2023 2:00PM</small>	 <small>LTI 05/04/2023</small>	 <small>05/04/2023</small>
Radhanagar, City:- Rajpur-sonarpur, P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bwxxxxx0b,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S. P. Construction (as Partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manas Chakraborty Son of Mr Manik Chakraborty Nabapally, City:- Not Specified, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152			
	05/04/2023	05/04/2023	05/04/2023
Identifier Of Tarun Kumar Mallik, Sukanta Kumar Mondal, Subrata Naskar, Pintu Debnath, Pintu Mondal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Tarun Kumar Mallik	S. P. Construction-5.15625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Tarun Kumar Mallik	S. P. Construction-2.18854 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Tentulberia road, Mouza: Tentulberia, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 851, LR Khatian No:- 181	Owner:তরুণ কুমার মল্লিক, Gurdian:ভারাপদ , Address:নিজ , Classification:বাস্ত, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 852, LR Khatian No:- 181	Owner:তরুণ কুমার মল্লিক, Gurdian:ভারাপদ , Address:নিজ , Classification:বাস্ত, Area:0.02000000 Acre,	Owner Name not selected by applicant.

On 05-04-2023

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 13:50 hrs on 05-04-2023, at the Office of the A.D.S.R. GARIA by Sukanta Kumar Mondal

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 44,06,878/-

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

Execution is admitted on 05/04/2023 by Tarun Kumar Mallik, Son of Late Tarapada Mallik, 16, Nivedita Sarani, P.O: Panchpota, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Business

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

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

Execution is admitted on 05-04-2023 by Sukanta Kumar Mondal, Partners, S. P. Construction, 610, East Tentulberia, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 05-04-2023 by Subrata Naskar, Partners, S. P. Construction, 610, East Tentulberia, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 05-04-2023 by Pintu Debnath, Partners, S. P. Construction, 610, East Tentulberia, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 05-04-2023 by Pintu Mondal, Partners, S. P. Construction, 610, East Tentulberia, City:- Rajpur-sonarpur, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

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 23186, Amount: Rs.100.00/-, Date of Purchase: 22/02/2023, Vendor name: Tanmay Kar Purakayastha



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 1629-2023, Page from 43902 to 43925

being No 162901472 for the year 2023.



[Handwritten signature]

Digitally signed by KRISHNENDU
TALUKDAR
Date: 2023.04.05 14:59:42 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2023/04/05 02:59:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)
