

2015/2021

P-2888/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 855496

*[Handwritten signature]*  
 16/8/21  
 1257

G-1805800150447/21

Certified that this document is admitted to registration. The signature and the Endorsement shall be attached to the document to be registered.

Additional Dy. Sub Registrar  
Sealdah

16/8/21

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS we, 1) SMT. KIRAN KOHLI,

PAN - AKVPK9686R, AADHAAR No - 8212 3797 6635, Mobile No. 9820783590,

wife of Sri Shailendra Kohli, by occupation - Housewife, by religion - Hindu, by

Nationality - Indian, residing at 1703, Ajmer Aeon, B Wing - Bhakti Park, Wadala

East, VTC - Mumbai, Police Station - Wadala Trunk Terminal, Post Office - Antop

Hill, District - Mumbai City, Pin - 400037, Maharashtra, 2) SRI RAJEEV KUMAR

KHOSLA, PAN -AEQPK9289R, AADHAAR No - 6273 2468 6919, Mobile No. -

*[Handwritten note]*  
P-18/150447/21



9831432433, Son of Late Sri Sushil Kumar Khosla, by occupation – Business, by religion – Hindu, by Nationality – Indian, residing at 228/B, Rashbehari Avenue, Ballygunge, Police Station – Gariahat, Post Office - Ballygunge, Kolkata – 700019. District – 24 Parganas (South), 3) SMT. SANGEETA KHOSLA, PAN - AGOPK7272Q, AADHAAR No - 7510 3562 9075, Mobile No. 9830134779, wife of Sri Sanjeev Kumar Khosla, by occupation – Housewife, by religion – Hindu, by Nationality – Indian, residing at 228/B, Rashbehari Avenue, Ballygunge, Police Station – Gariahat, Post Office - Ballygunge, Kolkata – 700019, District – 24 Parganas (South), 4) SMT. RADHIKA KHOSLA, PAN-AGOPK3532F, AADHAAR No - 6303 9613 4498, Mobile No. - 9830086466, wife of Sri Vijay Kumar Khosla, by occupation – Teacher, by religion – Hindu, by Nationality – Indian, residing at Flat 202, (2<sup>nd</sup> Floor), Avishek Apartment, being premises No. 72/36/1, R.K. Chatterjee Road, Police Station and Post Office - Kasba, Kolkata – 700042, District – 24 Parganas (South), are the Owners of piece and parcel of Bastu land measuring more or less measuring more or less 4 (four) Cottahs along with a brick built structure of 100 square feet super built up area standing thereon within the limits of the Kolkata Municipal Corporation being Municipal premises No. A/P – 82/B, Canal South Road, Kolkata – 700105, Police Station – Pragati Maidan (formerly Jadavpur, then Tiljala), Post Office – Dhapa, within the jurisdiction of Ward No. – 57, under Borough VII, being Plot No. 82, in Sector – B of the Township of Metropolitan Co-operative Housing Society Limited, District 24 Parganas (South), described in Schedule "A" hereunder written.

WHEREAS by a Development Agreement dated ...<sup>16</sup>./08/2021, executed by us as **OWNERS** of the ONE PART and M/S SANJIB PODDER, Proprietorship Firm having its registered office at P – 59, Sector – B, Metropolitan

3

Co-Operative Housing Society Limited, Canal South Road, Police Station – Pragati Maidan, Post Office - Dhapa, Kolkata – 700105, District – 24 Parganas (South), represented by its sole Proprietor **SRI SANJIB PODDER**, PAN- AFTPP4576N, AADHAAR No – 2502 8849 1523, Mobile No - 9830088827, son of Late Sukhendralal Podder, by faith – Hindu, By Occupation – Business, by Nationality – Indian, residing at P – 57, Sector – B, Metropolitan Co-Operative Housing Society Limited, Canal South Road, Police Station – Pragati Maidan, Post Office - Dhapa, Kolkata – 700105, District – 24 Parganas (South), hereinafter called and referred to as the “DEVELOPER” of the OTHER PART, we have appointed the Developer to develop the said property, morefully and particularly detailed below in the Schedule on the basis of the terms and conditions contained in the said Registered Development Agreement, dated 16/08/2021, registered in the office of the A.D.S.R. at Sealdah, South 24 Parganas and recorded in Book No. – I, Volume No. – 1606 – 2021, Being No. – 160602869 , for the year 2021.

**AND WHEREAS** to give effect to the said Agreement, it is necessary to execute a Power of Attorney in favour of the Developer to complete the said project at the earliest.

**NOW THESE PRESENTS WITNESSETH** that we 1) **SMT. KIRAN KOHLI**, wife of Sri Shailendra Kohli, by occupation – Housewife, by religion – Hindu, by Nationality – Indian, residing at 1703, Ajmer Aeon, B Wing – Bhakti Park, Wadala East, VTC : Mumbai, Police Station – Wadala Truck Terminal, Post Office – Antop Hill, District – Mumbai City, Pin – 400037, Maharashtra, 2) **SRI RAJEEV KUMAR**



KHOSLA, Son of Late Sri Sushil Kumar Khosla, by occupation – Business, by religion – Hindu, by Nationality – Indian, residing at 228/B, Rashbehari Avenue, Ballygunge, Police Station – Gariahat, Post Office - Ballygunge, Kolkata – 700019, District – 24 Parganas (South), 3) SMT. SANGEETA KHOSLA, wife of Sri Sanjeev Kumar Khosla, by occupation – Housewife, by religion – Hindu, by Nationality – Indian, residing at 228/B, Rashbehari Avenue, Ballygunge, Police Station – Gariahat, Post Office - Ballygunge, Kolkata – 700019, District – 24 Parganas (South), 4) SMT. RADHIKA KHOSLA, wife of Sri Vijay Kumar Khosla, by occupation – Teacher, by religion – Hindu, by Nationality – Indian, residing at Flat 202, (2<sup>nd</sup> Floor), Avishek Apartment, being premises No. 72/3B/1, R.K. Chatterjee Road, Police Station and Post Office - Kasba, Kolkata – 700042, District – 24 Parganas (South), do hereby nominate, constitute and appoint SRI SANJIB PODDER, PAN– AFTPP4576N, AADHAAR No – 2502 8849 1523, Mobile No - 9830088827, son of Late Sukhendralal Podder, by faith – Hindu, By Occupation – Business, by Nationality – Indian, residing at P – 57, Sector – B, Metropolitan Co-Operative Housing Society Limited, Canal South Road, Police Station – Pragati Maidan, Post Office - Dhapa, Kolkata – 700105, District – 24 Parganas (South), to be our true and lawfully attorney to do and execute and perform all or any of the following deeds, matters and things in respect of the property, detailed below in the Schedule.

- 1) To take necessary steps to look after the said property detailed below in the Schedule "A" during the period of construction as per Sanction Plan.
- 2) To prepare the plan for construction of the building in respect of the said property on our behalf and to sign and execute the said proposed plan or any modified plan or any supplementary plan in our names and on our

behalf and to submit the same to the Kolkata Municipal Corporation for sanction and to obtain the said sanction plan on our behalf.

- 3) To apply for and obtain No Objection Certificate and/or Completion Certificate and/or Occupation Certificate in respect of the said building after completion of the project.
- 4) To negotiate on terms for and to agree to and enter into and conclude any Agreement for Sale, Transfer, Gift, boundary declaration etc. in respect of the allotment of the Developer only to any Purchaser or Purchasers or transferee at such price which our said attorney in our absolute discretion thinks proper and/or cancel and/or repudiate the same in respect of the Developer's Allocation together with proportionate share of land as mentioned in the registered Development Agreement mentioned above.
- 5) To receive from the Purchaser or Purchasers or transferee any earnest money and/or balance of purchase money in respect of the sale of Developer's Allocation together with proportionate share of land and to issue valid receipt for the same.
- 6) To sign and execute all deeds instruments which our said Attorney shall consider necessary in respect of the Developer's Allotment and to do all other work for conveying the said property allotted to the Developer as we could do ourselves or personally present.
- 7) To present any such conveyance or conveyances or any deed of transfer, boundary declaration or any other document for registration in respect of the Developer's Allotment and to admit execution and receipt of consideration before the sub-registrar or registrar having authority for and

to have the said deed registered according to law in respect of the Developer's allotment.

- 8) To obtain KIT clearance and/or any other clearance certificate from the competent authority and/or to obtain sanction plan from the Kolkata Municipal Corporation and to complete the construction of the building according to the plan sanctioned by the Kolkata Municipal Corporation.
- 9) To approach, appear, represent and carry on correspondence with any authority and to deposit requisite amounts before any authority or authorities including Government, Municipalities, town planning departments etc. in connection with the development, construction and/or completion of the said project.
- 10) To do all things necessary for the purpose of construction of the building as per sanction plan and to apply for and obtain from the competent authority any permits for cement, steel and other materials, or any other things which are necessary for carrying out the said construction work on our behalf.
- 11) To apply for and to execute necessary document on our behalf as and when required to obtain electricity, water connection, drainage connection from the competent authority and to execute necessary documents for installation of electrical equipment and/or supply of water to the entire premises and to install separate electric meters for apartment after completion of construction of building.
- 12) To take all necessary steps before the competent Court of law if required in respect of our property to save our right, title and interest and to appoint any lawyer on our behalf before the Ld. Court and to sign and verify and execute all pleadings, affidavits, petitions, representations, applications,



appeals, revision, review petitions in connection with any suit, proceeding, appeal, revision, review before any judicial authority, or any other person for and on our behalf.

- 13) To represent us before all the office concern including Kolkata Municipal Corporation and to sign and execute all papers, documents on our behalf for mutation of our names before the Kolkata Municipal Corporation in respect of the property detailed below in the Schedule and to appear in all hearing before the competent authority for mutation and/or to file any objection or appeal on our behalf or to file any objection against the excess valuation if any by the Kolkata Municipal Corporation and/or to prepare any appeal before the appropriate authority and to represent us in any hearing of any case before any authority in respect of the property detailed below in the Schedule.
- 14) To demolish the existing building for construction of new building according to sanction plan at your risk and cost.
- 15) Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.
- 16) We hereby agree to ratify and confirm whatsoever the said attorney shall do in relation to the premises by virtue of these presents and we hereby declare that we shall not do anything inconsistent with the Power of Attorney.
- 17) To do all other works to develop the said property and to construct building thereon as per sanction plan which our constituted attorney shall lawfully think, fit and proper.

18) We, hereby declare that the powers and authorities hereby granted are irrevocable till the said property is fully and properly developed as per Development Agreement dated 16/08/2021, and in accordance with the statutory provisions, rules and regulations and/or transfer and/or conveyance of the flats are conveyed to the proposed Purchasers in respect of the allotment/allocation of the Developer mentioned in the Development Agreement dated 16/08/2021, registered in the office of the A.D.S.R. at Sealdah, South 24 Parganas and recorded in Book No. - I, Volume No. - 1606-2021, Being No. -160602869, for the year 2021.

AND we, do hereby agree and ratify all acts, deeds, matters and things lawfully done by our said attorney which shall be construed as act, deeds, matters and things done by us and we undertake to ratify and confirm all and whatsoever our said Attorney shall lawfully do or caused to be done for as by virtue of the power hereunder given.

**SCHEDULE "A" ABOVE REFERRED TO**

**(ENTIRE PROPERTY)**

**ALL THAT** piece and parcel of Bastu land measuring more or less 4 (four) Cottahs along with a brick built structure of 100 square feet super built up area standing thereon, comprised in Touzi No. - 173, 1298/2833, J.L. No. - 2, Mouza - Dhapa Nimakpotan, R.S. No. - 236, C.S. Khátian No. - 654, 609 & 512, Revisional Settlement Khanda Khatian No. - 407, 408, 352 and 353, District



Survey and Settlement Khatian No. - 2, 21 & 43, corresponding to R.S. Dag No. -

248, 186, 187, 167, 87, 31 & 209, and Dag No. - 201, 140, 87 & 209, and 141 being Plot No./Premises No. 82, in Sector - B of the Township of Metropolitan Co-operative Housing Society Limited, Recorded in K.M.C. as A/P - 82/B, Canal South Road, Kolkata - 700105, Police Station - Pragati Maidan (formerly Jadavpur, then Tiljala), Post Office - Dhapa, within the jurisdiction of Ward No. - 57, under Borough VII, of the Kolkata Municipal Corporation, District 24 Parganas (South), A.D.S.R. Sealdah, and all easement and appurtenances thereto, which is butted and bounded as follows :-

ON THE NORTH : By Plot No. 81 in Sector-B,

ON THE SOUTH : By 30' Ft. Wide Road,

ON THE EAST : By Plot No. 73 in Sector-B,

ON THE WEST : By 25' Ft. Wide Cross Road.

**SCHEDULE "B" PROPERTY**

**(OWNER ALLOCATION)**

**ALL THAT** the Owner shall be allotted 50% of the total FAR of the sanction plan i.e. the Owner shall be allotted 2 (Two) Car Parking in the **Ground Floor** and the **Entire 3<sup>rd</sup> Floor and Entire 4<sup>th</sup> Floor** of the proposed **G+IV** storied building within the limits of the Kolkata Municipal Corporation being the portion of Municipal premises No. A/P - 82, Sector "B", Canal South Road, of Metropolitan Co-operative Housing Society Ltd., Ward No. - 57, Police Station - Pragati

Maidan (formerly Jadavpur thereafter Tiljala), Kolkata – 700105, District – 24 Parganas (South), and all other easement and appurtenances thereto AND FURTHER the owner shall accept from the Developer an amount of Rs. **15,00,000/- (Rupees Fifteen Lac) only** as non-refundable/forfeitable amount, and out of the said amount Rs. 5,00,000/- (Rupees Five Lac) only hereby paid by the Developer to the Owner by this Agreement and rest amount of Rs.10,00,000/- (Rupees Ten Lac) only shall be payable by the Developer after obtaining sanction plan of the premises when the vacant possession of the property shall be handed to the Developer by the Owner for demolition and for new construction.

**SCHEDULE "C" PROPERTY**  
**(DEVELOPER'S ALLOCATION)**

**ALL THAT** the Developer shall be allotted the rest portion of the Ground Floor (Except 2 Car Parking) and Entire 1<sup>st</sup> Floor and Entire 2<sup>nd</sup> Floor of the proposed G+IV storied building (save and except the owner's allocation) within the limits of the Kolkata Municipal Corporation being the portion of Municipal premises No. A/P – 82, Sector B, Canal South Road, of Metropolitan Co-operative Housing Society Ltd., Municipal Ward No. – 057, Police Station – Pragati Maidan (formerly Jadavpur thereafter Tiljala), Kolkata – 700105, District – 24 Parganas (South), and all other easement and appurtenances thereto.

IN WITNESSES WHEREOF we, the Executants hereto put our signature on this 16<sup>th</sup> day of August....., Two Thousand Twenty One (2021).

SIGNED, SEALED AND DELIVERED

at Kolkata In the presence of :-

WITNESSES :-

1) Suvojit Choudhury  
5, Mahendra Chatterjee Lane  
Kolkata - 700 046

2) Sanjay Sarkar  
Sealdah Civil Court  
Kolkata - 700014

Pro. K. Kohli  
Rajiv Khosla

Sangeeta Khosla

Radhika Khosla


EXECUTANTS/OWNERS

M/S. SANJIB PODDER

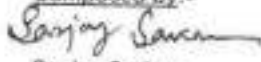
  
Proprietor

ATTORNEY/ACCEPTANT

Drafted by :-

  
NILMADHAB GANGULY  
Advocate,  
WB/410/83  
Sealdah Civil Court  
Kolkata - 700014.

Composed by:-

  
Sanjay Sarkar  
Sealdah Civil Court



SPECIMEN FOR TEN FINGER PRINT

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

Name: KIRAN KOHLI

Signature: *Kiran Kohli*

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

Name: RAJEEV KUMAR KHOSLA

Signature: *Rajeev Khosla*

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little
						
	R I G H T	Thumb	Fore Hand	Middle Right	Ring	Little
						

Name: SANGEETA KHOSLA

Signature: *Sangeeta Khosla*

**SPECIMEN FOR TEN FINGER PRINT**

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little	
							
		Thumb	Fore Hand	Middle Right	Ring	Little	
		R I G H T					
			Thumb	Fore Hand	Middle Right	Ring	Little

Name: RADHIKA KHOSLA.....

Signature: Radhika Khosla.....

	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little	
							
		Thumb	Fore Hand	Middle Right	Ring	Little	
		R I G H T					
			Thumb	Fore Hand	Middle Right	Ring	Little

Name: SANJIB PODDER.....

Signature: Sanjib Podder.....

M/S. SANJIB PODDER

Sanjib Podder  
Proprietor

PHOTO	L E F T	Thumb	Fore Hand	Middle Right	Ring	Little	
		Thumb	Fore Hand	Middle Right	Ring	Little	
		R I G H T					
			Thumb	Fore Hand	Middle Right	Ring	Little

Name: .....

Signature: .....

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KIRAN KOHLI

SUSHIL KUMAR KHOSLA

23/01/1960

Permanent Account Number

AKVPK9686R

Signature

Signature



*K. Kohli.*

*K. Kohli.*





भारत सरकार  
Government of India

भारतीय विशिष्ट ओळख प्राधिकरण  
Unique Identification Authority of India

अंशिकता संख्या / Enrolment No. : 0000/00620/76710

10/11/2013

T: Kiran Kohli  
किरण कोहली  
1700 AJMERA AEON,  
B WING BHAKTI PARK,  
NEAR IMAR ADLASS CINEMA,  
WADALA EAST,  
VTC, Mumbai, PO: Annap Hill,  
District: Mumbai City,  
State: Maharashtra, PIN Code: 400037,  
Mobile: 9820780590

08/11/2012



KF942118221E1



आपला आधार क्रमांक / Your Aadhaar No. :

**8212 3797 6635**

माझे आधार, माझी ओळख



भारत सरकार  
Government of India



किरण कोहली  
Kiran Kohli  
जन्म तारीख: 02/01/1980  
28/11/2013

ENR0211811

**8212 3797 6635**

माझे आधार, माझी ओळख



सहिती

- आधार ओळखीचा पुरावा आहे नागरिकांसाठी नाही.
- सुरक्षित QR कोड / ऑनलाइन XML / ऑनलाइन प्रमाणीकरण वापरून ओळख सत्यपित करा.

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देशभरात वैध आहे.
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- आपला मोबाइल नंबर आणि ईमेल आयडी अद्ययावत ठेवा.
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एन 1700 अजमेरा एवॉन, बी विंग भक्ती पार्क, पुनः आसन्न  
भक्ति पार्क, वडला ईस्ट, मुंबई, महाराष्ट्र, पिन कोड: 400037

Address: 1700 AJMERA AEON B WING  
BHAKTI PARK, NEAR IMAR ADLASS CINEMA,  
WADALA EAST, Mumbai, Maharashtra, 400037



**8212 3797 6635**



1947



help@uidai.gov.in



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*Kiran K. Kohli*

PERMANENT ACCOUNT NUMBER  
AEGPK3235R



MR NAME  
RAJEEV KUMAR KHOSLA

MR OF MR FATHER'S NAME  
SUSHIL KUMAR KHOSLA

MR MR DATE OF BIRTH  
19-03-1955

MR MR SIGNATURE  
*Rajeev K. Khosla*



MR MR V.A. #  
COMMISSIONER OF INCOME TAX, N.D. 12

*Rajeev Mr. Khosla*




भारत सरकार  
 Government of India

Opened Date: 17/02/2025



Rajeev Kumar Khosla  
 Date of Birth/DOB: 15/02/1965  
 Male: MALE

6273 2468 6919  
 VID : 9158 5722 7574 4985

मेरा आधार, मेरी पहचान




Unique Identification Authority of India

Address:  
 328 B, RASHBEHARI AVENUE, GARIHAT  
 MARKET, BALLYGUNGE, Ballygunge,  
 Kolkata,  
 West Bengal - 700019



6273 2468 6919  
 VID : 9158 5722 7574 4985

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*Rajeev Kumar Khosla*





*Sangeeta Khosla*

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Government of India  
संविदा संख्या  
Sangeeta Khosla  
पति - मधुसूदन खोसला  
Father - Madhusudan Khosla  
व्यक्तिगत 27081981  
लिंग / Gender  
7510 3562 9075



अधार - साधारण মানুষের অধিকার

भारत सरकार  
Unique Identification Authority of India  
व्यक्तिगत संख्या, लिंग, पति/पतिवधु, पत्नी/पति  
Address: 2016, PASH  
BEHARI AVENUE,  
Ballygunge, Ballygunge,  
Kolkata, West Bengal,  
700019  
7510 3562 9075



1800 200 1217 [www.uidai.gov.in](http://www.uidai.gov.in)

Sangeeta Khosla

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



नाम / Name  
RADHIKA KHOSLA

पिता का नाम / Father's Name  
BASANT KUMAR DORTA

जन्म की तारीख  
Date of Birth  
23/06/1989

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AGOPK3532F



24082019

हस्ताक्षर  
Signature

Radhika khosla





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

संक्रमांक क्रम / Enrollment No 105647403/19127

श्री  
राधिका खोसला  
Radhika Khosla  
110, Nitya Khosla  
Aurora Apartment, Flat-202, 2nd Floor  
72/3B/1, N.K. Chatterjee Road  
Nagar-Nirala Bazar  
Kolkata  
Kolkata Circus Avenue Kolkata  
West Bengal-700042  
9903634728

सं. 1102 / 06 / 1349618 - 149023 / P



6A44290220F1



आपका आधार क्रमांक / Your Aadhaar No. :

6303 9613 4498

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



राधिका खोसला  
Radhika Khosla  
जन्म तिथि : 06/08/1980  
पते पर : Kolkata



6303 9613 4498

मेरा आधार, मेरी पहचान

Radhika Khosla

**आयकर विभाग**      **भारत सरकार**  
**INCOME TAX DEPARTMENT**      **GOVT. OF INDIA**

**SANJIB PODDER**  
**SUKHENDRA LAL PODDER**  
**1506/1998**

Permanent Account Number  
**AFYPP4576N**

  
 Signature



For more details visit the web / contact, kindly refer to  
 Income Tax PAN Services Unit, UTISE,  
 Plot No. 3, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 612.

For more details visit the web / contact, kindly refer to  
 आयकर पैन सेवा यूनिट, UTISE,  
 प्लॉट नं. 3, सेक्टर 11, सीडी बीलपुर,  
 नवी मुंबई - 400 612.



ভারত সরকার  
Government of India




নাম / Name  
**SANJIB PODDER**

পিতা : সুখেন্দ্রলাল পোদার  
Father - SUKHENDRALAL PODDER

জন্মতারিখ / DOB : 15/06/1960

পুরুষ / Male



2502 8849 1523

আধার - সাধারণ মানুষের অধিকার

ভারতীয় সনাক্তকরণ কর্তৃপক্ষ  
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আধার

ঠিকানা:  
পিএনসি-বি, কানালা সাউথ রোড,  
মেট্রোপলিটন হাউসিং সোসাইটি,  
ধাশা, দাঃ উত্তর পুরগনা,  
পশ্চিমবঙ্গ, 700105

Address  
P578EC-B, CANAL SOUTH  
ROAD, METROPOLITON  
HOUSING SOCIETY, Dhapa S.O,  
South Twenty Four Parganas,  
West Bengal, 700105

2502 8849 1523

  
1947  
1986 303 1947

  
help@uidai.gov.in

  
www.uidai.gov.in

*Sanjib Podder*



### Major Information of the Deed

Deed No :	I-1606-02888/2021	Date of Registration	16/08/2021
Query No / Year	1606-8001504471/2021	Office where deed is registered	
Query Date	16/08/2021 12:14:09 PM		1606-8001504471/2021
Applicant Name, Address & Other Details	Sanjay Sarkar Sealdah Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9831931484, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 2,71,35,003/-		
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]:- 160602869/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :



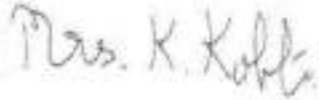





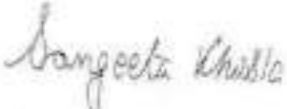
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Canal South Rd, Road Zone : (Not Adjacent To E M By Pass -- Not Adjacent To E M By Pass) . . Premises No: A/P 82/B, . Ward No: 057 Pin Code : 700105

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	4 Katha	1/-	2,70,00,003/-	Width of Approach Road: 30 Ft., . Project Name :
Grand Total :				6.6Dec	1 /-	270,00,003 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	100 Sq Ft.	1/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	2 /-	1,35,000 /-	

## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Smt Kiran Kohli</b> Wife of Shri Shailendra Kohli Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office</p>	<p><b>Photo</b></p>  <p>16/08/2021</p>	<p><b>Finger Print</b></p>  <p>LTI 16/08/2021</p>	<p><b>Signature</b></p>  <p>16/08/2021</p>
1703, Ajmer Aeon, B Wing - Bhakti Park, Wadala East, VTC, MUMBAI, City:- , P.O:- Antop Hill, P.S:- WADALA TRUCK TERMINALS, District:-Mumbai, Maharashtra, India, PIN:- 400037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx6R, Aadhaar No: 82xxxxxxxx6635, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office				
2	<p><b>Name</b></p> <p><b>Shri Rajeev Kumar Khosla</b> Son of Late Sushil Kumar Khosla Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office</p>	<p><b>Photo</b></p>  <p>16/08/2021</p>	<p><b>Finger Print</b></p>  <p>LTI 16/08/2021</p>	<p><b>Signature</b></p>  <p>16/08/2021</p>
228/B,, Rash Behari Avenue, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx9R, Aadhaar No: 62xxxxxxxx6919, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office				
3	<p><b>Name</b></p> <p><b>Smt Sangeeta Khosla</b> Wife of Shri Sanjeev Kumar Khosla Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office</p>	<p><b>Photo</b></p>  <p>16/08/2021</p>	<p><b>Finger Print</b></p>  <p>LTI 16/08/2021</p>	<p><b>Signature</b></p>  <p>16/08/2021</p>
228/B, Rash Behari Avenue, City:- , P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGxxxxxx2Q, Aadhaar No: 75xxxxxxxx9075, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office				



4	Name	Photo	Finger Print	Signature
	<b>Smt Radhika Khosia</b> Wife of Shri Vijay Kumar Khosia Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office	 16/08/2021	 LTI 16/08/2021	Radhika khasia 16/08/2021
Flat No. 202 (2nd Floor), Avishek Apartment,, 72 3B 1, R. K. Ghoshal Road, City:- , P.O:- Kasba, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: Government Service, Citizen of: India, PAN No.:: AGxxxxxx2F, Aadhaar No: 63xxxxxxxx4498, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office				

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SANJIB PODDER</b> P-59, Sector - B, Metropolitan Co-Operative Housing Society Ltd., Canal South Rd, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PiN:- 700105 , PAN No.:: AFxxxxxx6N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri Sanjib Podder (Presentant )</b>            Son of Late Sukhendralal Podder            Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office         </td> <td>             Aug 16 2021 1:20PM         </td> <td>             LTI            16/08/2021         </td> <td>             16/08/2021         </td> </tr> </tbody> </table> <p>P-57, Sector - B, Metropolitan Co-Operative Housing Society Ltd., Canal South Rd, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx6N, Aadhaar No: 25xxxxxxxx1523 Status : Representative, Representative of : SANJIB PODDER (as Proprieter)</p>	Name	Photo	Finger Print	Signature	<b>Shri Sanjib Podder (Presentant )</b> Son of Late Sukhendralal Podder Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office	 Aug 16 2021 1:20PM	 LTI 16/08/2021	 16/08/2021
Name	Photo	Finger Print	Signature						
<b>Shri Sanjib Podder (Presentant )</b> Son of Late Sukhendralal Podder Date of Execution - 16/08/2021, , Admitted by: Self, Date of Admission: 16/08/2021, Place of Admission of Execution: Office	 Aug 16 2021 1:20PM	 LTI 16/08/2021	 16/08/2021						

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Sanjay Sarkar</b> Son of S Sarkar Sealdah Court, City:- , P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	 16/08/2021	 16/08/2021	 16/08/2021



Identifier Of Smt Kiran Kohli, Shri Rajeev Kumar Khosla, Smt Sangeeta Khosla, Smt Radhika Khosla, Shri Sanjib Podder

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Kiran Kohli	SANJIB PODDER-1.65 Dec
2	Shri Rajeev Kumar Khosla	SANJIB PODDER-1.65 Dec
3	Smt Sangeeta Khosla	SANJIB PODDER-1.65 Dec
4	Smt Radhika Khosla	SANJIB PODDER-1.65 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Kiran Kohli	SANJIB PODDER-25.00000000 Sq Ft
2	Shri Rajeev Kumar Khosla	SANJIB PODDER-25.00000000 Sq Ft
3	Smt Sangeeta Khosla	SANJIB PODDER-25.00000000 Sq Ft
4	Smt Radhika Khosla	SANJIB PODDER-25.00000000 Sq Ft

**Transfer of property for S2**

Sl.No	From	To. with area (Name-Area)
1	Smt Kiran Kohli	SANJIB PODDER-25.00000000 Sq Ft
2	Shri Rajeev Kumar Khosla	SANJIB PODDER-25.00000000 Sq Ft
3	Smt Sangeeta Khosla	SANJIB PODDER-25.00000000 Sq Ft
4	Smt Radhika Khosla	SANJIB PODDER-25.00000000 Sq Ft

On 16-08-2021

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

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

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

Presented for registration at 12:55 hrs on 16-08-2021, at the Office of the A.D.S.R. SEALDAH by Shri Sanjib Podder

**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 2,71,35,003/-

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

Execution is admitted on 16/08/2021 by 1. Smt Kiran Kohli, Wife of Shri Shailendra Kohli, 1703, Ajmer Aeon, B Wing - Bhakti Park, Wadala East, VTC, MUMBAI, P.O: Antop Hill, Thana: WADALA TRUCK TERMINALS, , Mumbai, MAHARASHTRA, India, PIN - 400037, by caste Hindu, by Profession House wife, 2. Shri Rajeev Kumar Khosla, Son of Late Sushil Kumar Khosla, 228/B,, Road: Rash Behari Avenue, , P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business, 3. Smt Sangeeta Khosla, Wife of Shri Sanjeev Kumar Khosla, 228/B, Road: Rash Behari Avenue, , P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession House wife, 4. Smt Radhika Khosla, Wife of Shri Vijay Kumar Khosla, Flat No. 202 (2nd Floor), Avishek Apartment,, 72 3B 1, Road: R. K. Ghoshal Road, , P.O: Kasba, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Government Service

Identified by Sanjay Sarkar, , Son of S Sarkar, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-08-2021 by Shri Sanjib Podder, Proprieter, SANJIB PODDER, P-59, Sector - B, Metropolitan Co-Operative Housing Society Ltd., Canal South Rd, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105

Identified by Sanjay Sarkar, , Son of S Sarkar, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 2396, Amount: Rs.100/-, Date of Purchase: 26/07/2021, Vendor name: PRASANTA DALAL



**Kaushik Ray**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SEALDAH**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2021, Page from 115503 to 115532

being No 160602888 for the year 2021.



Digitally signed by Kaushik Ray  
Date: 2021.08.23 13:38:08 +05:30  
Reason: Digital Signing of Deed.

(Kaushik Ray) 2021/08/23 01:38:08 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
West Bengal.

**(This document is digitally signed.)**