

*0055/2022*

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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*28/07/2022*  
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*6:20 P.M.*

*NOTARIAL PUBLIC*  
*WEST BENGAL*  
*INDIA*

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, WE, (1) SRI SOUMEN SAHA, (PAN - BDZPS9951D), (Aadhaar No. 6222 2486 2878), son of Late Satya Ranjan Saha by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 18A, Kali Kumar Majumdar Road, P.O. Santoshpur, P.S. Survey Park, Kolkata - 700 075, District - South 24-Parganas, (2) SMT. SUBARNA SAHA, (PAN - AVGPS1241Q), (Aadhaar No. 8674 1110 0676), wife Sri Nisith Ranjan Saha, daughter of Late Satya Ranjan Saha, by Faith - Hindu, by Occupation - House-wife, by Nationality - Indian,

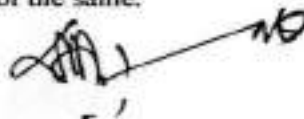
*6-20 PM*  
*28/7/22*

Notary Seal: *Notary Public - IV*, *Registration No. 1908*, *South 24 Parganas*.  
Date: *29 JUL 2022*.  
Signature: *NS Advocate*

residing at A/18, Laxmi Narayan Colony, N.S.C. Bose Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700 047, District - South 24-Parganas, (3) **SRI DIPEN SAHA**, (PAN - **AWDPS8869E**), (Aadhaar No. **9429 4610 7358**), son of Late Satya Ranjan Saha, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 36, Baikuntha Saha Road, P.O. Santoshpur, P.S. Survey Park. Kolkata - 700 075, District - South 24-Parganas, (4) **SRI SWAPAN KANTHA**, (PAN : **AGAPK0494N**), (Aadhaar No. **5547 7590 5058**), son of Late Bhabatosh Kantha, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 29, Lake East 4<sup>th</sup> Road, Post Office - Santoshpur, Police Station - Survey Park, Kolkata - 700 075, District - South 24-Parganas and (5) **SRI ANKAN KUMAR KUNDU**, (PAN - **AJNPK9183E**), (Aadhaar No. **3899 6729 1595**), son of Late Bidhu Bhushan Kundu, by faith - Hindu, by Occupation - Service, by Nationality - Indian, residing at 18, Kali Kumar Majumder Road, P.O. Santoshpur, P.S. Survey Park. Kolkata - 700 075, District - South 24-Parganas, hereinafter collectively called the '**PRINCIPALS (OWNERS)**' **SEND GREETINGS :**

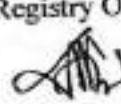
**WHEREAS** All That the more or less 15 (Fifteen) Cottahs of Bastu land with old dilapidated building structure recorded in C.S. Dag No.307, under C.S. Khatian No.52 of Mouza - Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, presently Police Station - Survey Park, (formerly P.S. Sadar Tollygunge, thereafter P.S. Jadavpur, thereafter P.S. Kasba, thereafter P.S. Purba Jadavpur), the then District : 24-Parganas, now South 24-Parganas, under the then Jadavpur Santoshpur Anchal Panchayet, now under the Kolkata Municipal Corporation, Ward No. 103 originally belonged to one Bepur Behar Ghosh and others who while had been in possession of the same as 16 annas owner thereof sold and transferred the same to one Jamini Sundari Kundu since deceased, wife of Gurudayal Kundu and Ahi Bhusan Kundu, son of Late Ram Dayal Kundu by virtue of registered Deed of Sale dated 04.04.1941 and delivered possession of the same. The said deed was duly registered at Joint Sub-Registry Office at Alipore Sadar and recorded in Book No.1, Volume No.20, at Pages 82 to 86, Being No.751 for the year 1941.

**AND WHEREAS** said Ahibhusan Kundu and Jamini Sundari Kundu while had been in possession of their aforesaid 15 (Fifteen) Cottahs Bastu land with building standing thereon made, amicable partition of the same.



**AND WHEREAS** said Ahibhushan Kundu while had been in khas possession of his demarcated allotted portion of Bastu land with building out of the aforesaid property sold and transferred a well demarcated 3 (Three) Cottahs 5 (Five) Chittacks 36 (Thirty-six) Square feet land together with building standing thereon from the Eastern side of his allotted demarcated portion to said Jamini Sundari Kundu and thereafter said Ahibhushan Kundu while had been in possession of remaining allotted property on Western side sold and transferred his remaining well demarcated 3 (Three) Cottahs 13 (Thirteen) Chittacks 29 (Twenty-nine) Square feet of Bastu land with old dilapidated partly one storied and partly two storied building on the Western portion of his allotted property being well demarcated portion of property in favour of one Smt. Bedeshini Saha, wife of Late Chinta Haran Saha, grandmother of the **OWNERS/PRINCIPALS No. 1 to 3** herein by virtue of a registered Deed of Sale dated 28.06.1968 which was duly registered at Sub-Registry Office at Alipore and recorded in Book No.1, Volume No. 93, at Pages 34 to 42, Being No. 4294 for the year 1968 and delivered khas possession of the same.

**AND WHEREAS** thus said Bedeshini Saha became the owner of old dilapidated two storied building standing on more or less well demarcated 3 (Three) Cottahs 13 (Thirteen) Chittacks 29 (Twenty-nine) Square feet of land recorded in C.S. Dag No. 307, under C.S. Khatian No. 52, of Mouza - Santoshpur, under presently Police Station - Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), District: 24-Parganas now South 24-Parganas and she while had been in possession of the same as absolute owner thereof and by mutating her name in the record of the then Municipality as 16 annas owner thereof, gifted and transferred well demarcated 2 (Two) Cottahs 2 (Two) Chittacks 22 (Twenty-two) Sq.ft. of Bastu land with demarcated building portion out of her aforesaid purchased property on the Southern side of her purchased portion along with right to use the 2'-6" wide private passage on the North-West corner of the property by registered Deed of Gift dated 26.07.1988 specifically shown in the annexed Deed Plan to her one son Satya Ranjan Saha, deceased father of the **OWNERS/PRINCIPALS No. 1 to 3** herein and delivered possession of same and the said Deed was duly registered in Book No. 1, Volume No. 189, at Pages 64 to 70, Being No.8810 for the year 1988, registered in the office of Alipore District Registry Office.

 NB

**AND WHEREAS** thus said Satya Ranjan Saha since deceased became the 16 annas owner of old dilapidated one storied building with well demarcated 2 (Two) Cottahs 2 (Two) Chittacks 22 (Twenty-two) Sq.ft. of Bastu land recorded in C.S. Dag No. 307, under C.S. Khatian No. 52, of Mouza - Santoshpur, under presently Police Station - Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), District : South 24-Parganas and had been in khas possession by residing thereon by mutating his name in the record of Kolkata Municipality Jadavpur Unit as 16 annas owner thereof and after such mutation the aforesaid-property of said Satya Ranjan Saha since deceased known and numbered as **K.M.C. Premises No.69, Kali Kumar Majumdar Road**, within **Ward No. 103**, being **Assessee No. 31-103-20-0069-5** and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police Station - Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas.

**AND WHEREAS** while enjoying the aforesaid property peacefully said Satya Ranjan Saha died intestate on 01.08.2007 leaving behind his two sons namely **SRI DIPEN SAHA & SRI SOUMEN SAHA** and one married daughter namely **SMT. SUBARNA SAHA**, the **OWNERS/PRINCIPALS No. 1 to 3** herein who jointly inherited the total property i.e. the total land and existing one storied building as per the provision of Hindu Succession Act, 1956. It is noted that the wife of said Satya Ranjan Saha namely Bhagya Rani Saha died previously on 16.07.1995 and mother of Satya Ranjan Saha Bideshini Saha died on 19.12.2000.

**AND WHEREAS** thus the **OWNERS/PRINCIPALS No. 1 to 3** herein become the absolute joint recorded Owners by mutating their names in respect of the said land measuring an area of 2 (Two) Cottahs 2 (Two) Chittacks 22 (Twenty-two) Sq.ft. of Bastu land with demarcated one storied building portion measuring an area of 815 (Eight hundred and Fifteen) Sq.ft. more or less standing thereon, lying and situated in Mouza - Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, known as **K.M.C. Premises No. 69, Kali Kumar Majumdar Road**, within **Ward No. 103**, being **Assessee No. 31-103-20-0069-5** and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police

Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas.

**AND WHEREAS** after the aforesaid gift said Smt. Bedeshini Saha while had been in possession her remaining Northern demarcated purchased property being more or less 1 (One) Cottahs 8 (Eight) Chittacks of land with dilapidated two-storied building consisting 4 rooms (three rooms in ground floor one room in upper floor) after making the passage curving out of her purchased property being her remaining demarcated Northern portion of purchased property after gifted portion to her son Satya Ranjan Saha being well demarcated portion and property recorded in C.S. Dag No. 307, under C.S. Khatian No. 52, of Mouza - Santoshpur, under presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), District: 24-Parganas now South 24-Parganas by residing and realizing rent from tenants by paying taxes to the K.M.C. as absolute 16 annas owner thereof, sold and transferred the same to her another son Manoranjan Saha since deceased by virtue of registered Deed of Bengali Bikroy Kobala dated 17.01.1989 followed by delivery of possession which was duly registered at District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 12, at Pages 141 to 149, Being No. 481 for the year 1989.

**AND WHEREAS** thus said Manoranjan Saha since deceased became the 16 annas owner of old dilapidated two-storied building with well demarcated 1 (One) Cottah 8 (Eight) Chittacks of Bastu land being well demarcated portion of land recorded in C.S. Dag No. 307, under C.S. Khatian No. 52, of Mouza - Santoshpur, under presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), District : South 24-Parganas and had been in khas possession partly and partly through tenant by realizing rent from monthly tenants by residing thereon by mutating his name in the record of Kolkata Municipality Jadavpur Unit as 16 annas owner thereof and after such mutation the aforesaid property of said Manoranjan Saha since deceased known and numbered as **K.M.C. Premises No.70, Kali Kumar Majumder Road, within Ward No. 103, being Assessee No. 31-103-20-0070-1** and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas.

**AND WHEREAS** while enjoying the aforesaid property peacefully said Manoranjan Saha died intestate on 02.04.2003 leaving behind his widow wife namely Sm. Niati Saha Alias Nioty Saha, one son namely Sri Monoj Kumer Saha and only married daughter namely Smt. Anita Roy, who jointly inherited the total property i.e. the total land and existing two storied building as per the provision of Hindu Succession Act, 1956.

**AND WHEREAS** thereafter said Sri Monoj Kumer Saha donated, gifted and transferred his undivided  $\frac{1}{3}^{\text{rd}}$  share in respect of the aforesaid land and property in favour of his mother namely Sm. Niati Saha Alias Nioty Saha, by virtue of registered Deed of Gift dated 18.05.2004, followed by delivery of possession and the said deed was duly registered at District Sub-Registrar – III at Alipore and recorded in Book No. 1, Volume No. 1, at Pages 420 to 437, Being No. 26 for the year 2005.

**AND WHEREAS** subsequently due to urgent need of money said Sm. Niati Saha Alias Nioty Saha and Smt. Anita Roy, sold, transferred and conveyed the aforesaid land measuring an area of 1 (One) Cottah 8 (Eight) Chittacks more or less together with a two storied old building total measuring an area of 984 (Nine hundred and Eighty-four) Sq.ft. more or less standing thereon, known as K.M.C. Premises No. 70, Kali Kumar Majumdar Road, within Ward No. 103, being Assessee No. 31-103-20-0070-1, presently Police Station – Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas, by virtue of registered Deed of Conveyance dated 03.06.2022, which was duly registered at District Sub-Registrar – IV at Alipore and recorded in Book No. 1, Volume No. 1604-2022, Pages from 190823 to 190851, Being No. 160405889 for the year 2022 in favour of **SRI SWAPAN KANTHA**, the **OWNER/PRINCIPAL No. 4** herein for a valuable consideration as mentioned therein.

**AND WHEREAS** after purchase the **OWNER/PRINCIPAL No. 4** herein mutated and recorded his name as the absolute Owner in respect of the aforesaid purchased land measuring an area of 1 (One) Cottah 8 (Eight) Chittacks more or less together with a two storied old building total measuring an area of 984 (Nine hundred and Eighty-four) Sq.ft. more or less standing thereon, lying and situated in Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307,

under C.S. Khatian No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, known as K.M.C. Premises No. 70, Kali Kumar Majumdar Road, within Ward No. 103, being Assessee No. 31-103-20-0070-1 and the property is also known as Postal Address 18/A, Kali Kumar Majumdar Road, Post Office - Santoshpur, presently Police Station - Survey Park, (formerly P.S. Kasba, thereafter P.S. Purba Jadavpur), Kolkata - 700 075, District : South 24-Parganas.

**AND WHEREAS** after the death of the said Jamini Sundari Kundu, her three sons namely Phani Bhushan Kundu, Nani Bhushan Kundu and Bidhu Bhushan Kundu acquired the ownership of the said land and property left by their mother, Jamini Sundari Kundu.

**AND WHEREAS** by virtue of a registered Deed of Amicable Partition dated 18.02.1963, registered in the Office of Sub-Registrar, Alipore and entered into Book No. I, Volume No. 199, Pages from 7 to 11, Deed No. 9817 for the year 1963 made between said Phani Bhushan Kundu, Nani Bhushan Kundu and Bidhu Bhushan Kundu, all since deceased they partitioned the total land measuring land area of 10 (Ten) Cottahs 9 (Nine) Chittacks 36 (Thirty Six) Sq.ft. more or less which they obtained by inheritance after the death of their mother and accordingly Phani Bhushan Kundu as the First Party of the said Deed of Partition obtained a demarcated property measuring land area 3 (Three) Cottahs 8 (Eight) Chittacks 18 (Eighteen) Sq.ft. more or less morefully described in the 'Kha' Schedule of the said Deed of Partition and Nani Bhushan Kundu as the Second Party of the said Deed of Partition obtained a demarcated property measuring land area of 3 (Three) Cottahs 8 (Eight) Chittacks 18 (Eighteen) Sq.ft. morefully described in the 'Ga' Schedule of the said Deed of Partition and Bidhu Bhushan Kundu as the Third Party of the said Deed of Partition obtained the demarcated property measuring land area of 3 (Three) Cottahs 8 (Eight) Chittacks 18 (Eighteen) Sq.ft. morefully described in the 'Gha' Schedule of the said Deed of Partition.

**AND WHEREAS** after the death of said Bidhu Bhushan Kundu dated 27.01.1991 his two sons namely Sri Ankan Kumar Kundu, the **OWNER/PRINCIPAL** No. 5 herein, Anjan Kundu since deceased, one married daughter namely Chhanda Sen and one unmarried daughter namely Sunanda Kundu since deceased inherited his total property measuring land area of 3 (Three) Cottahs 8 (Eight) Chittacks 18 (Eighteen) Sq.ft.

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more or less togetherwith an asbestos shed structure standing thereon measuring an area of 1200 (One Thousand and Two hundred) Sq.ft. more or less and their mother Maya Rani Kundu died previously on 10.05.1981.

**AND WHEREAS** thereafter by virtue of two separate registered Deed of Gift (i) executed on 18.06.2004 and completed on 08.07.2004, registered at A.D.S.R., Sealdah, South 24-Parganas and recorded into Book No. 1, Volume No. 44, at Pages 139 to 148, Deed No. 887 for the year 2004 and (ii) another Deed executed on 15.03.2016 and completed on 16.03.2016, registered at D.S.R. – V, Alipore, South 24-Parganas and recorded into Book No. 1, Volume No. 1630-2016, Pages from 27149 to 27168, Deed No. 163000877 for the year 2016, said Sri Ankan Kumar Kundu, the **OWNER/ PRINCIPAL No. 5** herein became the absolute owner of the said demarcated plot of land measuring an area of 3 (Three) Cottahs 8 (Eight) Chittacks 18 (Eighteen) Sq.ft. together with an asbestos shed structure standing thereon measuring an area of 1200 (One Thousand and Two hundred) Sq.ft. more or less and thereafter the **OWNER/ PRINCIPAL No. 5** herein has mutated his name in the record of K.M.C. under Ward No. 103, in respect of his property known as K.M.C. Premises No. 141, Kali Kumar Majumder Road, Assessee No. 31-103-20-0398-2. It is noted that aforesaid property was previously known and numbered as K.M.C. Premises No. 159, Kali Kumar Majumder Road, being Assessee No. 31-104-27-0159-6, under K.M.C. Ward No. 104, but subsequently after registration of aforesaid Gift Deeds when the **OWNER/ PRINCIPAL No. 5** herein applied before the K.M.C. for necessary mutation in his name in respect of the entire property, it was found that this property is actually situated under K.M.C. Ward No. 103, instead of Ward No. 104 and accordingly the K.M.C. has mutated his name in respected of his aforesaid property under Ward No. 103 and renumbered the said premises as K.M.C. Premises No. 141, Kali Kumar Majumder Road, bearing Assessee No. 31-103-20-0398-2.

**AND WHEREAS** as all the three plots of land are situated front and back and side by side and also adjacent to each other, the said **OWNERS** i.e. the **PRINCIPALS** herein have decided and agreed to merge their total property into one compact plot of land and within one boundary line under their full Ownership comprising in K.M.C. Premises No. 69, Kali Kumar Majumder Road, Premises No. 70, Kali Kumar Majumder





**Road and Premises No. 141, Kali Kumar Majumder Road** measuring total land area of **7 (Seven) Cottahs 2 (Two) Chittacks 40 (Forty) Sq.ft.** togetherwith **three nos. of separate pucca structures totaling an area of 2999 (Two Thousand Nine Hundred and Ninety-nine) Sq.ft.**, situated in same Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, within A.D.S.R. Office Sealdah, under Ward No. 103, presently Police Station – Survey Park, (formerly Police Station – Purba Jadavpur), Kolkata – 700 075, District – South 24-Parganas morefully described in the **SCHEDULE** below.

**AND WHEREAS** accordingly by virtue of a registered Deed of Amalgamation dated 30<sup>th</sup> June, 2022, the **OWNERS/PRINCIPALS No. 1 to 3** herein as the Party of the **FIRST PART** therein, the **OWNER/PRINCIPAL No. 4** herein, as the Party of the **SECOND PART** therein and the **OWNER/PRINCIPAL No. 5** herein, as the Party of the **THIRD PART** therein amalgamated the three Nos. of Premises being **No. 69, Kali Kumar Majumder Road, Premises No. 70, Kali Kumar Majumder Road and Premises No. 141, Kali Kumar Majumder Road** within K.M.C. Ward No. 103 measuring total land area of **7 (Seven) Cottahs 2 (Two) Chittacks 40 (Forty) Sq.ft.** togetherwith **three nos. of separate pucca structures totaling an area of 2999 (Two Thousand Nine Hundred and Ninety-nine) Sq.ft.** more or less as mentioned in the **SCHEDULE** below and the said Deed of Amalgamation was registered in the Office of District Sub-Registrar – IV, Alipore and entered into Book No. I, Volume No. 1604-2022, Pages from 228550 to 228581, Deed No. 160407466 for the year 2022.

**AND WHEREAS** after such amalgamation the **OWNERS** herein have jointly recorded their said amalgamated property in the record of The Kolkata Municipal Corporation being known and numbered as **K.M.C. Premises No. 141, Kali Kumar Majumder Road**, having Assessee No. 31-103-20-0398-2, within K.M.C. Ward No. 103, P.O. Santoshpur, presently P.S. Survey Park, formerly P.S. Purba Jadavpur, Kolkata – 700 075, District - South 24-Parganas and three nos. of separate pucca structures totaling an area of 2999 (Two Thousand Nine Hundred and Ninety-nine) Sq.ft. are now standing in the Premises.

**AND WHEREAS** the present **OWNERS/PRINCIPALS** now decided to develop the **SCHEDULE** mentioned property by constructing a Ground plus Four storied building with lift facility, comprising of a number of residential flats on the different floors, Car Parking Space/s in the ground floor, but due to paucity of fund, lack of technical knowledge, experience in the field of construction, the **OWNERS/PRINCIPALS** herein have entered into a registered **Development Agreement** dated **25.07.2022**, registered in the office of **District Sub-Registrar – IV, Alipore, South 24 Parganas** and entered into **Book No.1, Deed No. 160408421** for the year **2022**, with **"M/S. J.S. CONTRACTOR"**, (**PAN - AGAPK0494N**), a sole proprietorship concern, having its office at **5, Lake East 5<sup>th</sup> Road, Post Office - Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas**, being represented by its sole proprietor namely **SRI SWAPAN KANTHA, (PAN - AGAPK0494N), (Aadhaar No. 554775905058)**, son of Late **Bhabatosh Kantha**, by faith – **Hindu**, by Nationality – **Indian**, by Occupation – **Business**, residing at **29, Lake East 4<sup>th</sup> Road, Post Office - Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas**, as a **DEVELOPER** to erect and complete the construction of a **Ground Plus Four storied building with Lift facility** in the said amalgamated land as per sanction building plan to be sanctioned by the **Kolkata Municipal Corporation** at the cost of the **DEVELOPER** as described in the said registered **Development Agreement** made between the **LAND OWNERS** i.e. the **PRINCIPALS** herein and the said **"M/S. J.S. CONTRACTOR"** the **Power holder** herein.

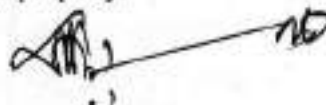
**AND WHEREAS** as per the said registered **Development Agreement**, we the **PRINCIPALS** herein have engaged said **"M/S. J.S. CONTRACTOR"**, a sole proprietorship concern, having its office at **5, Lake East 5<sup>th</sup> Road, Post Office - Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas**, being represented by its sole proprietor namely **SRI SWAPAN KANTHA**, son of Late **Bhabatosh Kantha**, residing at **29, Lake East 4<sup>th</sup> Road, Post Office - Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas**, to develop our property measuring land area of **7 (Seven) Cottahs 2 (Two) Chittacks 40 (Forty) Sq.ft. togetherwith three nos. of separate pucca structures totaling an area of 2999 (Two Thousand Nine Hundred and Ninety-nine) Sq.ft. more or less standing thereon** after demolishing the existing old building/structures situated in **Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian**

No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, within A.D.S.R. Office Sealdah, known as **K.M.C. Premises No. 141, Kali Kumar Majumder Road**, having Assessee No. 31-103-20-0398-2, under Ward No. 103, presently Police Station – Survey Park, (formerly Police Station – Purba Jadavpur), Kolkata – 700 075, District – South 24-Parganas at the cost of the **DEVELOPER** as morefully and more particularly mentioned and described in the said registered Development Agreement as mentioned above and for the said purpose, we the **PRINCIPALS** herein, do hereby appoint the said “**M/S. J.S. CONTRACTOR**”, (PAN - AGAPK0494N), a sole proprietorship concern, having its office at 5, Lake East 5<sup>th</sup> Road, Post Office - Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas, being represented by its sole proprietor namely **SRI SWAPAN KANTHA**, (PAN - AGAPK0494N), (Aadhaar No. 554775905058), son of Late Bhabatosh Kantha, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 29, Lake East 4<sup>th</sup> Road, Post Office - Santoshpur, Police Station – Survey Park, Kolkata – 700 075, District – South 24-Parganas, as our Lawful Attorney on our behalf and as our names to do the all acts, deeds and things in the manner followings :

- i. To look after and manage the property on behalf of the **OWNERS**.
- ii. To appear and act in all the Courts such as Civil or Criminals, Originals, Revisional or Appellate Courts and also in the Registration Offices and in any other Office of Government, in the Office of The Kolkata Municipal Corporation or any other Municipality, Improvement Trust, The Kolkata Metropolitan Development Authority, Commissioner of any Division or District Board, Panchayat or any other office or Local Authority on behalf of us and for such purpose our said Attorney may accept service of any summons or any notice issued by any authority, shall be received by our said Lawful Attorney.
- iii. To sign and verify and plaint, written, statements, petition of claim and objection, memorandum of Appeal and petition and application of all kinds and to file them relating to the aforesaid properties as mentioned in the **SCHEDULE** hereunder written in any such Court or Office.

Handwritten signature and initials, possibly 'SRI SWAPAN KANTHA' and 'NS', written in black ink.

- iv. To appoint, engage on our behalf any Advocate, Pleader, Solicitors, Revenue Agent or any other legal practitioner whenever our said Attorney shall think proper to do so and to discharge and/or terminate his appointments.
- v. To cause mutation and/or conversion of my Property where necessary effected in the revenue and/or in the record of the LD. B.L. & L.R.O. Kolkata and/or under the jurisdiction and/or in the record of The Kolkata Municipal Corporation and to make such statements and sign all applications or objections personally or through Lawyer or other agents to effectuate the said purpose and Collect Mutation Certificate and/or conversion certificate, Assessment Roll or Tax Clearance Certificate and other necessary papers thereof and pay necessary taxes to the LD. B.L. & L.R.O. Kolkata and/or The Kolkata Municipal Corporation as and when necessary on our behalf.
- vi. To demarcate or delineate our said property that be necessary for the said purpose by virtue of a Deed of Boundary Declaration or any other Declaration or Deed of Rectification to be registered before the concerned registering authority and/or to sewer any affidavit related thereto.
- vii. To deposit the revenue for our said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
- viii. To sign all the plans to be submitted before the concerned authority/authorities for the sanction of the building plan, revised building Plan and/or addition/alteration Plan and/or modified Plan and/or completion Building Plan for our said property and sign all the papers related thereto and to sign the same on our behalf the modified or revised Plan and submit the same before The Kolkata Municipal Corporation for sanction and then to get delivery the same along with the Completion Certificate and also Completion Plan of the building on our behalf from The Kolkata Municipal Corporation and execute any affidavit related thereto and also sign, execute and register any Deed of Declaration to be required for the same related to our said property.



- ix. To sign drainage and sewerage Plan of the property and submit the same before the Kolkata Municipal Corporation in respect of the Premises and to sign all other papers related thereto.
- x. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the Schedule below and also to sign all the papers related thereto.
- xi. To look after and to control all the affairs for the development of the said land and construction of a new Ground plus Four storied building which is being erected as per sanction building Plan duly sanctioned by The Kolkata Municipal Corporation or other approval of the Government Authority at the cost of the **DEVELOPER** and the **DEVELOPER** shall sign and execute on behalf of the owners all the Declaration Deed or any other Declaration as mentioned in the **SCHEDULE** below related thereto and registrar the such document as per requirement for the interest of the proposed project.
- xii. To sign, execute and submit all Development Plans, Documents, Statements, Papers, Undertakings, Declarations, may be required for necessary sanction, modification and/or alteration of sanctioned plans by the appropriate authority and other appropriate authorities after signing from the landowner.
- xiii. To appear and represent on behalf of the **PRINCIPALS** i.e. **LAND OWNERS** herein on or before any necessary authorities including, The Kolkata Municipal Corporation, Fire brigade, West Bengal Police, necessary Departments of Government of West Bengal, in connection with the modification and/or alteration of Development plans for the above mentioned property and also for the interest of the proposed project.
- xiv. To pay fees for obtaining the modification of plan and such other orders and permissions from the necessary authorities on behalf of the landowners as required for sanction, modification and/or alteration of the Development Plan and also to submit and take delivery of title, deeds concerning the said property and also take other papers and documents as may be required by the necessary authorities and

 NO

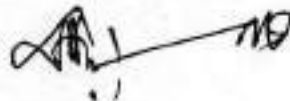
appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as our Attorney shall think fit and proper.

- xv. To receive the excess amount of fees, if any, paid for the purpose of modification and/or alteration of the revised and/or completion building plan to be sanctioned from the authority or authorities.
- xvi. To develop the said property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper.
- xvii. To apply for obtaining electricity gas, water sewerage, drainage, lift, telephone or other connections or obtaining electric meter or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans related thereto on behalf of the **OWNERS** and submit the same before the concerned authority/ authorities for such connection of electric, drainage and sewerage, water, telephone, gas, connection etc. and to execute and sign all paper plan for sanction drainage and sewerage connection of the said entire property and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney on our behalf.
- xviii. To apply for and obtain building materials from the concerned authorities for consumption of the building on the said property as aforesaid.
- xix. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property, or any part thereof.
- xx. To appear and represent us before all authorities for fixation and/or finalization of the annual valuation of the said property and for that purpose to sign execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
- xxi. To negotiate with others for giving possession of the flats etc. in lieu of proper considerations sum against the **DEVELOPER'S ALLOCATION** as mentioned

A handwritten signature and initials, possibly 'M. J. N.', written in black ink.

in the **SCHEDULE - D** of the said registered Development Agreement and the **DEVELOPER** shall do all the acts in the Premises and the **DEVELOPER** shall get the **DEVELOPER'S ALLOCATION** as mentioned therein.

- xxii. To collect advance or part payment or full consideration money from the intending purchasers of the **DEVELOPER'S ALLOCATION** as mentioned in the **SCHEDULE - D** of the said registered Development Agreement alongwith the proportionate share of land and grant receipt in favour of the interested persons/persons who are interested to take possession of the flat/ flats etc. in lieu of satisfactory consideration.
- xxiii. To advertise in different news papers and display, hoarding in different places, and also to engage agency or agencies for giving possession of the Developer's Allocation alongwith the proportionate share of land in any name as the said Attorney shall think fit and proper and to sell the Developer's Allocation as mentioned in the said registered Development Agreement to any Third Party or parties at any consideration price to be fixed up only by the **DEVELOPER**.
- xxiv. To negotiate with intending persons who desire to take possession in lieu of proper consideration for the flats/Car Parking Space including proportionate land share of the said **DEVELOPER'S ALLOCATION** alongwith the proportionate share of land at my said premises or any part thereof and for that purpose to sign and execute all deeds, as our said Attorney shall think fit and proper as per the said registered Development Agreement.
- xxv. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- xxvi. To receive part or full consideration sum against the Developer's Allocation as mentioned in the said registered Development Agreement from the intending purchasers and acknowledges the receipt of the same.



- xxvii. To appear and represent us before any Notary Public, office of the Additional District Sub-Registrar, Sealdah, District Sub-Registrar offices at Alipore, Addl. Registrar of Assurance/s at Kolkata, Metropolitan Magistrate and Other Office or Offices or Authority or Authorities having jurisdiction and to execute and register any kind of Deeds, Deed of Conveyances, Agreement for Sale, Deed of Declaration or Rectification, Deed of Boundary Declaration and or any kind of instrument writing executed and signed by the said Attorney in any manner concerning the said property as per this registered Development Agreement in connection with the **DEVELOPER'S ALLOCATION** only and present the same before the Registrar for registration.
- xxviii. To take necessary steps for registration of the Developer's Allocation as mentioned in the said registered Development Agreement or any part alongwith the proportionate share of land by the Developer i.e. the Attorney herein.
- xxix. To convey, prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the said land and property or any part thereof.
- xxx. To file and defend suits, cases, appeals and applications of whatsoever nature for and on our behalf or to be institute preferred by or any person or persons in respect of the said property.
- xxxi. To compromise suits, appears or other legal proceedings in any Courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the entire Premises.
- xxxii. To sign, declare and/or affirm any complaints, written statements petitions, affidavits, verifications, vokatnamas, warrant of Attorney Memo of Appeal or any other documents or papers in any proceedings or in any way construction therewith.
- xxxiii. To deposit and withdraw free, documents and moneys in and from any Court or courts and/or other person or persons or authority and given valid receipts and discharged thereof.

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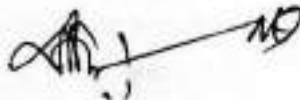
**AND GENERALLY TO** act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, nature, deeds and things as fully and effectually as we would do if we would personally present.

**AND** we hereby ratify and confirm and agree or undertake and whatsoever our said Attorney appointed under this Power herein above contained shall lawfully do or cause to be done in the right of or by virtue of these presents including such confirming.

**SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE ENTIRE PROPERTY)**

**ALL THAT** piece and parcel of 'Bastu' land measuring an area of 7 (Seven) Cottahs 2 (Two) Chittacks 40 (Forty) Sq.ft. togetherwith three nos. of separate pucca structures totaling an area of 2999 (Two Thousand Nine Hundred and Ninety-nine) Sq.ft. more or less having cemented flooring, whereon a new Ground plus Four storied building with lift facility shall be erected as per sanction building plan to be sanctioned by The Kolkata Municipal Corporation, Borough Office – XII after demolishing the existing old building and structure, situated in Mouza – Santoshpur, J.L. No.22, R.S. No.18, Touzi No. 151, comprising in C.S. Dag No. 307, under C.S. Khatian No. 52, corresponding to R.S. Dag No. 329, under R.S. Khatian No. 996, within A.D.S.R. Office Sealdah, known as **K.M.C. Premises No. 141, Kali Kumar Majumder Road**, having Assessee No. 31-103-20-0398-2, under Ward No. 103, presently Police Station – Survey Park, (formerly Police Station – Purba Jadavpur), Kolkata – 700 075, District – South 24-Parganas and entire premises is butted and bounded by :

- ON THE NORTH** : 8400MM (min) 9000MM (max) wide K.M.C. Black Top Road;
- ON THE SOUTH** : Premises No. 54 & partly Premises No. 55, Santoshpur Avenue;
- ON THE EAST** : Land and property of 18C, K.K. Majumder Road;
- ON THE WEST** : Land and property of 16C & 16C/1, K.K. Majumder Road.











OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



Query No:-150480022785292022, 27/07/2022 01:24:13 PM SOUTH 24-PARGANAS (D.S.R. - IV)

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Dipen Saha 36, Baikuntha Saha Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Principal			Dipen Saha 28-07-22
5	Shri Swapan Kantha 29, Lake East 4th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Principal			Swapan Kantha 28/7/22
6	Shri Ankan Kumar Kundu 18, Kali Kumar Majumder Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Principal			Ankan Kumar Kundu 28/7/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr TAPESH MISHRA Son of Mr DEBES KUMAR MISRA HIGH COURT, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Shri Swapan Kantha, Shri Soumen Saha, Smt Subarna Saha, Shri Dipen Saha, Shri Swapan Kantha, Shri Ankan Kumar Kundu			Tapes Mishra 28/07/2022

(Anupam Halder)  
DISTRICT SUB-  
REGISTRAR









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16048002278529/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Swapan Kantha 29, Lake East 4th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Representative of Attorney [J.S. CONTRA CTOR ]			<i>Swapan Kantha</i> 28/7/22
2	Shri Soumen Saha 18A, Kali Kumar Majumder Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	Principal			<i>Soumen Saha</i> 28/7/22
3	Smt Subarna Saha A/18, Lazmi Narayan Colony, NSC Bose Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047	Principal			<i>Subarna Saha</i> 28.07.22

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name.. ANKAN KUMAR KUNDU

Signature ANKAN KUMAR KUNDU

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
PHOTO	left hand				
	right hand				

Name .....

Signature .....



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name Soumen Saha  
Signature Soumen Saha



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name Subarna Saha  
Signature Subarna Saha



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name Dipan Saha  
Signature Dipan Saha



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name Suapan Kantha  
Signature Suapan Kantha

IN WITNESS WHEREOF We the PRINCIPALS herein have hereto signed this Power of Attorney on this the 28<sup>th</sup> day of July, Two Thousand Twenty Two (2022).

WITNESSES:

1. Anpita Kundu  
18 K. K. Majumder  
Road, Santoshpur, Kol-75

2. Abhijit Kumar Mishra  
69/1, Baghajatin Place  
Kolkata - 70086

1. Soumendra  
2. Subarna Saha  
3. Dipan Saha  
4. Snapan Kanthi  
5. Anan Kumar Kundu

\_\_\_\_\_  
SIGNATURE OF THE PRINCIPALS

J. S. CONTRACTOR  
Snapan Kanthi  
Proprietor

\_\_\_\_\_  
SIGNATURE OF THE POWER HOLDER

PREPARED & DRAFTED BY

*Debes Kumar Misra (Signature)*

(DEBES KUMAR MISRA)  
ADVOCATE [Enrollment No. F/364/329/1989]  
HIGH COURT, CALCUTTA  
Resi-cum-Chamber : 69/1, Baghajatin  
Place, Kolkata-86  
PH-9830236148(D.K.M.),  
Email: debeskumarmisra@gmail.com  
9051446430(Somesh),  
Email: mishrasomesh08@gmail.com  
9836115120(Tapesh),  
Email: tapesh.mishra85@gmail.com



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8002278529/2022	Office where deed will be registered
Query Date	26/07/2022 3:25:15 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	TAPESH MISHRA HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 4/-	Rs. 2,09,01,256/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160408421/2022	

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. K. Majumder Road, , Premises No: 141, , Ward No: 103 Pin Code : 700075

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		7 Katha 2 Chatak 40 Sq Ft	1/-	1,88,76,931/-	Width of Approach Road: 30 Ft., , Project Name :
Grand Total :					11.8479Dec	1/-	188,76,931 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					



S2	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L1	999 Sq Ft.	1/-	6,74,325/-	Structure Type: Structure
Gr. Floor, Area of floor : 999 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2999 sq ft</b>	<b>3 /-</b>	<b>20,24,325 /-</b>	

**Principal Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Shri Soumen Saha Son of Late Satya Ranjan Saha18A, Kali Kumar Majumder Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bdxxxxx1d,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Smt Subarna Saha Wife of Shri Nitish Ranjan SahaA/18, Lazmi Narayan Colony, NSC Bose Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: avxxxxx1q,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Shri Dipen Saha Son of Late Satya Ranjan Saha36, Baikuntha Saha Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: awxxxxx9e,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Shri Swapan Kantha Son of Late Bhabotosh Kantha29, Lake East 4th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: agxxxxx4n,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Shri Ankan Kumar Kundu Son of Late Bidhu Bhusan Kundu18, Kali Kumar Majumder Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ajxxxxx3e,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Attorney Details :**

Sl No	Name & address	Status	Execution Admision Details :
1	J.S. CONTRACTOR 5, Lake East 5th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 . PAN No.:: AGxxxxxx4N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Shri Swapan Kantha Son of Late Bhabatosh Kantha29, Lake East 4th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx4N,Aadhaar No Not Provided	J.S. CONTRACTOR (as Sole Proprietor)

**Identifier Details :**

Name & address
Mr TAPESH MISHRA Son of Mr DEBES KUMAR MISRA HIGH COURT, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Swapan Kantha, Shri Soumen Saha, Smt Subarna Saha, Shri Dipen Saha, Shri Swapan Kantha, Shri Ankan Kumar Kundu

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Saha	J.S. CONTRACTOR-2.36958 Dec
2	Smt Subarna Saha	J.S. CONTRACTOR-2.36958 Dec
3	Shri Dipen Saha	J.S. CONTRACTOR-2.36958 Dec
4	Shri Swapn Kantha	J.S. CONTRACTOR-2.36958 Dec
5	Shri Ankan Kumar Kundu	J.S. CONTRACTOR-2.36958 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
2	Smt Subarna Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
3	Shri Dipen Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
4	Shri Swapn Kantha	J.S. CONTRACTOR-200.00000000 Sq Ft
5	Shri Ankan Kumar Kundu	J.S. CONTRACTOR-200.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
2	Smt Subarna Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
3	Shri Dipen Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
4	Shri Swapn Kantha	J.S. CONTRACTOR-200.00000000 Sq Ft
5	Shri Ankan Kumar Kundu	J.S. CONTRACTOR-200.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Saha	J.S. CONTRACTOR-199.80000000 Sq Ft
2	Smt Subarna Saha	J.S. CONTRACTOR-199.80000000 Sq Ft
3	Shri Dipen Saha	J.S. CONTRACTOR-199.80000000 Sq Ft
4	Shri Swapn Kantha	J.S. CONTRACTOR-199.80000000 Sq Ft
5	Shri Ankan Kumar Kundu	J.S. CONTRACTOR-199.80000000 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 25-08-2022) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 25-08-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVERNMENT OF INDIA

SOURMEN SAHA  
SATYA RANJAN SAHA

13/09/1977

Permanent Account Number

BOZPS9951D

  
Signature



✓  
Sourmen Saha



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার

Unique Identification Authority of India  
Government of India

অনুকরণের আই ডি/Enrollment No.: 1040/19873/03094

24/10/2012 To  
সৌমেন সাহা  
SOURMEN SAHA  
18A KALIKUMAR MAJUMDAR  
SANTOSH PUR Santoshpur S.O  
Santoshpur Kolkata  
West Bengal 700075

ISSUANT



MN157046719DF



আপনার আদhaar সংখ্যা/ Your Aadhaar No. :

**6222 2486 2878**

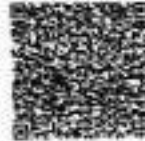
সাধারণ - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



সৌমেন সাহা  
SOURMEN SAHA  
পিতা : সত্য রঞ্জন সাহা  
Father : SATYA RANJAN SAHA  
১৯৭৭ সাল / Year of Birth : 1977  
পুরুষ / Male



**6222 2486 2878**

সাধারণ - সাধারণ মানুষের অধিকার

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBARNA SAHA

SATYA RANJAN SAHA

23/12/1979

Permanent Account Number

AVGPS1241Q

Subarna Saha

Signature



*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTISEL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

यदि कार्ड खो जाये या कतलवा मिले तो/पहोचतु :

आयकर पैन सेवा युनिट, UTISEL

प्लॉट नं. ३, सेक्टर ११, सी.बी.डी.बेलपुर,

नवी मुंबई-४०० ६१४.

Subarna Saha  
Subarna Saha.



भारत सरकार  
GOVERNMENT OF INDIA



সুবর্ণা সাহা  
Subarna Saha  
পিতা : সত্য রঞ্জন সাহা  
Father : SATYA RANJAN SAHA  
জন্ম তারিখ / Year of Birth : 1979  
স্বামিনী / Female



8674 1110 0676

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
3/18 এল.এন.সি. এন.সি.বোস  
রোড, নাক্তালা, নাক্তালা এস ও,  
কলকাতা, পশ্চিমবঙ্গ, 700047

Address:  
A/18 L.N.C. N.S.C. BOSE  
ROAD, NAKTALA, Naktala  
S.O, Naktala, Kolkata, West  
Bengal, 700047

1847  
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1040,  
Bangalore-560 081

Subarna Saha.



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT OF INDIA

DIPEN SAHA  
SATYA RANJAN SAHA  
02/10/1981  
PAN (Permanent Account Number)  
AWDPS8869E



Signature



Income Tax PAN Service Centre (ITPS)  
Plot No. 3, Sector 11, CBD Belapur  
Navi Mumbai - 400 614  
एन सी आई सी (एन सी आई सी) केंद्र  
आयकर विभाग, 11  
प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर  
नवी मुंबई - 400 614

Dipen Saha



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India  
 ভূমিকাভুক্তির আই ডি / Enrollment No.: 1040/19858/10264

নাম: সত্য  
 Open Sans  
 38 BAIKUNTHA SAHA ROAD  
 Santoshpur S.O.  
 Santoshpur  
 Kolkata  
 West Bengal 700075



MN476261024FT



আপনার ~~আইডি~~ সংখ্যা / Your Aadhaar No. :  
**9429 4610 7358**

সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India

নাম: সত্য  
 Open Sans  
 পিতা: সত্য রঞ্জন সাহা  
 Father: SATYA RANJAN SAHA  
 জন্ম তারিখ / DOB: 02/10/1991  
 লিঙ্গ: Male

9429 4610 7358

সাধারণ মানুষের অধিকার



Government of India

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করা হয়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মাল্য।
- 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.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারণ  
 Unique Identification Authority of India

ঠিকানা:  
 ৩৬, বৈকুন্ঠ সাহা রোড,  
 সন্তোষপুর এস ও, কোলকাতা,  
 পশ্চিমবঙ্গ, ৭০০০৭৫

Address:  
 36, BAIKUNTHA SAHA ROAD,  
 Santoshpur S.O, Santoshpur,  
 Kolkata, West Bengal, 700075

9429 4610 7358



1800 301 1947



help@uidai.gov.in



www.uidai.gov.in

Deban Saha

स्थायी लेख संख्या /PERMANENT ACCOUNT NUMBER

AGAPK0494N



नाम /NAME

SWAPAN KANTHA

पिता का नाम /FATHER'S NAME

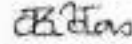
BHOBOTOSH KANTHA

जन्म तिथि /DATE OF BIRTH

01-04-1967

हस्ताक्षर /SIGNATURE

  
Swapan Kantha



अधीनस्थ अधिकारी, ए.ए. - XI

COMMISSIONER OF INCOME TAX, W.B. - XI

इस कार्ड के खो / गिर जाने पर तुरन्त जारी करने वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर अधिकारी (प्रणाली एवं तकनीकी),  
पी-7,  
चीरिंगी स्क्वायर,  
कलकत्ता - 700 069.

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



ভাৰতে স্বৰ্কাৰ  
GOVERNMENT OF INDIA



স্বপন কন্ঠ  
Swapan Kantha  
পিতা : ভবতেশ কন্ঠ  
Father : BHABATOSH KANTHA  
জন্ম বৰ্ষ / Year of Birth : 1957  
পুলক / Male



5547 7590 5058

স্বাধাৰ - সাধাৰণ মানুহৰ অধিকাৰ



ভাৰতীয় বিশিষ্ট পৰিচয় প্ৰাধিকাৰণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকনা:  
১০, লেক ইষ্ট মোৰ্থ ৰোড,  
সন্তোশপুৰ, সন্তোশপুৰ, কোলকাতা,  
পশ্চিমবঙ্গ, ৭০০০৭৫

Address:  
20, LAKE EAST 4TH ROAD,  
SANTOSHPIUR, Santoshpur  
S.O, Santoshpur, Kolkata,  
West Bengal, 700075

১৯২৭  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No 1927  
Bengaluru-560 201

कार्ड सेवा संख्या /PERMANENT ACCOUNT NUMBER

AJNPK9183E



नाम /NAME

ANKAN KUMAR KUNDU

पिता का नाम /FATHER'S NAME

BIDHU BHUSAN KUNDU

जन्म तिथि /DATE OF BIRTH

14-10-1951

हस्ताक्षर /SIGNATURE

*ANKAN KUMAR KUNDU*

*Stalin*

आयकर आयुक्त, (उप: असा.), कोल.

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

इस कार्ड के खो / मिला जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरिंगी 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.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তি আই ডি/Enrollment No.: 1040/19873/03134

To  
অঙ্কন কুমার কুন্ডু  
ANKAN KUMAR KUNDU  
18 KALIKUMAR MAJUMDAR ROAD  
SANTOSH PUR Santoshpur S.O  
Santoshpur Kolkata  
West Bengal 700075

10112012  
10112012



MN166981934DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**3899 6729 1595**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



অঙ্কন কুমার কুন্ডু  
ANKAN KUMAR KUNDU  
পিতা : বিধু ভূষণ কুন্ডু  
Father : BIDHU BHUSAN KUNDU  
জন্ম বর্ষ / Year of Birth : 1951  
পুরুষ / Male

**3899 6729 1595**



আধার - সাধারণ মানুষের অধিকার

## Major Information of the Deed

No :	I-1604-08629/2022	Date of Registration	29/07/2022
Deed No / Year	1604-8002278529/2022	Office where deed is registered	
Deed Date	26/07/2022 3:25:15 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAPESH MISHRA HIGH COURT, Thane : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836115120, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 2,09,01,256/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160408421/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. K Majumder Road, , Premises No: 141, , Ward No: 103 Pin Code : 700075

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	7 Katha 2 Chatak 40 Sq Ft	1/-	1,88,76,931/-	Width of Approach Road: 30 Ft., Project Name
<b>Grand Total :</b>				<b>11.8479Dec</b>	<b>1 /-</b>	<b>188,76,931 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S3	On Land L1	999 Sq Ft.	1/-	6,74,325/-	Structure Type: Structure
Gr. Floor, Area of floor : 999 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2999 sq ft</b>	<b>3 /-</b>	<b>20,24,325 /-</b>	

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Soumen Saha</b> Son of Late Satya Ranjan Saha 18A, Kali Kumar Majumder Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpu District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: b0xxxxxx1d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/07/2022 , Admitted by: Self, Date of Admission: 28/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2022 , Admitted by: Self, Date of Admission: 28/07/2022 ,Place : Pvt. Residence
2	<b>Smt Subarna Saha</b> Wife of Shri Nitish Ranjan Saha A/18, Lazmi Narayan Colony, NSC Bose Road, City:- , P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: avxxxxxx1q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/07/2022 , Admitted by: Self, Date of Admission: 28/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2022 , Admitted by: Self, Date of Admission: 28/07/2022 ,Place : Pvt. Residence
3	<b>Shri Dipen Saha</b> Son of Late Satya Ranjan Saha 36, Baikuntha Saha Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: awxxxxxx9e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/07/2022 , Admitted by: Self, Date of Admission: 28/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2022 , Admitted by: Self, Date of Admission: 28/07/2022 ,Place : Pvt. Residence
4	<b>Shri Swapan Kantha (Presentant)</b> Son of Late Bhabotosh Kantha 29, Lake East 4th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: agxxxxxx4n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/07/2022 , Admitted by: Self, Date of Admission: 28/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2022 , Admitted by: Self, Date of Admission: 28/07/2022 ,Place : Pvt. Residence
5	<b>Shri Ankan Kumar Kundu</b> Son of Late Bidhu Bhusan Kundu 18, Kali Kumar Majumder Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpu District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ajxxxxxx3e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/07/2022 , Admitted by: Self, Date of Admission: 28/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/07/2022 , Admitted by: Self, Date of Admission: 28/07/2022 ,Place : Pvt. Residence



**Key Details :****Name,Address,Photo,Finger print and Signature****J.S. CONTRACTOR**

5, Lake East 5th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AGxxxxxx4N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :****SI No Name,Address,Photo,Finger print and Signature****1 Shri Swapan Kantha**

Son of Late Bhabatosh Kantha 29, Lake East 4th Road, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx4N,Aadhaar No Not Provided Status Representative, Representative of : J.S. CONTRACTOR (as Sole Proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr TAPESH MISHRA</b> Son of Mr DEBES KUMAR MISRA HIGH COURT, City:- Kolkata, P.O:- G P O P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Shri Swapan Kantha, Shri Soumen Saha, Smt Subarna Saha, Shri Dipen Saha, Shri Swapan Kantha, Shri Ankan Kumar Kundu

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Saha	J.S. CONTRACTOR-2.36958 Dec
2	Smt Subarna Saha	J.S. CONTRACTOR-2.36958 Dec
3	Shri Dipen Saha	J.S. CONTRACTOR-2.36958 Dec
4	Shri Swapan Kantha	J.S. CONTRACTOR-2.36958 Dec
5	Shri Ankan Kumar Kundu	J.S. CONTRACTOR-2.36958 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
2	Smt Subarna Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
3	Shri Dipen Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
4	Shri Swapan Kantha	J.S. CONTRACTOR-200.00000000 Sq Ft
5	Shri Ankan Kumar Kundu	J.S. CONTRACTOR-200.00000000 Sq Ft

**Transfer of property for S2**

Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
2	Smt Subarna Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
3	Shri Dipen Saha	J.S. CONTRACTOR-200.00000000 Sq Ft
4	Shri Swapan Kantha	J.S. CONTRACTOR-200.00000000 Sq Ft
5	Shri Ankan Kumar Kundu	J.S. CONTRACTOR-200.00000000 Sq Ft

**Transfer of property for S3**

Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Saha	J.S. CONTRACTOR-199.80000000 Sq Ft
2	Smt Subarna Saha	J.S. CONTRACTOR-199.80000000 Sq Ft
3	Shri Dipen Saha	J.S. CONTRACTOR-199.80000000 Sq Ft
4	Shri Swapan Kantha	J.S. CONTRACTOR-199.80000000 Sq Ft
5	Shri Ankan Kumar Kundu	J.S. CONTRACTOR-199.80000000 Sq Ft

27-07-2022

**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 2,09,01,256/-

*(Handwritten Signature)*

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 28-07-2022

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

Presented for registration at 18:20 hrs on 28-07-2022, at the Private residence by Shri Swapan Kantha, one of the Executants.

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

Execution is admitted on 28/07/2022 by 1. Shri Soumen Saha, Son of Late Satya Ranjan Saha, 18A, Kali Kumar Majumder Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Smt Subarna Saha, Wife of Shri Nitish Ranjan Saha, A/18, Lazmi Narayan Colony, NSC Bose Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 3. Shri Dipen Saha, Son of Late Satya Ranjan Saha, 36, Baikurtha Saha Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 4. Shri Swapan Kantha, Son of Late Bhabotosh Kantha, 29, Lake East 4th Road, P.O Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 5. Shri Ankan Kumar Kundu, Son of Late Bidhu Bhusan Kundu, 18, Kali Kumar Majumder Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service

Indetified by Mr TAPESH MISHRA, , Son of Mr DEBES KUMAR MISRA, HIGH COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-07-2022 by Shri Swapan Kantha, Sole Proprietor, J.S. CONTRACTOR, 5, Lake East 5th Road, City:-, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr TAPESH MISHRA, , Son of Mr DEBES KUMAR MISRA, HIGH COURT, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

*(Handwritten Signature)*

Anupam Halder  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 29-07-2022

**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.

**Payment of Fees**

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

**Payment of Stamp Duty**

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

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 42234, Amount: Rs.100/-, Date of Purchase: 20/07/2022, Vendor name: S B Das

*(Signature)*

**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 268925 to 268957  
being No 160408629 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.08.05 14:27:01 +05:30  
Reason: Digital Signing of Deed.

*(Handwritten signature)*

(Anupam Halder) 2022/08/05 02:27:01 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)