

1000/1922/2020

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AD 582190

Certified that the document is admitted to registration. The original sheet/s and the endorsement are presented with this document are the original/s of this document

Sub-Registrar,
South 24 Pargana

12 OCT 2020

Sri Bikashindhu Sardar
Dibyendu Sardar
Biplab Sardar

AFTER REGISTERED DEVELOPMENT AGREEMENT

:: DEVELOPMENT POWER OF ATTORNEY ::

KNOW ALL MEN BY THESE PRESENTS OF THIS GENERAL POWER OF ATTORNEY THAT
WE, 1. SRI DIBYENDU SARDAR (PAN – GCWPS6168D, Aadhaar. No. – 9629 3871 2286), **2. SRI**
BIKASINDHU SARDAR @ BIKASHINDHU SARDAR (PAN – IDNPS0635B, Aadhaar No. – 7191 9147
 8842) & **3. SRI BIPLAB SARDAR** (PAN – CYUPS9327L, Aadhaar No. – 7944 5856 6644), all are the
 sons of Late Charu Chandra Sardar, by Occupation – Business, by Faith – Hindu, by
 Nationality – Indian, all are residing at Dakhin Para, P.O. – Purbaputuri, P.S. – Regent Park,
 Kolkata – 700093, District – South 24 Parganas, hereinafter called the
PRINCIPALS/EXECUTANTS:-

12.10.20
at 3:45 pm
D-8-1334161/20

22 AUG

136073

Name: Abyendu Sarkar
Address: Los
Vendor: Los

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

Dakshinam
vs. Regentpos
Kol-93

Apur Sil
S/o. Late Hira Lal Sil
Station Road, Saptagram,
P.O. Bicharpara,
P.S. Aminla,
Kolkata - 700 158
North 24 Pgs
(Business)



District Sub-Registrar-I
Alibore, South 24 Parganas

12 OCT 2020

Sri Dibyendu Sardar
Dibyendu Sardar
Biplab Sardar.

WHEREAS the present Principal No. 1 herein namely **SRI DIBYENDU SARDAR** is the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less an area of 01 Cottahs 14 Chittaks 30 Sq.ft., lying and situated at Mouza – Purba Putiary, Pargana – Magura, J.L. No. – 43, R.S. No. – 275, Touzi No. – 18, comprised in R.S.Khatian No. – 54, appertaining to R.S.Dag No. – 465, under P.S. – Regent Park, District – South 24 Parganas, A.D.S.R at Alipore, by virtue of a registered Deed of Gift, dated 15/04/2004 and which was registered at the Office of the A.D.S.R at Alipore and was duly recorded in Book No. – I, Volume No. – 99, Pages from 182 to 199, Being No. – 01572, for the Year – 2004.

AND WHEREAS thereafter the present Principal No. 1 herein namely **SRI DIBYENDU SARDAR** duly mutated his name in the records of the Kolkata Municipal Corporation and the property has been known and numbered as the **K.M.C Premises No. – 2244, Purbaputinary Dakhin Para, under the K.M.C Ward No. – 114, vide K.M.C Assessee No. – 31-114-18-2670-4, Kolkata – 700093.**

AND WHEREAS thereafter the present Principal No. 1 herein namely **SRI DIBYENDU SARDAR** duly recorded his name before the Office of the B.L. & L.R., at Mouza – Purba Putiary, under **L.R. Khatian No. – 1826, at L.R. Dag No. – 465, P.S. – Regent Park, District – South 24 Parganas** and thereafter he duly constructed a brick built tile shaded structure over the said landed property.

AND WHEREAS in pursuance of the above the present Principal No. 1 herein namely **SRI DIBYENDU SARDAR** became the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less an area of **01 Cottahs 14 Chittaks 30 Sq.ft., TOGETHER WITH** a brick built tile shaded structure having an area of **100 Sq.ft.** now standing thereon, lying and situated at **Mouza – Purba Putiary, Pargana – Magura, J.L. No. – 43, R.S. No. – 275, Touzi No. – 18, comprised in R.S.Khatian No. – 54, L.R.Khatian No. – 1826, appertaining to R.S. & L.R.Dag No. – 465, under P.S. – Regent Park, within the limits of the Kolkata Municipal Corporation Ward No. – 114, Premises No. – 2244, Purbaputinary Dakhin Para, Assessee No. – 31-114-18-2670-4, Kolkata – 700093, District – South 24 Parganas, A.D.S.R at Alipore.**

AND WHEREAS the present Principal No. 2 herein namely **SRI BIKASINDHU SARDAR @ BIKASHINDHU SARDAR** is the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less an area of 02 Cottahs 09 Chittaks 23 Sq.ft., lying and situated at Mouza – Purba Putiary, Pargana – Magura, J.L. No. – 43, R.S. No. – 275, Touzi No. – 18, comprised in R.S.Khatian No. – 593, appertaining to R.S.Dag No. – 463, under P.S. – Regent Park, District – South 24 Parganas, A.D.S.R at Alipore, by virtue of a registered Deed of Gift, dated 29/07/2004 and which was registered at the Office of the A.D.S.R at Alipore and was duly recorded in Book No. – I, Volume No. – 197, Pages from 146 to 160, Being No. – 03091, for the Year – 2004.

AND WHEREAS thereafter the present Principal No. 2 herein namely **SRI BIKASINDHU SARDAR @ BIKASHINDHU SARDAR** duly mutated his name in the records of the Kolkata Municipal Corporation and the property has been known and numbered as the **K.M.C Premises No. – 2255, Purbaputinary Dakhin Para, under the K.M.C Ward No. – 114, vide K.M.C Assessee No. – 31-114-18-2683-2, Kolkata – 700093.**

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AND WHEREAS thereafter the present Principal No. 2 herein namely **SRI BIKASINDHU SARDAR @ BIKASHINDHU SARDAR** duly recorded his name before the Office of the B.L. & L.R., at Mouza – Purba Putiary, under **L.R. Khatian No. – 1825**, at **L.R. Dag No. – 463**, P.S. – Regent Park, District – South 24 Parganas and thereafter he duly constructed a two storied residential building over the said landed property.

AND WHEREAS in pursuance of the above the present Principal No. 2 herein namely **SRI BIKASINDHU SARDAR @ BIKASHINDHU SARDAR** became the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less an area of **02 Cottahs 09 Chittaks 23 Sq.ft., TOGETHERE WITH** a two storied residential building having total covered of **800 Sq.ft.** (Ground Floor, having an area of **500 Sq.ft.** and First Floor, having an area of **300 Sq.ft.**, covered under Asbestos shed) now standing thereon, lying and situated at **Mouza – Purba Putiary**, Pargana – Magura, **J.L. No. – 43**, **R.S. No. – 275**, **Touzi No. – 18**, comprised in **R.S.Khatian No. – 593**, **L.R.Khatian No. – 1825**, appertaining to **R.S. & L.R.Dag No. – 463**, under P.S. – Regent Park, within the limits of the **Kolkata Municipal Corporation Ward No. – 114**, **Premises No. – 2255**, **Purbaputiary Dakhin Para**, **Assessee No. – 31-114-18-2683-2**, **Kolkata – 700093**, District – South 24 Parganas, A.D.S.R at Alipore.

AND WHEREAS the present Principal No. 3 herein namely **SRI BIPLAB SARDAR** is the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less an area of **01 Cottahs 14 Chittaks 30 Sq.ft.**, lying and situated at **Mouza – Purba Putiary**, Pargana – Magura, **J.L. No. – 43**, **R.S. No. – 275**, **Touzi No. – 18**, comprised in **R.S.Khatian No. – 54**, appertaining to **R.S.Dag No. – 465**, under P.S. – Regent Park, District – South 24 Parganas, A.D.S.R at Alipore, by virtue of a registered Deed of Gift, dated **15/04/2004** and which was registered at the Office of the A.D.S.R at Alipore and was duly recorded in **Book No. – I**, **Volume No. – 101**, **Pages from 237 to 254**, **Being No. – 01610**, for the Year – 2004.

AND WHEREAS thereafter the present Principal No. 3 herein namely **SRI BIPLAB SARDAR** duly mutated his name in the records of the Kolkata Municipal Corporation and the property has been known and numbered as the **K.M.C Premises No. – 2247**, **Purbaputiary Dakhin Para**, under the **K.M.C Ward No. – 114**, vide **K.M.C Assessee No. – 31-114-18-26730**, **Kolkata – 700093**.

AND WHEREAS thereafter the present Principal No. 3 herein namely **SRI BIPLAB SARDAR** duly recorded his name before the Office of the B.L. & L.R., at **Mouza – Purba Putiary**, under **L.R. Khatian No. – 1827**, at **L.R. Dag No. – 465**, P.S. – Regent Park, District – South 24 Parganas and thereafter he duly constructed a two storied residential building over the said landed property.

AND WHEREAS in pursuance of the above the present Principal No. 3 herein namely **SRI BIPLAB SARDAR** became the absolute lawful owner of **ALL THAT** piece and parcel of land measuring more or less an area of **01 Cottahs 14 Chittaks 30 Sq.ft., TOGETHERE WITH** a two storied residential building having total covered of **900 Sq.ft.** (Ground Floor, having an area of **500 Sq.ft.** and First Floor, having an area of **400 Sq.ft.**, covered under Asbestos shed) now standing thereon, lying and situated at **Mouza – Purba Putiary**, Pargana – Magura, **J.L. No. – 43**, **R.S. No. – 275**, **Touzi No. – 18**, comprised in **R.S.Khatian No. – 54**, **L.R.Khatian No. – 1827**, appertaining to **R.S. & L.R.Dag No. – 465**, under P.S. – Regent Park, within the limits of the

SRI SANJOY SAHA
 SRI DIBYENDU SARDAR
 SRI BIPLAB SARDAR

Kolkata Municipal Corporation Ward No. – 114, Premises No. – 2247, Purbaputariy Dakhin Para, Assessee No. – 31-114-18-26730, Kolkata – 700093, District – South 24 Parganas, A.D.S.R at Alipore.

AND WHEREAS the Presents Principals herein while jointly seized and possessed of their respective plot of lands which were situated side by side adjacent to each other and accordingly for the benefit of use, occupation and enjoyment of the same they have joined the said three plots of land into a single plot of land by virtue of registered Deed of Exchange cum Amalgamation, dated 07/11/2017, duly registered at the office of the A.D.S.R at Alipore and recorded in Book No. – I, Volume No – 1605-2017, Pages from 183781 to 183811, Being No. – 160506779 for the Year 2017 and after execution of the said Deed of Exchange cum Amalgamation, the present Principals mutated their names in the record of the Kolkata Municipal Corporation and the entire property has been known and numbered as Premises No. – 2244, Purbaputariy Dakhin Para, P.S. – Regent Park, Kolkata – 700093, and to that effect the present Land Owners herein paying K.M.C taxes in their joint names vide K.M.C Assessee No. – 31-114-18-2670-4.

AND WHEREAS thus the 1. SRI DIBYENDU SARDAR, 2. SRI BIKASINDHU SARDAR @ BIKASHINDHU SARDAR & 3. SRI BIPLAB SARDAR, all are the sons of Late Late Charu Chandra Sardar, being the Present Principals/Executants herein, became the absolute lawful joint owners of ALL THAT piece and parcel of bastu land measuring an area of more or less 06 Cottahs 06 Chittaks 38 Sq.ft., TOGETHER WITH brick built Kuccha and Pucca structure, having total covered area of 1800 Sq.ft. with cemented floor finished (Ground Floor – having an area of 1000 Sq.ft. covered under Pucca Roof and 100 Sq.ft. covered under Tile Shed; First Floor – having an area of 700 Sq.ft. covered under Asbestos shed) now standing thereon, lying and situated at Mouza – Purba Putiary, Pargana – Magura, J.L. No. – 43, R.S. No. – 275, Touzi No. – 18, comprised in R.S.Khatian Nos. – 54 & 593, L.R.Khatian Nos. – 1825, 1826 & 1827, appertaining to R.S. & L.R.Dag Nos. – 463 & 465, under P.S. – Regent Park, within the limits of the Kolkata Municipal Corporation Ward No. – 114, Premises No. – 2244, Purbaputariy Dakhin Para, Assessee No. – 31-114-18-2670-4, Kolkata – 700093, District – South 24 Parganas, A.D.S.R at Alipore, morefully and particularly described in the Schedule hereunder written.

AND WHEREAS the Principals/Executants entered into A Development Agreement dated 12/10/2020 With M/S. DEEP ENTERPRISE, a sole Proprietorship Firm, having its office at 258, Purbaputariy Dakhin Para, P.O. – Purbaputariy, P.S. – Regent Park, Kolkata – 700093, Dist. – South 24 Parganas, being represented by its sole proprietor namely SRI SANJOY SAHA, son of Late Anil Chandra Saha, Occupation – Business, by Faith – Hindu, by Nationality – Indian, residing at 258, Purbaputariy Dakhin Para, P.O. – Purbaputariy, P.S. – Regent Park, Kolkata – 700093, Dist. – South 24 Parganas, with certain terms and conditions, mentioned therein and accordingly the said Development Agreement, duly registered in the Office of the D.S.R.-I, South 24 Parganas and recorded in Book No. – I, Volume No. – 1601-2020, Being No. 160101306 for the year 2020.

Biplab Sardar

Srinivas Prakash
 Sibyachandran
 Babulab Sarda

AND WHEREAS the Principals/Executants herein due to their personal difficulties and also not in a position to look after, manage, control, supervise, maintain their such property as which has been mentioned and written in the Schedule below and it has been expedient and necessary to appoint and engage an **ATTORNEY** in connection with the Schedule mentioned property, who will properly look after, manage, control, supervise and proper administer our such property on their behalf.

NOW ALL MEN BY THESE PRESENTS THAT we, the above named Principals/Executants herein have appointing, nominating and constituting **M/S. DEEP ENTERPRISE**, a sole Proprietorship Firm, having its office at 258, Purbaputary Dakhin Para, P.O. – Purbaputary, P.S. – Regent Park, Kolkata – 700093, Dist. – South 24 Parganas, being represented by its sole proprietor namely **SRI SANJOY SAHA**, son of Late Anil Chandra Saha, Occupation – Business, by Faith – Hindu, by Nationality – Indian, residing at 258, Purbaputary Dakhin Para, P.O. – Purbaputary, P.S. – Regent Park, Kolkata – 700093, Dist. – South 24 Parganas, as our true and lawful **ATTORNEY** to do the following acts, deeds, things and matter on our behalf in connection with the Schedule below property that is to say :-

1. To look after, manage and control the aforesaid schedule below property as mentioned hereunder and hereinafter referred to as the said property on our behalf.
2. To represent us before all the office/offices concerned and also like such K.M.C. authority and to sign all papers, documents on our behalf for mutation of our name in respect of the relevant papers and the K.M.C. and to appear in all hearing before the authorities of the K.M.C. for such mutation, raising objections and/or appeals on our behalf against the excess valuation assessed by the K.M.C. and also to prefer appeal before the appropriate authorities and represent me at the time of hearing of such objection of appeal on our behalf and also to sign building plans thereof.
3. To sign and submit proposed building plan on our behalf by the said Attorney for residential purposes.
4. To sign and/or submit the proposed building plan or any revision plan before the KMC by the said Attorney on our behalf.
5. To sign for and obtain all necessary sanction clearances of the said Premises by the said Attorney on our behalf.
6. To appear for and represent us before any competent authority, tribunal authority, arbitrator of revenue, administrative, Civil/Criminal Jurisdiction relating to the any matters concerning the said property as per mentioned and written in the Schedule below on our behalf.
7. To institute any case or defend any suit, proceedings, appeals revision, injunction, proceedings, enquiry, claims etc. relating to the said property on our behalf.

7/25/2015
 Subyachin
 Biplob Sengupta

Conveyance on our behalf in favour of such intending purchaser or purchasers name or names and to receive consideration money under allocation of the Developer's share.

16. To sign all the receipt or receipts which to be registered by our said Attorney in favour of the intending purchaser or purchasers in respect of the Developer's share of allocation and also to handed over the same to such intending purchaser or purchaser on our behalf.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by our said Attorney in this absolute discretion signature, which they may deem fit and proper, think necessary to do so or perform for the aforesaid property purposes.

AND we do hereby agree and undertake to ratify and confirm all such acts, deeds and things which our said Attorney may lawfully do execute and caused to be done, performed by virtue of this Development Power of Attorney.

:: THE SCHEDULE "A" PROPERTY ABOVE REFERRED TO ::

ALL THAT piece and parcel of bastu land measuring an area of more or less **06 Cottahs 06 Chittaks 38 Sq.ft.**, **TOGETHER WITH** brick built Kuccha and Pucca structure, having total covered area of **1800 Sq.ft.** with cemented floor finished (Ground Floor – having an area of 1000 Sq.ft. covered under Pucca Roof and 100 Sq.ft. covered under Tile Shed; First Floor – having an area of 700 Sq.ft. covered under Asbestos shed) now standing thereon, lying and situated at **Mouza – Purba Putiary, Pargana – Magura, J.L. No. – 43, R.S. No. – 275, Touzi No. – 18, comprised in R.S.Khatian Nos. – 54 & 593, L.R.Khatian Nos. – 1825, 1826 & 1827, appertaining to R.S. & L.R.Dag Nos. – 463 & 465, under P.S. – Regent Park, within the limits of the Kolkata Municipal Corporation Ward No. – 114, Premises No. – 2244, Purbaputiary Dakhin Para, Assessee No. – 31-114-18-2670-4, Kolkata – 700093, District – South 24 Parganas, A.D.S.R. at Alipore, TOGETHER WITH** all easement rights and appurtenances thereto of the said property, and the same is butted and bounded as follows :-

On the North : By land under R.S.Dag No. 400 & 8'-0" wide K.M.C Road.

On the South : By 12'-0" wide common passage & by the property of Biswanath Ghosh.

On the East : By the property of Arun Poddar & by the property of Sk. Sukhchand.

On the West : By 8'-0" wide K.M.C Road, by land under R.S.Dag No. 400

& by 12'-0" wide common passage.

11/05/2015
Dibyendu
Pablob Sander.

THE SCHEDULE "B" ABOVE REFERRED TO
(OWNER'S ALLOCATION)

The Owners/Principals shall get 45% of the total F.A.R of the proposed multistoried building (Ground Floor :- 45% of the total Car Parking area; First Floor:- One Flat from the South-Western side and One Flat from the North-Western side, Second Floor:- One Flat from the North-Western side & Third Floor:- One Flat from the South-Western side and One Flat from the North-Western side) as per sanctioned building plan to be sanctioned by the K.M.C. TOGETHERE WITH undivided, undemarcated, impartible, proportionate share and/or interest of the vacant land and the land underneath the building along with all easement rights, liberties and privileges and with all common amenities and facilities whatsoever of the said proposed building of the said property as mentioned hereunder written in the Schedule below.

The Owners/Principals will also get an refundable amount of Rs.8,50,000/- (Rupees Eight Lakh Fifty Thousand) only, which will be refunded without interest.

THE SCHEDULE "C" ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

The Developer shall get remaining 55% of the total F.A.R of the proposed multistoried building as per sanctioned building plan to be sanctioned by the K.M.C. TOGETHERE WITH undivided, undemarcated, impartible, proportionate share and/or interest of the vacant land and the land underneath the building along with all easement rights, liberties and privileges and with all common amenities and facilities whatsoever of the said proposed building of the said property as mentioned hereunder written in the Schedule below outside the Owner's Allocation.

Animesh Chakrabarty
 Dibyachandra
 Biplob Sena

IN WITNESS WHEREOF We, the Principals/Executants and the Attorney hereby subscribed our hands and seal on this the 12th day of October , Two Thousand and Twenty (2020).

SIGNED, SEALED AND DELIVERED in the Presence of:-

1. Apu Sil
Station Road, Saltgram,
Kolkata - 700158

Animesh Chakrabarty
 Dibyachandra

Biplob Sena.

SIGNATURE OF THE PRINCIPALS/SEXECUTANTS

2. Animesh Chakrabarty
Madhupally
Kolkata - 700093

DEEP ENTERPRISE
 Sanjoy Saha
 Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by me :

Kaneshan Chatterji
 F-129/525/99

Advocate

Alipore Police Court
 Kolkata - 700027.

Computerized Printed by

Animesh Chakrabarty
 Animesh Chakrabarty



left hand					
right hand					

Name DIBYENDU SARDAR

Signature Dibyendu Sardar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name BIKASHINDHU SARDAR @ BIKASHINDHU SARDAR

Signature Bikas Sardar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name BIPLAB SARDAR

Signature Biplab Sardar



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SANJOY SAHA

Signature Sanjoy Saha

आयकर विभाग

INCOME TAX DEPARTMENT

DIBYENDU SARDAR

CHARU SARDAR

08/09/1967

Permanent Account Number

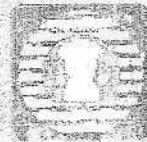
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Signature

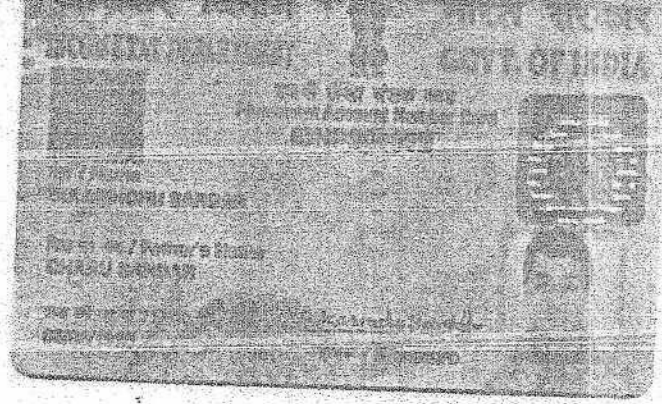


भारत सरकार

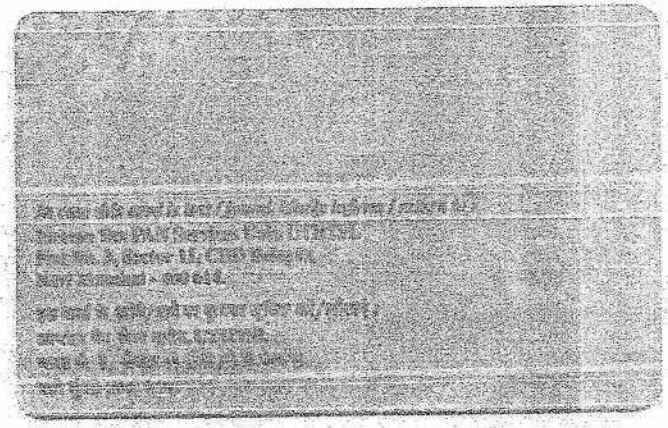
GOVT. OF INDIA



Dibyendu Sardar



Transcript 3-18-18





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

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19701/60197

To
দিবেন্দু সর্দার
Dibyendu Sardar
PURBA PUTIARY, DAKSHIN PARA
Purba Putiary S.O
Purba Putiary Kolkata
West Bengal 700093

16059474

MN160594746DF



আপনার আয়ার সংখ্যা/ Your Aadhaar No. :

6422 0213 9070

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



দিবেন্দু সর্দার
Dibyendu Sardar
পিতা : চারু সর্দার
Father : CHARU SARDAR
জন্ম সাল / Year of Birth : 1970
পুরুষ / Male



6422 0213 9070

আধার - সাধারণ মানুষের অধিকার

Dibyendu Sardar



ভারত সরকার
 Unique Identification Authority of India
 Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19701/60206

To
 বিকাসিন্দু সরদার
 BIKASINDHU SARDAR
 PURBA PUTIARY, DAKSHIN PARA
 Purba Putiary S.O
 Purba Putiary Kolkata
 West Bengal 700093

16058504

MN160585041DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4922 4875 6997

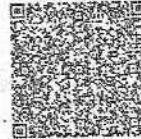
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 GOVERNMENT OF INDIA



বিকাসিন্দু সরদার
 BIKASINDHU SARDAR
 পিতা : চারু সরদার
 Father : CHARU SARDAR
 জন্ম সাল / Year of Birth : 1980
 পুরুষ / Male



4922 4875 6997

আধার - সাধারণ মানুষের অধিকার

বিকাসিন্দু সরদার

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

BIPLAB SARDAR
CHARUCHANDRA SARDAR

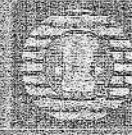
04/11/1974

Permanent Account Number

CYUPS9327L

Biplab Sardar

Signature



Biplab Sardar



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/19701/60204

To
Biplab Sardar
বিপ্লব সর্দার
PURBA PUTIARY, DAKSHIN PARA
Purba Putiary S.O
Purba Putiary, Kolkata
West Bengal - 700093

29/10/2012



KL194075100DF
19407510



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9017 6661 4186

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



বিপ্লব সর্দার
Biplab Sardar
পিতা: চরু চন্দ্র সর্দার
Father: CHARU CHANDRA SARDAR
জন্ম সাল/Year of Birth: 1974
লিঙ্গ/Male



9017 6661 4186

আধার - সাধারণ মানুষের অধিকার

Biplab Sardar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SANJOY SAHA
ANIL CHANDRA SAHA
17/11/1974

Permanent Account Number
AZLPS7511A

Sanjoy Saha

Signature



Sanjoy Saha



ভারত সরকার
Government of India



অপু শীল
Apu Sil
পিতা : হিরলাল শীল
Father : Hiralal Sil

জন্মতারিখ / DOB: 14/09/1966
পুরুষ / Male



4469 7741 7972

আধার - সাধারণ মানুষের অধিকার

Apu Sil



ভারত সরকার
Unique Identification Authority of India

ঠিকানা: সপ্তগ্রাম স্টেশন রোড
বিশারপাড়া, দূর্ব দমদুম (এম), বীরটি
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ

Address: SAPTAGRAM
STATION ROAD,
BISHARPARA, North
Dumdum (m), North 24
Parganas, Birati, West
Bengal, 700051

4469 7741 7972

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1601-01311/2020	Date of Registration	12/10/2020
Query No / Year	1601-8001334161/2020	Office where deed is registered	
Query Date	12/10/2020 2:50:47 PM	1601-8001334161/2020	
Applicant Name, Address & Other Details	ANIMESH CHAKRABORTY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433213624, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 79,68,869/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160101306/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






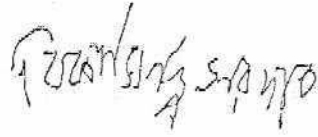



District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purba Putiary Dakshin Para, , Premises No: 2244, , Ward No: 114 Pin Code : 700093

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	6 Katha 6 Chatak 38 Sq Ft	1/-	69,78,869/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				10.6058Dec	1/-	69,78,869 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1700 Sq Ft.	1/-	9,60,000/-	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					
Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1800 sq ft	2/-	9,90,000 /-	



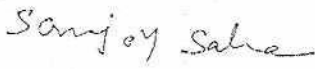


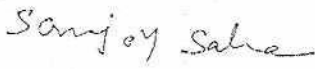


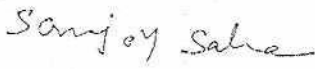
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DIBYENDU SARDAR Son of Late CHARU CHANDRA SARDAR Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office	Photo  12/10/2020	Finger Print  LTI 12/10/2020	Signature  12/10/2020
	DAKHIN PARA, P.O:- PURBAPUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GCxxxxxx8D, Aadhaar No: 96xxxxxxxx2286, Status :Individual, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office			
2	Name Mr BIKASINDHU SARDAR, (Alias: Mr BIKASHINDHU SARDAR) Son of Late CHARU CHANDRA SARDAR Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office	Photo  12/10/2020	Finger Print  LTI 12/10/2020	Signature  12/10/2020
	DAKHIN PARA, P.O:- PURBAPUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: IDxxxxxx5B, Aadhaar No: 71xxxxxxxx8842, Status :Individual, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office			
3	Name Mr BIPLAB SARDAR (Presentant) Son of Late CHARU CHANDRA SARDAR Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office	Photo  12/10/2020	Finger Print  LTI 12/10/2020	Signature  12/10/2020
	DAKHIN PARA, P.O:- PURBAPUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CYxxxxxx7L, Aadhaar No: 79xxxxxxxx6644, Status :Individual, Executed by: Self, Date of Execution: 12/10/2020 , Admitted by: Self, Date of Admission: 12/10/2020 ,Place : Office			




Jorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DEEP ENTERPRISE 258, PURBAPUTIARY DAKHIN PARA, P.O:- PURBAPUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093 , PAN No.:: AZxxxxxx1A,Aadhaar No Not Provided, 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> Mr SANJOY SAHA Son of Late ANIL CHANDRA SAHA Date of Execution - 12/10/2020, , Admitted by: Self, Date of Admission: 12/10/2020, Place of Admission of Execution: Office </td> <td>  Oct 12 2020 3:24PM </td> <td>  LTI 12/10/2020 </td> <td>  12/10/2020 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SANJOY SAHA Son of Late ANIL CHANDRA SAHA Date of Execution - 12/10/2020, , Admitted by: Self, Date of Admission: 12/10/2020, Place of Admission of Execution: Office	 Oct 12 2020 3:24PM	 LTI 12/10/2020	 12/10/2020	258, PURBAPUTIARY DAKHIN PARA, P.O:- PURBAPUTIARY, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx1A, Aadhaar No: 84xxxxxxxx9243 Status : Representative, Representative of : DEEP ENTERPRISE (as PROPRIETOR)		
Name	Photo	Finger Print	Signature									
Mr SANJOY SAHA Son of Late ANIL CHANDRA SAHA Date of Execution - 12/10/2020, , Admitted by: Self, Date of Admission: 12/10/2020, Place of Admission of Execution: Office	 Oct 12 2020 3:24PM	 LTI 12/10/2020	 12/10/2020									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr APU SIL Son of Late HIRA LAL SIL STATION ROAD SAPTAGRAM, P.O:- BISHORPARA, P.S:- Nimta, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700158	 12/10/2020	 12/10/2020	 12/10/2020
Identifier Of Mr DIBYENDU SARDAR, Mr BIKASINDHU SARDAR, Mr BIPLAB SARDAR, Mr SANJOY SAHA			

Transfer of property for L1

No	From	To. with area (Name-Area)
	Mr DIBYENDU SARDAR	DEEP ENTERPRISE-3.53528 Dec
2	Mr BIKASINDHU SARDAR	DEEP ENTERPRISE-3.53528 Dec
3	Mr BIPLAB SARDAR	DEEP ENTERPRISE-3.53528 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DIBYENDU SARDAR	DEEP ENTERPRISE-566.66666700 Sq Ft
2	Mr BIKASINDHU SARDAR	DEEP ENTERPRISE-566.66666700 Sq Ft
3	Mr BIPLAB SARDAR	DEEP ENTERPRISE-566.66666700 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr DIBYENDU SARDAR	DEEP ENTERPRISE-33.33333300 Sq Ft
2	Mr BIKASINDHU SARDAR	DEEP ENTERPRISE-33.33333300 Sq Ft
3	Mr BIPLAB SARDAR	DEEP ENTERPRISE-33.33333300 Sq Ft

On 12-10-2020

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 15:00 hrs on 12-10-2020, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr BIPLAB SARDAR , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 79,68,869/-

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

Execution is admitted on 12/10/2020 by 1. Mr DIBYENDU SARDAR, Son of Late CHARU CHANDRA SARDAR, DAKHIN PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Business, 2. Mr BIKASINDHU SARDAR, Alias Mr BIKASHINDHU SARDAR, Son of Late CHARU CHANDRA SARDAR, DAKHIN PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Business, 3. Mr BIPLAB SARDAR, Son of Late CHARU CHANDRA SARDAR, DAKHIN PARA, P.O: PURBAPUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by Profession Business

Identified by Mr APU SIL, , Son of Late HIRA LAL SIL, STATION ROAD SAPTAGRAM, P.O: BISHORPARA, Thana: Nimta, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700158, by caste Hindu, by profession Business

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

Execution is admitted on 12-10-2020 by Mr SANJOY SAHA, PROPRIETOR, DEEP ENTERPRISE, 258, PURBAPUTIARY DAKHIN PARA, P.O:- PURBAPUTIARY, P.S:- Regent.Park, District:-South 24-Parganas, West Bengal, India, PIN - 700093

Identified by Mr APU SIL, , Son of Late HIRA LAL SIL, STATION ROAD SAPTAGRAM, P.O: BISHORPARA, Thana: Nimta, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700158, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 136073, Amount: Rs.100/-, Date of Purchase: 22/08/2020, Vendor name: I Chakraborty

Maitreyee Ghosh

Maitreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2020, Page from 63461 to 63488

being No 160101311 for the year 2020.



Digitally signed by MAITREYEE GHOSH
Date: 2020.10.15 17:35:22 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2020/10/15 05:35:22 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)