

247/22

I-265/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 188392

9-8/130666/22

ভাৰত চৰকাৰে  
 অনুমোদিত নথীভুক্ত কৰা  
 স্বাক্ষৰযোগ্য নথী / স্মাৰক আৰু  
 স্মাৰকসমূহৰ ব্যৱহাৰ / স্মাৰক  
 স্মাৰকসমূহৰ ব্যৱহাৰ আৰু  
 ... আৰু ইয়াৰ লক্ষ্য হৈছে

9

Additional District Sub-Registrar  
Sodepur, North 24-Parganas

14 JAN 2022

DEVELOPMENT  
 POWER OF ATTORNEY

24

1083 1001 - 11/1/2022  
 P. Prabhakar - for  
 Advocate M.K.P.  
 Ghosh  
 0000007



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 10/22/2022  
 8000007

ଅତିରିକ୍ତ ଜିଲ୍ଲା ସବ୍ ରେଜିଷ୍ଟ୍ରାର  
 ସାତପୁର, ପଶ୍ଚିମ ମେଦିନିପୁର

11 JAN 2022

Tanmoy Roy  
 S/O, Tarimal Roy  
 Bandipur, Sreefully  
 P.O. - Bahara, P.S. - Kharolaha  
 Kal - 700168

KNOW ALL MEN BY THESE PRESENTS, that I, MR. DUNICHAND AHUJA (PAN - AFKPA0987P), son of Late Sanmukhdas Ahuja, by caste - Hindu, by profession - Business, by nationality - Indian, residing at 20 Adarsapally, Post Office - B.D. Sopan, Police Station - Khardah, District - North 24 Parganas, Kolkata - 700116, hereinafter called 'EXECUTANT / LAND OWNER' (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, administrators, legal representatives, assigns and / or nominees) do hereby send greetings :-

WHEREAS all that piece and parcel of "Bastu" land measuring about 11 Cottahs 10 Chittaks 10 Square feet be the same a little more or less, lying and situated at Mouza - Khardah, J.L. No. 2, Re.Su. No. 18, Touzi No. 145, comprised and contained in C.S. Khatian No. 31, corresponding to R.S. Khatian No. 4457, R.S. Dag No. 1212, within the jurisdiction of A.D.S.R. Office Barrackpore now Sodepur, under Police Station - Khardah, within the local limits of Titagarh Municipality, District - North 24 Parganas, originally belonged to Lakshmi Narayan Koley and his brother Nilmoni Koley, both since deceased.

AND WHEREAS the said "Nilmoni Koley" died as bachelor and after demised both Lakshmi Narayan Koley and Nilmoni Koley, three sons namely Panchanan Koley, Ganesh Chandra Koley, Santosh Koley and two daughters namely Santi Rani Dhara and Renuka Koley inherited the aforesaid land according to Hindu Succession Act having their respective shares and after acquiring the said right title and interest of the aforesaid property, the said two daughters sold out their share in favour of their brothers i.e. Panchanan Koley, Ganesh Chandra Koley and Santosh Koley, through a registered Deed of Sale, being No. 815, dated 16/02/1965 and the said Panchanan Koley, Ganesh Chandra Koley and Santosh Koley became the absolute owners in respect of land measuring about 11 Cottahs 10 Chittaks 10 Square feet be the same a little more or less, lying and situated at Mouza - Khardah, J.L. No. 2, Re.Su. No. 18, Touzi No. 145, comprised and contained in C.S. Khatian No. 31, corresponding to R.S. Khatian No. 4457, R.S. Dag No. 1212, within the jurisdiction of A.D.S.R. Office Barrackpore now Sodepur, under Police Station - Khardah, within the local limits of Titagarh Municipality, District - North 24 Parganas, and peacefully enjoyed and possessed over

the same without any interruption from any corners and the said lands is free from all encumbrances.

**AND WHEREAS** the above named Panchanan Koley, Ganesh Chandan Koley and Santosh Koley sold out in respect of land measuring about 8 Cottahs 10 Chittaks 10 Square feet be the same a little more or less out of 11 Cottahs 10 Chittaks 10 Square feet be the same a little more or less, lying and situated at Mouza - Khardah, J.L. No. 2, Re.Su. No. 18, Touzi No. 145, comprised and contained in C.S. Khatian No. 31, corresponding to R.S. Khatian No. 4457, R.S. Dag No. 1212, within the jurisdiction of A.D.S.R. Office Barrackpore now Sodepur, under Police Station - Khardah, within the local limits of Titagarh Municipality, District - North 24 Parganas, unto Budul Bai, Dayaram, Dunichand & Satramdas, by virtue of one registered Deed of Sale, which was registered at Sub-Registry Office Barrackpore, recorded in Book No. 1, being No. 1789, dated 28.04.1970.

**AND WHEREAS** said Budul Bai Dayaram, Dunichand & Satramdas, jointly purchased the rest land measuring about 3 Cottahs be the same little more or less out of 11 Cottahs 10 Chittaks 10 Square feet be the same a little more or less, lying and situated at Mouza - Khardah, J.L. No. 2, Re.Su. No. 18, Touzi No. 145, comprised and contained in C.S. Khatian No. 31, corresponding to R.S. Khatian No. 4457, R.S. Dag No. 1212, within the jurisdiction of A.D.S.R. Office Barrackpore now Sodepur, under Police Station - Khardah, within the local limits of Titagarh Municipality, District - North 24 Parganas, from Panchanan Koley, Santosh Koley and Gita Rani Koley, wife of Late Ganesh Chandra Koley and also Goutam Koley, son of Late Ganesh Chandra Koley, through a registered Deed of Sale, which was registered at Sub-Registry Office Barrackpore, recorded in Book No. 1, Volume No. 5, Pages from 321 to 330, being No. 235, dated 21.01.1991.

**AND WHEREAS** said Budul Bai Dayaram, Dunichand & Satramdas became the absolute owner having their 1/4th share each in respect of land measuring about 11 Cottahs 10 Chittaks 10 Square feet be the same a little more or less, lying and situated at Mouza - Khardah, J.L. No. 2, Re.Su. No. 18, Touzi No. 145, comprised and contained in C.S. Khatian

No. 31, corresponding to R.S. Khatian No. 4457, R.S. Dag No. 1212, within the jurisdiction of A.D.S.R. Office Barrackpore now Sodepur, under Police Station - Khardah, within the local limits of Titagarh Municipality, District - North 24 Parganas and they peacefully possessed and enjoyed the same without any interruption from any corner by mutated their names before the local Municipality, being Holding No. 2 and paid rents and taxes to the proper authorities.

**AND WHEREAS** some portion have already encroached or acquired for the purpose of Drainage and Road and as such the said owners now have possessed and enjoyed their 1/4th share each in respect of 8 Cottahs 12 Chittaks 43 Sq.ft. out of 11 Cottahs 10 Chittaks 10 Sq.ft. as mentioned above.

**AND WHEREAS** said Satramdas died on 08/10/2008 as bachelor and as such his mother Budul Bai alias Delu Bai have acquired his 1/4th share i.e. 1585.75 Sq.ft. out of land area 8 Cottahs 12 Chittaks 43 Sq.ft. as mentioned above by way of inheritance and as such said Budul Bai alias Delu Bai got 3171.50 Sq.ft. alone and Dayaramdas Ahuja got 1585.75 Sq.ft. each and Dunichand also got 1585.75 Sq.ft. each out of land area 8 Cottahs 12 Chittaks 43 Sq.ft. as mentioned above.

**AND WHEREAS** said Budul Bai alias Delu Bai died on 31/05/2013 leaving behind two sons namely Dayaram Ahuja and Dunichand Ahuja and four daughters namely Meena Debi, Durga Devi, Lilawati Devi, Kaushalya Devi and they have got 528.58 Sq.ft. land each of the share left by Budul Bai alias Delu Bai and as such said Dayaram Ahuja & Dunichand Ahuja became the owners in respect of 2114.33 Sq.ft. land each and said Meena Debi, Durga Devi, Lilawati Devi alias Lila Devi, Kaushalya Devi have got 528.58 Sq.ft. each out of total land area 8 Cottahs 12 Chittaks 43 Sq.ft. as mentioned above and they peacefully possessing the same without any interruption from any corner.

**AND WHEREAS** said Dayaram alias Dayaram Ahuja, Meena Debi, Durga Devi, Lilawati Devi alias Lila Devi and Kaushalya Devi jointly gifted and transferred the undivided land area 4228.67 Sq.ft. or 5 Cottahs 14 Chittaks more or less, out of total land measuring an area 8

Cottahs 12 Chittaks 43 Sq.ft. together with structure thereon, lying and situated at Mouza - Khardah, J.L. No. 2, Re.Su. No. 18, Touzi No. 145, comprised and contained in C.S. Khatian No. 31, corresponding to R.S. Khatian No. 4457, corresponding to L.R. Khatian Nos. 1753, 1782, 2048, 4790, 1073, 2278 & 4829, in R.S. Dag No. 1212, corresponding to L.R. Dag No. 1919, under Police Station - Khardah, within the jurisdiction of A.D.S.R. Office Barrackpore now Sodepur, District - North 24 Parganas, within the local limits of Titagarh Municipality, to Dunichand alias Dunichand Ahuja i.e. the Land Owner herein, through a registered Deed of Gift, vide Deed No. 150107224 and entered into Book No. 1, Volume No. 1501-2016, written in Pages from 150675 to 150702, for the year 2016, which was registered on 19/10/2016 at D.S.R. - 1, North 24 Parganas, Barasat. Be it mentioned that in the above said Deed of Gift, said Lilawati Devi alias Lila Devi represented by her constituted attorney Dharmendra Kumar signed and Kaushalya Devi represented by her constituted attorney Ravi Lakhmani.

**AND WHEREAS** the Land Owner herein became the sole and absolute owner of a piece or parcel of Bastu land area 8 Cottahs 12 Chittaks 43 Sq.ft. more or less together with structure thereon, by way of inheritance (land area 2114.33 Sq.ft. more or less) and Gift (land area 4228.67 Sq.ft. more or less) and he mutated his name in the local Titagarh Municipality, being Holding No. 02, located at B.T. Road, under Ward No. 16 and also in the Records of L.R. Settlement, vide L.R. Khatian Nos. 8162 & 1753, in L.R. Dag No. 1919 as Bastu land and paying taxes & rents properly to the appropriate authorities, which is free from all sorts of encumbrances whatsoever.

**AND WHEREAS** the OWNERS entered into a Registered Development agreement with the DEVELOPER, DIPANKAR SEN & PRATIMA BISWAS a partnership having its registered office at 32 B.T. Road Khardah Kolkata 700117 represented by partners Dipankar Sen son of Hrishikesh Sen residing at 11 Co Operative Colony Rahara, Kolkata 700118 and Pratima Biswas wife of Jyotirmoy Biswas residing at 32 B.T. Road Khardah, Kolkata 700117 both by caste Hindu and Nationality Indian registered at the office of A.D.S.R., Sodepur, dated 14/01/2022, being deed No. 152400254 for the year 2022, for development of said property by construction of multi storied buildings.

**AND WHEREAS** in terms of said Registered Development Agreement dated 14.01.2014 and due to our lack of time and expertise in construction work it is therefore necessary and also expedient for me to appoint and engage Attorney for us and I hereby appoint, nominate and constitute DEVELOPER, DIPANKAR SEN & PRATIMA BISWAS a partnership having its registered office at 32 B.T.Road Khardah Kolkata 700117 represented by partners Dipankar Sen son of Hrishikesh Sen residing at 11 Co Operative Colony Rahara, Kolkata 700118 and Pratima Biswas wife of Jyotirmoy Biswas residing at 32 B.T. Road Khardah, Kolkata 700117 both by caste Hindu and Nationality Indian as my TRUE AND LAWFUL ATTORNEY in my name and on my behalf and in my place to do or commit or cause to be done or committed the following acts, deeds and things in connection with our said property :-

1. To defend possession, manage and maintain our said property morefully described in the Schedules hereunder written.
2. To apply for and to obtain temporary and/or permanent connection of filtered and unfiltered water, electricity, sewerage, drainage and/or other inputs and facilities required from the appropriate body or bodies and/or authority or authorities.
3. To apply to the Competent Authority for grant of permission to develop the said property by demolishing the existing structure thereon and constructing a new building in its place and for that purpose to sign all applications and other papers, to appear before the Competent Authority and to give the authority all the papers and Information as required and to do all acts and things necessary for the purpose of obtaining such.
4. To appoint architect/architects and to get the plans of the proposed building sanctioned by the Titagarh Municipality and/or any other authority other authorities concerned in respect of the new building proposed to be constructed thereon.
5. To submit or cause to be submitted and sign the building plan or plans or map or maps for sanction by the Titagarh Municipality and obtaining the same from the Municipality, solely at their own cost with regard to the said property and for that purpose to sign, submit, receive and deposit and execute all papers, documents and applications in our name and on our behalf.
6. To construct buildings on the said property after demolishing the existing structure standing thereon as per the sanctioned plan and/or revised plan.

if any and according to specifications and other requirements of the Titagarh Municipality and for that purpose to employ contractors, architects, structural engineers, surveyors and other professionals as may be required in the construction of the building.

7. To appear and represent us before all concerned and to produce, give inspection and file documents and deeds before all Courts of Law, Tribunal, Revenue Offices including Income Tax, Sale Tax, Wealth Tax, or any other appropriate authority or authorities.
8. To sign Vakalatnama, file suit or proceeding or any application before the competent Court of Law, Civil, Criminal or Revenue or before the Constitution Bench of the Hon'ble High Court whenever necessary, against any Govt. Semi Govt. or Local Autonomous body or bodies relating to our said property.
9. To appoint, engage any Advocates, Solicitors or Counsels whenever my said Attorney shall think proper to do so and to discharge and/or terminate his/her or their appointment.
10. To enter into any Agreement for sale with regard to developer's allocation share on such terms as our said Attorney in their absolute discretion shall deem fit and proper and/or to cancel and/or to modify and/or repudiate the same and to receive from intending purchaser or purchasers any earnest money and/or advance and also the balance of purchase money after execution or signing the such sale agreement or agreements in respect of Developer's allocation share and to give good valid receipt and discharge of the same which will protect the intending purchaser or purchasers after receiving the full consideration amount from the intending purchaser or purchasers in our names and on our behalf.
11. To sign and execute all Agreement for sale with the intending purchaser or purchasers in respect of developer's allocation share or portion thereof, receiving the consideration money and admit execution thereof on our behalf and to do all other acts, deeds and things which our said Attorneys shall consider necessary for transferring and/or conveying the said developer's allocation share or portion thereof to the purchaser or purchasers.



12. To do all acts and deeds and to obtain all necessary permissions or clearances from the appropriate authority or authorities for sale of developer's allocation share or portion thereof.
13. To sign and execute Deed of Conveyance or Conveyances in respect of Developer's allocation share in favour of purchaser or purchasers as mentioned in the schedule hereunder written.
14. To present such Deed of sale or Deeds of Sale, Conveyance or Conveyances for registration when executed by the Developer to admit execution thereof and receipt of consideration money on account of Developer's Allocation and submit the same before the District Sub Registrar, District Registrar and Additional District Sub Registrar, Additional Registrar of Assurances having authority for and to have them registered according to law.
15. To look after and manage all affairs relating to our property fully mentioned in the schedule hereunder written and, protect and discharge all and whatsoever administrative power hereby conferred upon the Developer by this Deed of Power of Attorney.
16. And Generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of our said Attorney ought to be done, executed and performed in relation to the said developer's allocation share or affairs ancillary or incidental thereto as fully and effectually as we, ourselves could have done the same if we, were personally present.

AND I, hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the power in that behalf hereinbefore contained shall lawfully do, execute or perform or cause to be done.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT a piece or parcel of "Bastu" land measuring about 8 (eight) cottahs 12 (twelve) Chittaks 43 (forty three) Sq.ft. together with 400 Sq.ft. tile shaded structure thereon, lying and situated at Mouza - Khardah, J.L. No. 2, Re.Su. No. 18, Touzi No. 145, comprised and contained in C.S. Khatian No. 31, corresponding to R.S. Khatian No. 4457, corresponding to L.R. Khatian Nos. 8162 & 1753, in R.S. Dag No. 1212, corresponding to L.R. Dag No. 1919 (one thousand nine hundred

nineteen), under Police Station - Khardah, within the jurisdiction of A.D.S.R. Office Sodepur, District - North 24 Parganas, within the local limits of Titagarh Municipality, under Ward No. 16, being Holding No. 02, located at **B.T. Road**, which is Butted and Bounded by :-

On the North : Khardah Khal.  
On the South : Property of Mukherjee Family,  
Sukanta Apartment & Gouri Apartment.  
On the East : B.T. Road.  
On the west : Khardah Khal.

IN WITNESS WHEREOF, we, the executant & attorney herein, have hereunto set and subscribed our signature in good health and sound mind, on this the 14th day of January, 2022 (two thousand twenty two).

WITNESSES :

1) Tannooy Roy  
Bandipur Sodepur  
P.O - Khardah, P.S. - Khardah  
KOL - 700118

2) Abhehen Ahisa  
Adarsha Pally  
P.O BD Sodepur  
KOL - 116

Drafted & prepared by :

*Prabir Kumar Ghosh*  
(Sri Prabir Kumar Ghosh)  
Advocate  
Barrackpore Court  
Enrolment No. WE/843/95

Printed by me :

*Prabir*  
Barrackpore

*Susi Chand Ahuja*  
Signature of the Executant

DIPANKAR SEN LATIMA BISWAS  
*Dipankar Sen*  
Partner

DIPANKAR SEN & PRATIMA BISWAS

*Pratima Biswas*  
Partner

Signature of the Attorney

**OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS  
D.S.R.-BARASAT & RA-KOLKATA**

1. STATUS: PRESENTANT  
LEFT HAND FINGER PRINT NAME DUNI CHAND AHUJA

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



*Duni Chand Ahuja*

RIGHT HAND FINGER PRINT

SIGNATURE *Duni Chand Ahuja*

2. LEFT HAND FINGER PRINT NAME PRATIKA BISWAS

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE *Pratika Biswas*

3. LEFT HAND FINGER PRINT NAME DIPANKAR SEN

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE *Dipankar Sen*

4. LEFT HAND FINGER PRINT NAME \_\_\_\_\_

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE \_\_\_\_\_

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA



आयकर विभाग, नई दिल्ली  
Department of Income Tax, New Delhi

AFKPA0987P



नाम  
DUNI CHAND AHUJA

पिता/पति का नाम  
SANBUKH DAS AHUJA

जन्म तिथि / Date of Birth  
26/11/1956

*[Signature]*

Signature



27060317

आयकर विभाग, नई दिल्ली / Income Tax Department, New Delhi  
आयकर सेवा केंद्र, एन.डी.ए. बिल्डिंग  
3<sup>री</sup> मंजिल, एन.डी.ए. बिल्डिंग, प्लॉट नं. 341, नई दिल्ली 110002  
संकेत: एन.डी.ए. बिल्डिंग, प्लॉट नं. 341, नई दिल्ली 110002  
फोन - 411 016

If this card is lost / someone's lost card is found,  
please inform return to:  
Income Tax PAN Services Unit, NSDL,  
3<sup>rd</sup> Floor, Mansi Sterling,  
Plot No. 341, Survey No. 9978,  
Model Colony, Near Deep Bangalore Check,  
Pune - 411 016.  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: income@nsdl.co.in

*Duni Chand Ahuja*



**ভারত সরকার**  
**Unique Identification Authority of India**  
**ভারত সরকার**

অনুকরণ সংখ্যা / Enrolment No. : 1111/49091/03044

To  
 Duni Chand Ahuja  
 কুনি চন্দ অহুজা  
 18032014  
 M/20  
 ADARSHA PALLY  
 Khardah (m)  
 B. G. Sopan, North 24 Parganas  
 West Bengal - 700116



KL820519471FT

82051947



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5573 5641 4637**

আধার - সাধারণ মানুষের অধিকার





কুনি চন্দ অহুজা  
 Duni Chand Ahuja  
 পিতা : সানমুখ দাস অহুজা  
 Father : Sanmukh Das Ahuja

জন্ম তারিখ/DOB: 26/11/1959  
 লিঙ্গ / Male

5573 5641 4637



আধার - সাধারণ মানুষের অধিকার

*Duni Chand Ahuja*

आयकर विभाग  
INCOME TAX DEPARTMENT  
DIPANKAR EEN AND PHATIMA  
BISWAS

सरकार  
GOVT OF INDIA

08/01/2014  
PAN Account Number  
AAKFD0228K

DIPANKAR EEN AND PHATIMA BISWAS  
*Dipankar Een Phatima Biswas*  
Partner

If this card is lost, found, badly inform - return to :  
Income Tax PAN Services Unit, UTHSL  
Plot No. 3, Sector 11, CBD Belapur,  
New Mumbai - 400 014.  
इस कार्ड के खोने/पाने पर कृपया सूचना करें/सूचित करें :  
आयकर पैन सेवा यूनिट, UTHSL  
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,  
नयी मुंबई - 400 014.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AMAPS3873P

श्री. अशोक कृष्ण  
SHRI. ASHOK KRISHN

श्री. अशोक कृष्ण  
SHRI. ASHOK KRISHN

12/07/2023



*Dipankar*

*Dipankar*



भारत सरकार  
 Identification Authority of India  
 Government of India  
 Enrollment No: 1409/87159/00351

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणिकरण द्वारा प्राप्त करें।

INFORMATION

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

To  
 Dipankar Sen  
 S/O Hrishikesh Sen  
 11 COOPERATIVE COLONY, RAHARA  
 Rahara  
 North 24 Parganas North 24 Parganas  
 West Bengal 700118  
 9163665392  
 62730300 25012017  
 MD627303806FH



- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

आपका आधार क्रमांक / Your Aadhaar No. :

**8897 3471 3190**

मेरा आधार, मेरी पहचान



भारत सरकार  
 Government of India  
 Dipankar Sen  
 DOB: 12/07/1963  
 Male



**8897 3471 3190**

मेरा आधार, मेरी पहचान



भारत सरकार  
 Unique Identification Authority of India

Address:  
 S/O Hrishikesh Sen, 11 COOPERATIVE COLONY,  
 RAHARA, Rahara, North 24 Parganas, West  
 Bengal, 700118

**8897 3471 3190**



1947



help@uidai.gov.in



www.uidai.gov.in

*Dipankar Sen*  
*Dipankar Sen*



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT OF INDIA  
PRATIMA BISWAS  
GUMBHIR CHHETRI  
2500 507  
CHHATTISGARH  
ALYPRO 21  
Pat

*Pratima Biswas*



ভারত সরকার  
भारत सरकार

Government of India

Enrollment No. 111166811-00581

TO  
PRATIMA BISWAS  
প্ৰতিমা বিস্বাস  
৩২  
B T College  
Kharidai jni  
Kharidai North 24 Parganas  
West Bengal - 700117



4L761812866FT



আপনার সংখ্যা / Your Address No. :

**4911 9384 4759**

সাধারণ - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



প্ৰতিমা বিস্বাস  
PRATIMA BISWAS  
পিতা - গুম্ভির চক্ৰবর্তী  
Father - Gumohir Chakraborty

৩২০৬১০৩৭  
Female

4911 9384 4759



সাধারণ - সাধারণ মানুষের অধিকার

*Pratima Biswas*



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrolment No : 0638/11502/02890

Download Date: 18/07/18

To  
Tanmoy Roy  
BANDIPUR SREEPALLY  
Khardah (m)  
Rahara  
North 24 Parganas West Bengal - 700118  
7003031652

Scan Date: 18/07/18



आपका आधार क्रमांक / Your Aadhaar No. :

**6512 6668 0749**

VID : 9104 7056 4836 9838

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 18/07/18



Tanmoy Roy  
Date of Birth/DOB: 16/07/1979  
Male/MALE

Scan Date: 18/07/18

**6512 6668 0749**

VID : 9104 7056 4836 9838

मेरा आधार, मेरी पहचान

*Tanmoy Roy*

## Major Information of the Deed

Deed No	I-1524-00265/2022		Date of Registration	14/01/2022
Query No / Year	1524-8000130666/2022		Office where deed is registered	1524-8000130666/2022
Query Date	14/01/2022 12:08:59 PM			
Applicant Name, Address & Other Details	P K Ghosh Barrackpore, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9163666382, Status : Advocate			
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		Additional Transaction	
Set Forth value	Rs. 17,00,000/-		Market Value	
Stamp duty Paid(SD)	Rs. 100/- (Article:48(g))		Rs. 2,23,08,505/-	
Remarks			Registration Fee Paid	
			Rs. 7/- (Article:E)	
Development Power of Attorney after Registered Development Agreement of (Deed No/Year):- 152400254/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)				

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: B.T. Road, Mouza: Khardah, , Ward No: 16, Holding No:2 Pin Code : 700117



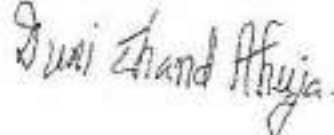
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1919	LR-8162	Bastu	Bastu	5 Katha 7 Chatak 9 Sq Ft	10,00,000/-	1,37,34,003/-	Property is on Road Adjacent to Metal Road, Project Name :
L2	LR-1919	LR-1753	Bastu	Bastu	3 Katha 5 Chatak 34 Sq Ft	6,00,000/-	84,86,502/-	Property is on Road Adjacent to Metal Road, Project Name :
<b>TOTAL :</b>								
<b>Grand Total :</b>					14.536Dec	16,00,000 /-	222,00,505 /-	
					14.536Dec	16,00,000 /-	222,00,505 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	400 Sq Ft.	1,00,000/-	1,08,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		400 sq ft	1,00,000 /-	1,08,000 /-	





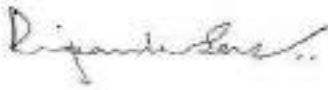



**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Dunichand Ahuja</b> Son of Late Sanmukhdas Ahuja Executed by: Self, Date of Execution: 14/01/2022 Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Office	<b>Photo</b>  14/01/2022	<b>Finger Print</b>  LTI 14/01/2022	<b>Signature</b>  14/01/2022
20, Adarsapally, City:- , P.O:- B D Sopan, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700116 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx7P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/01/2022 Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Office				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Dipankar Sen &amp; Pratima Biswas</b> 22, B.T. Road, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: AAxxxxxx8K,Aadhaar No Not Provided. Status :Organization, Executed by: Representative			



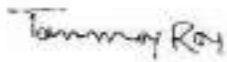
**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Dipankar Sen (Presentant)</b> Son of Hrishikesh Sen Date of Execution - 14/01/2022, , Admitted by: Self, Date of Admission: 14/01/2022, Place of Admission of Execution: Office	<b>Photo</b>  Jan 14 2022 1:16PM	<b>Finger Print</b>  LTI 14/01/2022	<b>Signature</b>  14/01/2022
11, Co-operative Colony, City:- , P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx3P,Aadhaar No Not Provided Status : Representative, Representative of : Dipankar Sen & Pratima Biswas (as Partner)				
2	<b>Name</b> <b>Mrs Pratima Biswas</b> Wife of Jyotirmoy Biswas Date of Execution - 14/01/2022, , Admitted by: Self, Date of Admission: 14/01/2022, Place of Admission of Execution: Office	<b>Photo</b>  Jan 14 2022 8:17PM	<b>Finger Print</b>  LTI 14/01/2022	<b>Signature</b>  14/01/2022



22, B.T. Road, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India,  
 PIN:- 700117, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:  
 ALxxxxx1L, Aadhaar No Not Provided Status : Representative, Representative of : Dipankar Sen &  
 Pratima Biswas (as Partner)

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Tanmoy Roy</b> Son of Late Parimal Roy Bandipur Sreepally, City:- , P.O:- Rahara, P.S:-Khardaha, District:-North 24- Parganas, West Bengal, India, PIN:- 700118			
	14/01/2022	14/01/2022	14/01/2022

Identifier Of Mr Dunichand Ahuja, Mr Dipankar Sen, Mrs Pratima Biswas

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Dunichand Ahuja	Dipankar Sen & Pratima Biswas-8.9925 Dec

### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Dunichand Ahuja	Dipankar Sen & Pratima Biswas-5.54354 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Dunichand Ahuja	Dipankar Sen & Pratima Biswas-400.00000000 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: B.T. Road, Mouza: Khardah, , Ward No:  
 16, Holding No:2 Pin Code : 700117

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1919, LR Khatian No:- 8162	Owner:দুনি চাঁদ আহজা, Gurdian:সম্মুখ দাস, Address:বিজ , Classification:বালু, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1919, LR Khatian No:- 1753	Owner:দুনিচাঁদ দাস, Gurdian:সম্মুখ দাস, Address:বিজ , Classification:বালু, Area:0.03000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 152400265 / 2022

On 14-01-2022

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

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

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

Presented for registration at 12:52 hrs on 14-01-2022, at the Office of the A.D.S.R. SODEPUR by Mr Dipankar Sen.

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,23,08,505/-

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

Execution is admitted on 14/01/2022 by Mr Dunichand Ahuja, Son of Late Sarmukhdas Ahuja, 20, Adarsapally, P.O: B D Sopan, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Business

Identified by Mr Tanmoy Roy, . . . Son of Late Parimal Roy, Bandipur Sreepally, P.O: Rahara, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by casta Hindu, by profession BUSINESS

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

Execution is admitted on 14-01-2022 by Mr Dipankar Sen, Partner, Dipankar Sen & Pratima Biswas, 22, B.T. Road, City:-, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Tanmoy Roy, . . . Son of Late Parimal Roy, Bandipur Sreepally, P.O: Rahara, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Business

Execution is admitted on 14-01-2022 by Mrs Pratima Biswas, Partner, Dipankar Sen & Pratima Biswas, 22, B.T. Road, City:-, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Tanmoy Roy, . . . Son of Late Parimal Roy, Bandipur Sreepally, P.O: Rahara, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Business

**Payment of Fees**

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

**Payment of Stamp Duty**

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1083, Amount: Rs.100/-, Date of Purchase: 11/01/2022, Vendor name: SOMA BHOWMICK

*Amrita Chakravorti*

Amrita Chakravorti  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2022, Page from 20452 to 20477  
being No 152400265 for the year 2022.



Digitally signed by AMRITA  
CHAKRAVORTI  
Date: 2022.01.19 16:56:54 +05:30  
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2022/01/19 04:56:54 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.



(This document is digitally signed.)