

08/07/22

28025/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 701221

18/07/2022  
Q-8002172129/2022

District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

18 JUL 2022

**POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT**

TO ALL TO WHOM THESE PRESENTS, We, (1) SRI DILIP KUMAR VERMA (Having Pan -AEFPV2812Q ; Aadhaar No- 7218 5988 3150 ; son of Sri Radhe Verma, by faith – Hindu , by Nationality - Indian; by Occupation- Business, residing at Premises No. 61/1B, B.L. Saha Road , 3<sup>rd</sup> Floor , Flat No-9 , P.O. - Alipore , P.S - Behala , Kolkata – 700 053, (2) SRI VIDYA SAGAR SINGH, son of Late Murli Dhar Singh (having Pan - ATTPS0036J ; Aadhar No-3129 7426 0031 , son of Late Murli Dhar Singh , by faith - Hindu, by Nationality – Indian ; by Occupation- Business, residing at Premises No. 61/1B, B.L. Saha Road, 4<sup>th</sup> Floor, Flat No-13, P.O- Alipore, P.S- Behala, Kolkata- 700 053, hereinafter jointly and collectively called and referred to as the PRINCIPALS , SEND GREETINGS.

*[Faint handwritten signatures and notes at the bottom of the page]*

38389

25 FEB 2022

No.....Rs-100/- Date.....

S. K. Dutta

Name:.....

Address:.....

Advocate  
Alipur Police Court  
Kolkata-27

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

*[Handwritten signature/initials]*

*[Faint, illegible text]*



District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas  
**18 JUL 2022**

*Delivered by me  
Subro Kumar, Adu  
Alipore Police Court  
Kol-27*

WHEREAS we, the Principals are absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of bastu land measuring more or less 16 (Sixteen) Cottahs 9 (Nine) Chittakhs 27 (Twenty Seven) sq. ft. situate and lying at Mouza - Ramchandrapur, Pargana- Magura within the limits of Kolkata Municipal Corporation known and numbered as Premises No. 294, Mahatma Gandhi Road, Police Station - Haridevpur, Kolkata - 700 104, Under KMC Ward no - 142, being Assessee No- 711420505648, Sub Registry Office at Behala, District 24 Parganas South and are enjoying the same free from all encumbrances paying taxes regularly which is morefully and particularly described in the SCHEDULE written hereunder and hereinafter called and referred to as the 'SAID PREMISES'

AND WHEREAS since we were busy with our day to day affairs, it is not possible for us to look after and supervise all our affairs to develop the said property and / or to construct a new building there as per the building plan as sanctioned by The Kolkata Municipal Corporation vide Building Plan No. B.P. No. 2021160388, dated 29.12.2021 and in this circumstances we decided to develop the aforesaid Premises, lying and situate at Municipal Premises No. 294, Mahatma Gandhi Road, Police Station - Haridevpur, Kolkata - 700 104, in the District of South 24 Parganas, through a Developer, the particular of such property morefully described in the SCHEDULE hereunder written.

AND WHEREAS accordingly we, the Principals herein entered into a registered Development Agreement dated 18<sup>th</sup> day of July, 2022 registered before the District Sub Registrar - IV at Alipore, District South 24 Parganas and recorded in Book No. 1, Volume No. 1604-2022, Being No. 1604 08009 for the Year 2022 with M/S. ANUPAM GUHA & ASSOCIATES, a Proprietorship Firm having its registered office at Premises No. 98 B, N.S.C. Bose Road, Police Station - Netaji Nagar, P.O. Regent Park, Kolkata - 700 040 represented by its Proprietor Sri Anupam Guha son of Late Sukharanjan Guha, (having Pan AGJPG0760G and Aadhaar Card no. 205540033591), by occupation - Business, by Faith - Hindu, residing at Premises No. 5/17, Netaji Nagar, P. S. - Netaji Nagar, P.O. Regent Park, Kolkata-700 040, hereinafter called and referred to as the

DEVELOPER, the particular of such property morefully described in Schedule thereunder written with such terms and conditions as clearly written therein.

AND WHEREAS in pursuance of the aforesaid and in pursuance of understanding between the parties thereto it is necessary and also expedient for us to appoint an agent to look after all our affair during our absence.

NOW KNOWN BY THESE PRESENTS , We , (1) **SRI DILIP KUMAR VERMA**, and (2) **SRI VIDYA SAGAR SINGH**, son of Late Murli Dhar Singh, do hereby and hereunder nominate, appoint and constitute **M/S. ANUPAM GUHA & ASSOCIATES**, a Proprietorship Firm having its registered office at Premises No. 98 B, N.S.C. Bose Road, Police Station – Netaji Nagar, P.O. Regent Park, Kolkata – 700 040 represented by its Proprietor Sri Anupam Guha son of Late Sukharanjan Guha, (having Pan AGJPG0760G and Aadhaar Card no. 205540033591 ) , residing at Premises No. 5/17, Netaji Nagar, P. S. – Netaji Nagar, P.O. Regent Park, Kolkata –700 040 , hereinafter called and referred to as the DEVELOPER, to be our true and lawful Attorney for us, in our names and on our behalf to do the following acts, deeds and things, that is to say :-

1. To construct a new building on the Said property according to the sanctioned and/or modified building plan as granted by The Kolkata Municipal Corporation in and upon the said property being Municipal Premises No. 294, Mahatma Gandhi Road, Police Station – Haridevpur , Kolkata – 700 104 , Sub Registration office at Behala, in the District of South 24 Parganas as described in the SCHEDULE hereunder written .
2. To apply, submit, sign, issue and receive from The Kolkata Municipal Corporation KMDA/ WBSEB/ and/or any other Authority or Authorities concerned for such or relevant applications, maps, revised sanction plans in building department, modification plans including U/R-26 of KMC, completion plans U/R-27 of KMC and papers, writings, drawings, design, forms and/or any representation or representations, too, as or may be required in respect of the said Premises by the said Attorney at his discretion shall think fit and proper for and on behalf of us in our names .

3. To sign and apply for and obtain necessary permissions and / or approvals and / or sanctions and / or licence from any statutory authority including the U. L. C. department , Fire Brigade and Authorized Officer under the RERA , as well as appear and represent ourselves before the necessary authorities including Land Acquisition Department, Dist. 24 Parganas ( South), P. W. D. Department, Pollution Control department, the Kolkata Metropolitan Development Authority and concerned Police Stations, South 24 Parganas in connection with the sanction, modification and/ or alteration of plans, construction and development in respect of the above said Property.
4. To deposit any fees, charges or any other amount on behalf of us which may have to be paid to The Kolkata Municipal Corporation and/or any other Authorities in respect of the said premises or at the Schedule mentioned property written hereunder.
5. To appoint Architect or Architects, Contractors, Masons , Labours , Plumbers , Engineers, Painters, Electricians etc. according to the sanctioned building plan and to terminate their service or services as and when required .
6. To apply before Electricity, Telephone, alteration plan of K.M.C., Water (KMC), , Completion Certificate from K.M.C., Sewerage (KMC) , Gas and Drainage, Lift installation (Directorate of Electricity Govt. of West Bengal), West Bengal Fire and Emergency Services, South 24 Parganas Police and any other connections of whatsoever manner or nature and for that purpose to sign , issue and receive all papers and /or documents and/or plans and/or Drawings and/or Designs and/or Sketches and/or Undertaking and/or Representations and/or all relevant documents etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorney before the various Department or Departments of The Kolkata Municipal Corporation and/or proper Authority or Authorities of various Public and/or Private and/or Government or Semi-Government organization and/or Autonomous Body or Bodies.

RECEIVED  
10 JUL 2018

7. To sign and receive registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said Premises and/or property written in the Schedule mentioned here in below and to grant proper and effectual receipt or receipts in respect thereof .
8. To sign and apply for and obtain necessary permissions and / or approvals and / or sanctions and / or licence from any statutory authority including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and the West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent ourselves before the necessary authorities including Land Acquisition Department , Dist. South 24 Parganas ( South), P. W. D. Department, the Kolkata Metropolitan Development Authority and concerned Kolkata Police Stations, South 24 Parganas in connection with the sanction, modification and/ or alteration of plans in respect of the above said amalgamated Property .
9. To sign and submit all papers statements undertakings and declarations as may be further required on the Said Property according to the sanctioned building plan to be granted by The Kolkata Municipal Corporation .
10. To appoint any agent, servant or servants on our behalf for the purpose of managing the Said property.
11. To appear for and represent us before all authorities including those under The Kolkata Municipal Corporation for mutation, fixation and /or finalization of the annual valuation of the Said property and for that to sign execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said Attorneys may deem fit and proper.
12. To make sign and verify all applications or objections to appropriate authorities for all any license permission or consent etc. required by law in connection with the management of the Said Property and also to execute register and present

any declaration or undertaking before Registrar and Sub- Registrar and/ or any other statutory authority if required .

13. To engage and appoint Solicitor , Advocate or Advocates to act and plead otherwise conduct the case whenever our said Attorney think proper to do so.
14. In case of acquisition by State Government or Union Government of the Said amalgamated property our Attorneys will have full power to file objection or written statement or petition and to apply for compensation before such authorities.
15. To file and defend any or all Suits , Cases , Appeals , Complaints and Application of whatsoever, manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said Premises which is morefully described in the Schedule written hereunder and also to present and prosecute Writ Application or Petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder in any Court of Law. To appear, file and defend any case or cases whatsoever manner or nature before and Judicial Authority and/or Quasi-Judicial Authority in respect of the Schedule mentioned property written hereunder .
16. To sign and verify all plaints, written statements, petitions, objections, Cross Objections, claims, counter claims, Applications for Executions, Revisions, Review New Trial or Stay of whatsoever manner or nature, Memorandum of Appeal and GENERALLY to do all other Acts, deeds and things related to above matters/proceedings for and on our behalf as the said Attorney in his absolute discretion shall think fit and proper in respect of the said property.
17. To compromise all Suits, Appeals, Cases and/or any other Legal proceedings in any Court of Law, Tribunal Authority of whatsoever manner of nature and to sign and verify all Application and Solenama thereof for and on our behalf.
18. To apply for and obtain and renew all licences , permits etc. as may be necessary or required for purchasing cement , iron , steel and other building materials .

19. To negotiate for sale or to enter into agreement for sale, construction, assignment or nomination over and / or any covered area or open areas or any part thereof or any Flats and Garage spaces, commercial sanctioned spaces if any in respect of the Developer's Allocation only more fully described in the aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers of Flats, commercial spaces and Garage spaces as our said Attorney may deem fit and proper.
20. To receive all or any money or monies as earnest or part consideration from the intending purchaser or purchasers of the Developer's allocation only and to give good valid receipt and discharge thereof and also to accept the full and final payment from intended Purchasers as our said Attorneys may deem fit and proper.
21. Upon such receipt as aforesaid in his/its name, on our behalf and as our act and deed, to sign, execute and deliver deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the said property in favour of the Purchaser and/or Purchasers or his/their nominee or nominees and assignees, as the case may be.
22. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance and/or conveyances registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying and/or transferring the said Developer's allocated portions only of the property as mentioned in the Schedule hereunder written to the Purchaser or Purchasers as fully and effectually in all respects as we could do the same ourselves.
23. To receive any notice relating to our Said Property from The Kolkata Municipal Corporation or from the offices of the Government or Semi Government and other Department.

24. To accept, sign enter into and acknowledge and perform all such deeds, instruments, contracts , agreements acts and things as shall be required or deemed proper for or in relation to all or any of the purpose , matters or subjects herein specified.
25. For all or any of the purpose herein before stated , to appear and represent us before all authorities having jurisdiction and to sign , execute and submit all papers and documents relating to our Said Property.

AND GENERALLY to do all acts deeds matters and things concerning the authorities hereby granted in respect of the said property which we could have done lawfully , under our own hands seals , if personally present.

AND We, do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys shall lawfully do or cause to be done in or about the Said property . Notwithstanding no express power in that behalf is herein provided .

#### SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

[Premises No. 294, Mahatma Gandhi Road, Police Station – Haridevpur , Kolkata – 700 104, Under KMC Ward No - 142, being Assessee No- 711420505648]

**ALL THAT** piece and parcel of land measuring more or less measuring more or less land measuring about 16 (Sixteen) Cottahs 9 (Nine) Chittakhs 27 (Twenty Seven) sq. ft. situate and lying at Mouza - Ramchandrapur, Pargana- Magura within the limits of Kolkata Municipal Corporation known and numbered as Premises No. 294, Mahatma Gandhi Road, Police Station – Haridevpur, Kolkata – 700 104 , Under KMC Ward no - 142, Sub registry Office at Behala , District 24 Parganas South which is butted and bounced as follows:-

ON THE NORTH: 53 ft. wide MG Road

ON THE SOUTH: Land of Dayal Biswash

ON THE EAST: 8 ft wide road

ON THE WEST: Land and building of divine fellowship

IN WITNESSES WHEREOF We the Principals and the Attorney have hereto and hereunto set and subscribed our respective hands on this 18<sup>th</sup>. day of July Two thousand and Twenty Two A. D.

SIGNED SEALED AND DELIVERED

By the PRINCIPALS

in presence of :-

1. Samir Kumar  
18, Main Avenue  
Kolkata - 700040
- ii) Gautam Khan  
Alipore Police Court  
KOL-27

Dilip Kumar Verma

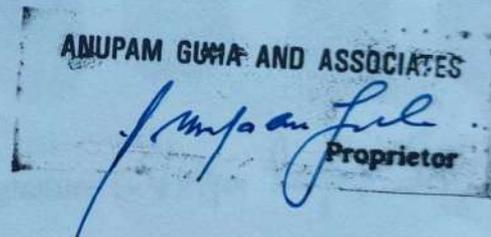
Vidya Seger Singh

SIGNED SEALED AND DELIVERED

By the ATTORNEY

in presence of :-

1. Samir Kumar  
18, Main Avenue  
Kolkata - 700040
- ii) Gautam Khan  
Alipore Police Court  
KOL-27



DRAFTED BY :

SUBIR KUMAR DUTTA

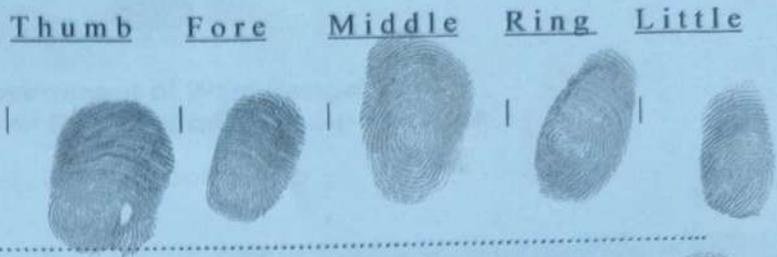
Advocate

Alipore Civil & Criminal Court, Kolkata - 700 027.

WA216579



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :-

Signature :- *Sulip Kumar Vene*



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :-

Signature :- *Vidya Sayer Singh*



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Right Hand  
Finger Prints



Name :-

Signature :- *Imparful*



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	8002172129/2022	Office where deed will be registered
Query Date	18/07/2022 1:32:43 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9051105882, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 1/-	Rs. 2,65,47,583/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160408009/2022	

**Land Details :**

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (Kabar Danga More -- Karunamoyee Ghat Road (Premises Located on M.G.Road)) , , Premises No: 294, , Ward No: 142 Pin Code : 700104

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	16 Katha 9 Chatak 27 Sq Ft	1/-	2,65,47,583/-	Width of Approach Road: 53 Ft., , Project Name :
Grand Total :				27.39Dec	1 /-	265,47,583 /-	

**Principal Details :**

SI No	Name & address	Status	Execution Admission Details :
1	Mr DILIP KUMAR VERMA Son of Mr RADHE VERMA61/1B, B.L. SAHA ROAD, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 8002172129 of 2022, Printed On : Jul 18 2022 1:43PM, Generated from Registration office

Mr VIDYA SAGAR SINGH Son of Late MURLIDHAR SINGH61/1B, B.L. SAHA ROAD, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx6J,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
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**Attorney Details :**

SI No	Name & address	Status	Execution Admission Details :
1	ANUPAM GUHA & ASSOCIATES 98B, N.S.C. BOSE ROAD, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AGxxxxxx0G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr ANUPAM GUHA Son of Late SUKHA RANJAN GUHA5/17, NETAJI NAGAR, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24- Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx0G,Aadhaar No Not Provided	ANUPAM GUHA & ASSOCIATES (as PROPRIETOR)

**Identifier Details :**

Name & address
Mr SUBIR KUMAR DUTTA Son of Late B DUTTA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr DILIP KUMAR VERMA, Mr VIDYA SAGAR SINGH, , Mr ANUPAM GUHA

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR VERMA	ANUPAM GUHA & ASSOCIATES-6.8475 Dec,-6.8475 Dec
2	Mr VIDYA SAGAR SINGH	ANUPAM GUHA & ASSOCIATES-6.8475 Dec,-6.8475 Dec

**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 17-08-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 17-08-2022)



Query No: 8002172129 of 2022, Printed On : Jul  
18 2022 1:43PM, Generated from Registration  
office

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.

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
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



ভারত সরকার  
Government of India



অনুপম গুহা  
Anupam Guha  
পিতা: সুখ রঞ্জন গুহা  
Father: Sukha Ranjan Guha

জন্মতারিখ / DOB: 05/02/1963

পুরুষ / Male

2055 4003 3591



আমার আধার, আমার পরিচয়

*Anupam Guha*

ভারতীয় পরিচয় পরিষদ  
Unique Identification Authority of India



ঠিকানা: এম/ও: সুখ রঞ্জন গুহা, 5/17,  
নেতাজী নগর, সিনেয়ে নেতাজী নগর কলেজ,  
রিজেন্ট পার্ক, কোলকাতা, বিহার  
বার্তা, পশ্চিমবঙ্গ, 700040

Address: S/O: Sukha Ranjan  
Guha, 5/17, NETAJI NAGAR,  
NEAR NETAJI NAGAR  
COLLEGE, Regent Park,  
Kolkata, Regent Park, West  
Bengal, 700040

2055 4003 3591

1947  help@uidai.gov.in  www.uidai.gov.in

১-2172189/০২

*Anupam Guha*

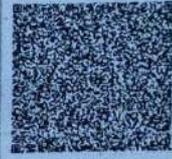
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AGJPG0760G



नाम/ Name  
ANUPAM LUHA

पिता का नाम/ Father's Name  
SUKHARANJAN GUHA

जन्म की तारीख/  
Date of Birth  
05/02/1963

*Anupam Luha*  
हस्ताक्षर/ Signature

12022020

*Anupam Luha*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ATTPS0036J

नाम / Name  
VIDYA SAGAR SINGH

पिता का नाम / Father's Name  
MURLIDHAR SINGH

जन्म की तिथि / Date of Birth  
07/07/1970

V. S. Singh  
हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UTTISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खाने/पाने पर कृपया सूचित करें/लौटाएँ :  
आयकर पैन सेवा यूनिट, UTTISL  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.

Vidya Sagar Singh

भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



विद्या सागर सिंह  
Vidya Sagar Singh  
जन्म तारीख/ DOB: 07/07/1970  
पुरुष / MALE



ठिकाना:

७१/१बि, बि एन.साहा रोड,  
लिट्टीआलि पुर, कोलकाता,  
पश्चिम बंगाल - 700053

Address:

81/1B, B.L SAHA ROAD, New  
Alipore S.O, Kolkata,  
West Bengal - 700053

3129 7426 0031

3129 7426 0031

आधार-साधारण मानुषेअर अधिकाअर

Aadhaar-Aam Admi ka Adhikar

Vidya Sagar Singh

आयकर विभाग

INCOME TAX DEPARTMENT

DILIP KUMAR VERMA



भारत सरकार

GOVT. OF INDIA

RADHE VERMA

15/03/1977

Permanent Account Number

AEFPV2812Q

Signature



21082013

युक्त कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें।  
आयकर पैन सेवा इकाई, एन एस डी  
इ नी मण्डल, मन्त्री स्ट्रीट  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नज़र देव बंगला चौक के पास,  
पुणे - 411 016

*If this card is lost / someone's lost card is found,  
please inform / return to:*

Income Tax PAN Services Unit, NSDI  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016

Tel: 91-20-2721 8030, Fax: 91-20-2721 8081  
e-mail: tim@nsdi.gov.in

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/20683/39310

30/01/2014

To  
Dilip Kumar Verma  
দিলীপ কুমার বর্মা  
61/1B  
B.L SAHA ROAD  
New Alipore  
New Alipore, Kolkata  
West Bengal - 700053  
9830485233



KL785409835FT

78540983



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7218 5988 3150**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



দিলীপ কুমার বর্মা  
Dilip Kumar Verma  
পিতা : রাধে বর্মা  
Father : Radhe Verma

জন্মতারিখ/DOB: 15/03/1977  
পুরুষ / Male

**7218 5988 3150**



আধার - সাধারণ মানুষের অধিকার

*Dilip Kumar Verma*



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

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New Alipore, Kolkata  
West Bengal - 700053  
9830485233



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ভারত সরকার

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Father : Radhe Verma

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পুরুষ / Male

**7218 5988 3150**



আধার - সাধারণ মানুষের অধিকার

*Dilip Kumar Verma*

## Major Information of the Deed

No :	I-1604-08025/2022	Date of Registration	18/07/2022
No / Year	1604-8002172129/2022	Office where deed is registered	
Entry Date	18/07/2022 1:32:43 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subir Kumar Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9051105882, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 2,65,47,583/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160408009/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (Kabar Danga More -- Karunamoyee Ghat Road (Premises Located on M.G.Road)) , , Premises No: 294 , , Ward No: 142 Pin Code : 700104

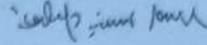
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	16 Katha 9 Chatak 27 Sq Ft	1/-	2,65,47,583/-	Width of Approach Road: 53 Ft., , Project Name :
<b>Grand Total :</b>				<b>27.39Dec</b>	<b>1 /-</b>	<b>265,47,583 /-</b>	

ANUPAM GUPTA & ASSOCIATES

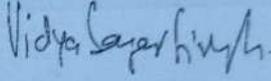
318, P.O. ROSE ROAD, KOLKATA City - 700016, P.O. REGENT PARK, P.S. REGENT PARK, DIST. SOUTH 24-PARGANAS, PIN: 700016, PAN No: AQEAX96C, Assam No No Pending Status  
 Registered by Registrar

**Details :**

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr DILIP KUMAR VERMA</b> Son of Mr RADHE VERMA Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office			
18/07/2022	LTI 18/07/2022	18/07/2022	

61/1B, B.L. SAHA ROAD, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office

2	Name	Photo	Finger Print	Signature
	<b>Mr VIDYA SAGAR SINGH</b> Son of Late MURLIDHAR SINGH Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office			
	18/07/2022	LTI 18/07/2022	18/07/2022	

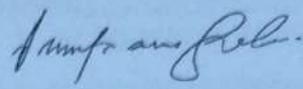
61/1B, B.L. SAHA ROAD, KOLKATA, City:- Not Specified, P.O:- ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx6J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ANUPAM GUHA &amp; ASSOCIATES</b> 98B, N.S.C. BOSE ROAD, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AGxxxxxx0G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

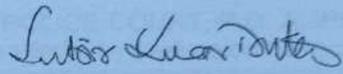
**Identative Details :**

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr ANUPAM GUHA</b> <b>(Presentant)</b> Son of Late SUKHA RANJAN GUHA Date of Execution - 18/07/2022, , Admitted by: Self, Date of Admission: 18/07/2022, Place of Admission of Execution: Office			
	Jul 18 2022 2:34PM	LTI 18/07/2022	18/07/2022

5/17, NETAJI NAGAR, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx0G, Aadhaar No Not Provided Status : Representative, Representative of : ANUPAM GUHA & ASSOCIATES (as PROPRIETOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBIR KUMAR DUTTA</b> Son of Late B DUTTA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	18/07/2022	18/07/2022	18/07/2022

Identifier Of Mr DILIP KUMAR VERMA, Mr VIDYA SAGAR SINGH, , Mr ANUPAM GUHA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr DILIP KUMAR VERMA	ANUPAM GUHA & ASSOCIATES-6.8475 Dec,-6.8475 Dec
2	Mr VIDYA SAGAR SINGH	ANUPAM GUHA & ASSOCIATES-6.8475 Dec,-6.8475 Dec

DISTRICT JUDGE REGISTRAR  
 OFFICE OF THE D.J.R. - IV SOUTH 24-  
 PARGANAS  
 South 24-Parganas, West Bengal

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 of Indian Stamp Act 1899.

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

Presented for registration at 14:14 hrs on 18-07-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr ANUPAM GUHA ,,

**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 2,65,47,583/-

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

Execution is admitted on 18/07/2022 by 1. Mr DILIP KUMAR VERMA, Son of Mr RADHE VERMA, 61/1B, B.L. SAHA ROAD, KOLKATA, P.O: ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business, 2. Mr VIDYA SAGAR SINGH, Son of Late MURLIDHAR SINGH, 61/1B, B.L. SAHA ROAD, KOLKATA, P.O: ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Indetified by Mr SUBIR KUMAR DUTTA, , , Son of Late B DUTTA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-07-2022 by Mr ANUPAM GUHA, PROPRIETOR, ANUPAM GUHA & ASSOCIATES, 98B, N.S.C. BOSE ROAD, KOLKATA, City:- Not Specified, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr SUBIR KUMAR DUTTA, , , Son of Late B DUTTA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**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 38389, Amount: Rs.100/-, Date of Purchase: 25/02/2022, Vendor name: S Das



**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 251173 to 251190  
being No 160408025 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.07.25 12:21:25 +05:30  
Reason: Digital Signing of Deed.

*Anupam Halder*

(Anupam Halder) 2022/07/25 12:21:25 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)