

- 5 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.
- 6 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.
- 7 My Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.
- 8 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the

same and to sign and execute and verify all such deeds and documents for and on my behalf.

- 9 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.
- 10 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by my said Attorney shall be taken as my acts deeds and things as I was personally present and done the same myself.

AND I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney, which will be done by virtue of this Power of Attorney.

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of the land measuring 5 Cottah 4 Chittak 32 sq.ft. be the same a more or less, together with 200 sq.ft. Asbestos shed structure standing thereon, situated Mouza-Garfa, J.L.No.19, Pargana-Khaspur, R.S.No.2, Touzi No.10, 12, comprised in C.S. Dag No.1722,1723, appertaining to C.S. Khatian No.128 & 835 corresponding to R.S. Dag No.2027 to R.S. Khatian No.136 & 1194, being Premises No.263, Purbachal Main Road, vide Assessee No.31-

106-16-0263-3, Kolkata-700078, under P.S. Kasba now Garfa, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.106, Sub-Registry office at Sealdah, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows:-

On the North : Land and of House of Tushar Kanti Ghosh,

On the South : 6ft. wide K.M.C. Road,

On the East : Land of Ajit Kumar Das,

On the West : 12'ft. Wide Common Passage

SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

ALL THAT Owner will get five flats out of which two flats on Ground floor South – West side and two flats on First floor South – West side and one flat, on Second floor South – East side of the proposed three storied building together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building.

THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

ALL THAT the save and except the said Owner's Allocation, the remaining portion of sanctioned area together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building will be allotted to the Developer herein.

FOURTH SCHEDULE ABOVE REFERRED TO

(Specification of the Construction)

STRUCTURE: R.C.C structure with beams columns and slab.

WALLS: Internal wall of 3" thickness External of 8" thickness of no.1 new bricks with plaster.

FLOORING: flooring will be made with good quality vitrified tiles.

DOORS: All door frames will be made of sal wood 4" x 2 ½" inner surface of the frame should be pointed. Entrance main door will be made of 32mm thick wood with door stopper. Other doors will be of flush door, 32/35 mm in thickness. Toilet and W.C. door will be of PVC sheet

WINDOWS: Sliding Aluminium channel window with 3.5 mm glass colour with steel grills and necessary fittings and the balcony will be covered by still grill up to 2'-6" from floor level.

ELECTRICAL: Bed room-4 point, 5 Amp one point, kitchen- 2 point, 5 Amp one point, 15 Amp one point. Toilet-2 point, one Exhaust fan point, Balcony- one point. Drawing/dining-4 point, 5 Amp 2 point and 15 Amp one point, and a calling bell point outside the flat.

SANITARY & PLUMBING: Kitchen-Black stone slab top cooking platform with sink having with bib cock (1 no.), including one gas cylinder space. Glazed tiles up to 3' height from cooking platform in kitchen, in Kitchen- water point 2 nos. In Toilet 6'ft. height glaze tiles on the wall and Complete set of Pan/Commode 1 no. Wash basin (white) with fitting of 1 no. with C.P. pillar cock (wash basin may be fixed outside the toilet).

WATER SUPPLY: Overhead P.V.C. reservoir and undergrounds reservoir with Municipality water line to be provided. Electrical pump and motor to be installed by developer at ground floor level within a suitable place for lifting water to overhead reservoir.

PAINTING: External finish-All external walls covered with snowcem of good brand.

N.B. All extra work of fittings can be provided subject to approval of the engineer with extra cost.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED & DELIVERED

In presence of:-

1. *Aban Saha*
Advocate
Alipore Police Court
N. 12

2. *P. S. Saha*
Advocate
Bachchan

Jyoti Rauti Ghosh

OWNER

SWASTIK ABASAN

Indrani Ghosh

Proprietor

DEVELOPER












Drafted by:-

Aban Saha
 Advocate,
 Alipore Police Court,
 Kolkata-700027

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					









Name...TUSHAR KANTI GHOSH.....

Signature...Tushar Kanti Ghosh.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name...INDRANI GHOSH.....

Signature...Indrani Ghosh.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADYPG1418P

नाम /NAME
TUSHAR GHOSH

पिता का नाम /FATHER'S NAME
HARIPADA GHOSH

जन्म तिथि /DATE OF BIRTH
03-01-1985

हस्ताक्षर /SIGNATURE
Tushar Ghosh

आयकर आयुक्त, प.सं.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिन जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
घोरिंगी स्क्वायर,
कलकत्ता - 700 069.

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

Tushar Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AIHPG7655A



ITPN Name
INDRANI GHOSH

पिता का नाम / Father's Name
JAHARLAL GANGULY

जन्म का तिथि /
Date of Birth
21/12/1971

Indrani Ghosh
Signature

23072019

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:

आयकर, पिन सेवा इकाई, पान एस डी एल
- चौथा मंजिल, मन्दिरी, स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997 8,
मॉडल कॉलोनी, नज़्द डीप बंगलाउ चौक,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997 8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tmnsfo@nsdl.co.in

Indrani Ghosh



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



Enrolmnt No/Enrolment No.: 2077/80128/00057

Alok Safui (Alok Safui)

Date: 21/06/2016

S/O: Sanat Kumar Safui, Kantha Villa , 3rd Floor,
16/2 Rajani Kanta Das Road , Kolkata, Safui Para
More, P . S - Garfa, Haltu, Kolkata,
West Bengal - 700078

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

Your Aadhaar No/ Your Aadhaar No.:

3370 2325 6241



MEERA AADHAAR, MERI PEHACHAN



1947



help@uidai.gov.in



www.uidai.gov.in

Validity unknown

Digitally signed by DE, UNIQUE
IDENTIFICATION AUTHORITY OF INDIA 01
Date: 2016.06.21 00:20:00 IST

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address.
This will help you to avail various services in future.



भारत सरकार
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



Alok Safui
DOB: 24/02/1972
Male / MALE



Address:

S/O: Sanat Kumar Safui, Kantha
Villa , 3rd Floor, 16/2 Rajani
Kanta Das Road , Kolkata, Safui
Para More, P . S - Garfa, Haltu,
Kolkata,
West Bengal - 700078

3370 2325 6241

MEERA AADHAAR, MERI PEHACHAN

3370 2325 6241

MEERA AADHAAR, MERI PEHACHAN

Major Information of the Deed

Deed No :	I-1603-01347/2021	Date of Registration	01/03/2021
Query No / Year	1603-2000446909/2021	Office where deed is registered	
Query Date	26/02/2021 1:52:42 PM	1603-2000446909/2021	
Applicant Name, Address & Other Details	Alok Safui Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830828274, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,99,81,721/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 40,160/- (Article 48(g))	Rs. 60/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Main Road, Road Zone : (Other than on Kalikapur Road (P.A.S Connector) -- Other than on Kalikapur Road (P.A.S Connector)) , , Premises No: 263, , Ward No: 106 Pin Code : 700078




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 4 Chatak 32 Sq Ft	1/-	1,99,21,721/-	Width of Approach Road: 12 Ft.,
Grand Total :				8.7358Dec	1 /-	199,21,721 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	

Word Details :










Name,Address,Photo,Finger print and Signature

No	Name	Photo	Finger Print	Signature
1	TUSHAR GHOSH Son of Late HARIPADA GOSH Executed by: Self, Date of Execution: 01/03/2021 , Admitted by: Self, Date of Admission: 01/03/2021 ,Place : Office	 01/03/2021	 LTI 01/03/2021	 01/03/2021
36,RAJANI KANTA DAS ROAD, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx8P, Aadhaar No: 41xxxxxxxx1791, Status :Individual, Executed by: Self, Date of Execution: 01/03/2021 , Admitted by: Self, Date of Admission: 01/03/2021 ,Place : Office				



Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SWASTIK ABASAN 647, KALIKAPUR ROAD, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107 , PAN No.:: A1xxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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> INDRANI GHOSH (Representative of) SHAR GHOSH Date of Execution - 01/03/2021 , Admitted by: Indrani Ghosh, Date of Admission: 01/03/2021, Place of Admission of Execution: Office </td> <td>  Mar 1 2021 12:17PM </td> <td>  LTI 01/03/2021 </td> <td>  01/03/2021 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	INDRANI GHOSH (Representative of) SHAR GHOSH Date of Execution - 01/03/2021 , Admitted by: Indrani Ghosh, Date of Admission: 01/03/2021, Place of Admission of Execution: Office	 Mar 1 2021 12:17PM	 LTI 01/03/2021	 01/03/2021
Name	Photo	Finger Print	Signature						
INDRANI GHOSH (Representative of) SHAR GHOSH Date of Execution - 01/03/2021 , Admitted by: Indrani Ghosh, Date of Admission: 01/03/2021, Place of Admission of Execution: Office	 Mar 1 2021 12:17PM	 LTI 01/03/2021	 01/03/2021						
334, SANTI PALLY, P.O:- E K T P, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AA, Aadhaar No: 34xxxxxxxx5489 Status : Representative, Representative of : SWASTIK (as PROPRIETOR)									

Details :

	Photo	Finger Print	Signature
SAFUI Son of SANAT SAFUI ALIPORE, P.O - ALIPORE, P.S - Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of TUSHAR GHOSH, INDRANI GHOSH	01/03/2021	01/03/2021	01/03/2021

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	TUSHAR GHOSH	SWASTIK ABASAN-8 73583 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	TUSHAR GHOSH	SWASTIK ABASAN-200.00000000 Sq Ft

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 11:57 hrs on 01-03-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by INDRANI GHOSH ,.

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 1,99,81,721/-

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

Execution is admitted on 01/03/2021 by TUSHAR GHOSH, Son of Late HARIPADA GOSH, 36, RAJANI KANTA DAS ROAD, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service

Indetified by ALOK SAFUI, . . Son of SANAT SAFUI, ALIPORE, 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 01-03-2021 by INDRANI GHOSH, PROPRIETOR, SWASTIK ABASAN (Sole Proprietorship), 647, KALIKAPUR ROAD, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107

Indetified by ALOK SAFUI, . . Son of SANAT SAFUI, ALIPORE, 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 60/- (E = Rs 28/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 28/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2021 2:48AM with Govt. Ref. No: 192020210236856251 on 01-03-2021, Amount Rs: 28/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP6646748 on 01-03-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 40,070/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 40,060/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AE4145, Amount: Rs.100/-, Date of Purchase: 21/01/2021, Vendor name: Amal Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/03/2021 2:48AM with Govt. Ref. No: 192020210236856251 on 01-03-2021, Amount Rs: 40,060/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKP6646748 on 01-03-2021, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 48121 to 48149

being No 160301347 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.03.15 16:03:12 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/03/15 04:03:12 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)