

00278/19

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 279728

Certified that the instrument enrolled is  
 registered in the office of the Registrar and the  
 instrument is correct and valid with the true  
 substance and effect of the document

Assistant Registrar  
 West Bengal, 20 April 2019

17 JAN 2019

Q 15023/19

DEVELOPERS'

POWER OF ATTORNEY

A handwritten signature in black ink, appearing to be 'S. S.', is located in the bottom left corner of the page.

09/01/19

5790  
 No. 5790  
 Name: S. H. Arjun  
 Address: [Handwritten]  
 P.S.: [Handwritten]  
 Dist.: [Handwritten]  
 Name of [Handwritten]  
 Name of [Handwritten]  
 Date of Purchase: [Handwritten]  
 Total Amount: 170000  
 Signature of Vendor: [Handwritten]

100 Cent

170000 28 DEC 2018



09/01/19

Adtl Dist. Sub-Registra  
 Barrackpore, North 24 Pgs  
 17 JAN 2019

KNOWN ALL MEN BY THESE present that we, (i) SMT. REBA NATH (PAN: ALYPN2435K ; AADHAAR No. 3141 4486 4443), wife of Late Ranjan Kumar Nath, of Ghosh Para Road, Pincol More, Post Office: Garulia, Police Station: Noapara, District: North 24 Parganas, Pin: 743133 AND (ii) SMT. RITA NATH (PAN: AYUPN7881Q ; AADHAAR No. 3257 0197 2096), wife of Sri. Surajit Nath, daughter of Late Ranjan Kumar Nath, of Nath Para, Dakshin Kalyanpur, Baruipur, Post Office and Police Station: Baruipur, District: South 24 Parganas, West Bengal, Pin Code: 700144, hereinafter referred to as the PRINCIPALS state as follows:

**WHEREAS** one Surendranath Nath and Aswani Kumar Nath were the joint owners and possessors of a plot of land admeasuring 10349 satak of land lying and situated within the District of North 24 Parganas, A. D. S. R. O. at Barrackpore, within Mouza and Police Station: Noapara, being dag no. 750, 751, 159 & 1593 corresponding to Khatian No. 456, 817 and 272, Re. Sa. No.2, J. L. No.2 within the local limits of Garulia Municipality, as per the Record of Rights.

**AND WHEREAS** the said Surendranath Nath died intestate, since long, leaving behind a widow, 2 sons and a daughter namely (i) Smt. Saraswati Devi, (ii) Sri. Ranjit Kumar Nath, (iii) Sri. Ranjan Kumar Nath @ Ranjan Nath and (iv) Smt. Kalyani Nath and as well as the said Aswani Kumar Nath also passed away leaving Bibhabati Nath and others as his legal heirs and successors.

**AND WHEREAS** in course of due time due to certain differences of opining and also due to inconvenience of managing the aforesaid property a suit of partition being no. 14 of 1973 was filed before the court of the Ld. 8<sup>th</sup> Sub-Judge at Alipore, by and between (i) Smt. Saraswati Devi, (ii) Sri. Ranjit Kumar Nath, (iii) Sri. Ranjan Kumar Nath @ Ranjan Nath and (iv) Smt. Kalyani Nath and the said Bibhabati Nath and others and later on, based upon the final report of the Ld. Investigation Commissioner as submitted in T. Ex. No. 16 of 1978 the aforesaid property was partitioned by mets and bounds.

**AND WHEREAS** accordingly the said (i) Smt. Saraswati Devi, (ii) Sri. Ranjit Kumar Nath, (iii) Sri. Ranjan Kumar Nath @ Ranjan Nath, and

(iv) Smt. Kalyani Nath, became the joint owners of a plot of land admeasuring 9 Cottah 12 Chittak out of the aforesaid property, appertaining to dag no. 750, 751, 159 & 1593 corresponding to Khatian No. 456, 817 and 272, Re. Sa. No.2, J. L. No.2, lying and situated within the District: North 24 Parganas, A.D.S.R.O.: Barrackpore, Mouza & Police Station: Noapara, within the local limits of Garulia Municipality.

**AND WHEREAS** in course of due time due to certain differences of opinion and also due to inconvenience of managing the aforesaid property the said (i) Smt. Saraswati Devi, (ii) Sri. Ranjit Kumar Nath, (iii) Sri. Ranjan Kumar Nath @ Ranjan Nath and (iv) Smt. Kalyani Nath executed a Deed of Partition (Duplicate) being No. 98 for the year 1981, dated 14-01-1981, which is confined in Book No. I, Volume No. I, pages from 276 to 277, before the office of the Sub-Registrar at Barrackpore and accordingly the said **SRI. RANJAN KUMAR NATH @ RANJAN NATH** (since deceased), S/o. Late Surendranath Nath, by virtue of Schedule 'Ga' [or B-Plot] of the said Deed of Partition, became the absolute owner and possessor of a plot of land admeasuring 05 Cottahs 05 Chittak & 38 Sq.Ft. of land lying and situated within District: North 24 Parganas, A.D.S.R.O.: Barrackpore, Mouza & Police Station: Noapara, being R. S. Dag No. 750 (P), Khatian No. 456 and 817, J. L. No. 02, Touzi No. 2460/2461.

**AND WHEREAS** said Sri Ranjan Kumar Nath @ Ranjan Nath (since deceased) thereafter duly mutated his name in respect of the aforesaid property before the office of the local Municipality i.e. Garulia Municipality and also in the records of rights maintained with the office of the B. L. and L. R. O. started to enjoy the Said Premises by exercising his valuable Right, Title, Interest and Possession therein and also made certain constructions upon the existing structures.

**AND WHEREAS** the said Sri Ranjan Kumar Nath @ Ranjan Nath passed away intestate on 11-04-2016, leaving behind a widow and a married daughter, namely (i) **SMT. REBA NATH** AND (ii) **SMT. RITA NATH**, to inherit his aforesaid property.

**AND WHEREAS** by way of inheritance the said (i) **SMT. REBA NATH** AND (ii) **SMT. RITA NATH**, became the joint owners in respect of

the piece and parcel of **Bastu** land admeasuring about **05 (Five) Katha 05 (Five) Chittak 38 (Thirty Eight) Square Feet** of land, along with standing R. T. S. (Katch) residential structures thereupon admeasuring **435 Sq. Ft. (Four Hundred and Thirty Five) Square Feet** and R. T. S. (Katch) commercial structures thereupon admeasuring **586 Sq. Ft. (Five Hundred and Eighty Six) Square Feet**, lying and situated within District: North 24 Parganas, Additional District Sub-Registry Office: Barrackpore, Police Station and Mouza: Noapara, Touzi No. 2460/2461, J. L. No. 2 (Two), R. S. Dag No. 750 (Seven Hundred & Fifty), corresponding to L. R. Dag No. 3379 and 3384 (Three Thousand Three Hundred and Seventy Nine AND Three Thousand Three Hundred and Eighty Four), L. R. Khatian No. 4413 (Four Thousand Four Hundred and Thirteen), being Holding No. 3 (Three), Garulia Main Road, Ward No. 12 (Twelve) under Garulia Municipality, which has been specifically described in the Schedule herein under.

**AND WHEREAS** we the said **(i) SMT. REBA NATH AND (ii) SMT. RITA NATH** being the Executors, joint owners of the property, it is not possible to look after, maintain, managed the said below scheduled mentioned property at all required times and moreover we have entered into a development agreement for the scheduled property, for which we have decided to nominate, appointed and constituted attorneys namely:-

- (1) **MR. RABI KANTA JAISWAL (PAN - BEDPS1768H)**, of 380/6, Garulia Main Road, Near Noapara Thana, Post Office: Garulia, Police Station: Noapara, District: North 24 Parganas, Pin Code : 743133, West Bengal,
- (2) **MR. PRADYUT DUTTA (PAN - AFZPD3762N)**, S/o. Late Prantosh Dutta, of Jhautala, Ukil Bagan, Post Office: Shyamnagar, Police Station: Jagaddal, District: North 24 Parganas, Pin Code: 743127, West Bengal.

to do the inter-alia the following acts, deeds and things in respect of above mentioned and below scheduled property i.e., to say:-

1. That the said attorneys shall, severally and jointly, look after and take care of the aforesaid land in our absence and shall work, manage, control and supervise and management of the property referred to above.

2. To appear before the competent authority or collector of North 24 Parganas and B.L. & L.R.O and the local municipal authority concern for the purpose of obtaining necessary permissions regarding to sale in respect of our above mentioned and below schedule property and to sign any documents or in prescribed form issued by the respective authority under the provisions of law and in respect thereof if any payments is to be required they will pay the same with their fund.
3. To appear and act either personally or through agent in the court of civil, revenue or criminal court and before all authorities, government bodies, local authority any statutory body and authority, municipal authority, companies, firms and also before the arbitrators and necessary payments will made by them.
4. To give letters and writing and /or undertaking as may be required from time to time by the local municipal authority and/or other concerned authorities in respect of our above mentioned and below scheduled property.
5. To negotiate on terms and enter into agreement for sale of mentioned land and/or the construction thereupon, absolutely with the intending buyer or buyers and to receive valid receipt for the same by way of putting signature on behalf of us.
6. To appear and present the sale deed and/or any other deed of conveyance, for the registration and admit execution before the appropriate registration authority concern to have the said deed registered and to do all acts, deed, and things which our said attorney shall consider necessary for conveying our scheduled below property as fully and effectually, save and except owners' allocation.
7. That the said attorney above named shall have power to represent us and to sign all or any of the document or documents on our behalf and to present the same before the competent court of law and/or before the competent authority and shall have power to defend or prosecute all suits, appeals, misc. appeals, case or cases or other proceedings in any other places named above, save and except owners' allocation.



8. To sign and verify plaints, written statement, petitions & applications of all kinds & to file them in any such court or office in our name & on our behalf.
9. That the said attorney above named shall have power to make sign and verify all applications or objections to Municipal and other appropriate authorities for all and any sanction, permission or consent etc. required by law in connection with the aforesaid case.
10. That I the above named principal also authorize the attorney above named, to accept services of any summons, notice or writ issued and generally to do all lawful acts necessary for the above mentioned case.
11. To appoint leaders, solicitors, advocates to appear and act in any court or in any government's departments and local municipal authority concerned and to revoke such appointments and to any other in their place and stead.
12. GENERAL TO AND TO PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as I could do the same.
13. That our said attorney has every right to construct the proposed multi storied building as per the development agreement which is registered before the Office of the Additional District Sub-Registrar at Barrackpore, North 24 Parganas, on 17-01-2019, being no 0245, between the parties (principal and the attorneys) over the said property according to the building sanction plan by the Garulia Municipality by the force of the said deed.
14. That the attorney shall have the powers to take permission/ sanction from the local authorities to raise construction over the scheduled properties for us and on our behalf and shall also have the powers to represent us and to sign any papers and documents on our behalf before the any authority, local authority, etc.

KMP/12/19

15. That our said attorneys shall have power to execute agreement for sale and to receive advance and final payments in respect of any flat/s or shop/s or garage of the said multistoried building which is built of in the said premises given below as head of under schedule of land excluding our allocated portion which is mentioned in the said development agreement, save and except owner's allocation.
16. That the attorneys shall have powers to do anything beneficial for us and to our scheduled properties.
17. That our said attorneys shall have powers to sell any flat/s or shop/s or garage of the said multistoried building which is built of in the said premises given below as head of under schedule of land excluding our allocated portion which is mentioned in the said development agreement, save and except owner's allocation.
18. That this power of attorney is revocable.

AND We do hereby agree that all the acts, deeds and things fully and morefully described in the foregoing paragraphs will lawfully done by our said attorney shall be constructed as acts, deeds and things done by us and we undertake to rectify and confirm all and whatsoever that our said attorney shall lawfully do or cause to be done by the virtue of the powers hereby given.

**SCHEDULE OF THE PROPERTY REFERRED TO ABOVE**

ALL THAT piece and parcel of Bastu land admeasuring about 05 (Five) Katha 05 (Five) Chittak 38 (Thirty Eight) Square Feet of land, along with standing R. T. S. (Katch) residential structures thereupon admeasuring 435 Sq. Ft. (Four Hundred and Thirty Five) Square Feet and R. T. S. (Katch) commercial structures thereupon admeasuring 586 Sq. Ft. (Five Hundred and Eighty Six) Square Feet, lying and situated within District: North 24 Parganas, Additional District Sub-Registry Office: Barrackpore, Police Station and Mouza: Noapara, Touzi No. 2460/2461, J. L. No. 2 (Two), R. S. Dag No. 750 (Seven Hundred and Fifty), corresponding to L. R. Dag No. 3379 and 3384 (Three Thousand Three Hundred and Seventy Nine AND Three Thousand Three Hundred and



Eighty Four), L. R. Khatian No. 4413 (Four Thousand Four Hundred and Thirteen), being Holding No. 3 (Three), Garulia Main Road, Ward No. 12 (Twelve) under Garulia Municipality, which is butted & bounded by:

ON the NORTH : Garulia Main Road,  
 ON the SOUTH : Common Passage, thereafter property of Sri. Ranjit Kumar Nath (Now a multi storied building, namely Kkrish Villa)  
 ON the EAST : Ghosh Para Road  
 ON the WEST : Property of Paresh Chandra Nath

IN WITNESSES WHEREOF We the executor herein put our own signature on this indenture on 17<sup>th</sup> day of January, 2019.

WITNESSES

1. Surajit Kumar Nath.  
 Vill - South Kalyanpur (North Para).  
 PO+PS - Baruiapur.  
 Vol - 144

১৭১১১১

Rita Nath

Signature of the executor

2. Dilip Kumar Dasg  
 s/o. late B.N. Dasg  
 of Nabin Babu Road  
 P.O. Garulia, P.S. Noapara  
 Dist 24 - Pgs. (11)

১৭১১১১

Pradyut Dutta.

Signature of the attorneys

Signature of the Attorneys  
 Attested by us

১৭১১১১

Rita Nath

Signature of the Executor/Principal

Drafted and Prepared by me












Ziaul Haque Ansari

(ZIAUL HAQUE ANSARI),

Advocate












F/1058/2007.

Office of the A.D.S.R., Barrackpore, North 24 Parganas.

|            | Thumb   | Fore  | Middle  | Ring  | Little   |  |
|------------|---|---|---|---|--|---|
| Left Hand  |  |  |  |  |  |   |
| Right Hand |  |  |  |  |  |   |

Name: REBA NATH

Signature: রেবা নাথ












|            | Thumb   | Fore  | Middle  | Ring  | Little   |  |
|------------|---|---|---|---|--|---|
| Left Hand  |  |  |  |  |  |   |
| Right Hand |  |  |  |  |  |   |

Name: RITA NATH

Signature: Rita Nath












*[Handwritten mark]*

Office of the A.D.S.R., Barrackpore, North 24 Parganas.

|            | Thumb   | Fore  | Middle  | Ring  | Little   |  |
|------------|---|---|---|---|--|--|
| Left Hand  |  |  |  |  |  | <br>Rabi Kanta Jaishwal |
| Right Hand |  |  |  |  |  |  |

Name: RABI KANTA JAISHWAL

Signature: Rabi Kanta Jaishwal

|            | Thumb   | Fore  | Middle  | Ring  | Little   |  |
|------------|---|---|---|---|--|--|
| Left Hand  |  |  |  |  |  | <br>Pradyut Dutta |
| Right Hand |  |  |  |  |  |  |

Name: PRADYUT DUTTA

Signature: Pradyut Dutta





सत्यमेव जयते



आधार

ভারতীয় বিদগ্ধিত পৰিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

চাপিকাঙ্কণের আই ডি / Enrollment No. : 1040/20616/68804

24/06/2014

To  
Rita Nath  
ইতা নাথ  
BARUIPUR  
NATH PARA  
Dakshin Kalyanpur  
Baruipur, South 24 Parganas  
West Bengal - 700144



KL952689996FT

95268999



আপনার আধার সংখ্যা / Your Aadhaar No. :

**3257 0197 2096**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



ইতা নাথ  
Rita Nath  
পিতা : রঞ্জন নাথ  
Father : Ranjan Nath

জন্মতারিখ / DOB: 01/01/1977  
স্বকীয় / Female

**3257 0197 2096**



আধার - সাধারণ মানুষের অধিকার

Rita Nath

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

RITA NATH

RANJAN KUMAR NATH

01/01/1977  
Permanent Account Number

AYUPN7881Q

Rita Nath  
Signature



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

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

Rita Nath



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

Enrollment No 1040/35090/01500

To,  
 Reba Nath  
 PINKAL MORE GHOSH PARA ROAD  
 Garulia  
 Garulia Garulia North 24 Parganas  
 West Bengal 743133

27/09/2016

Ref: 681 / 03V / 540662 / 541077 / P



SA428547910FT



आपका आधार क्रमांक / Your Aadhaar No. :

**3141 4486 4443**

मेरा आधार, मेरी पहचान



भारत सरकार  
 Government of India



Reba Nath  
 Husband : Ranjan Nath  
 DOB : 01/01/1958  
 Female



**3141 4486 4443**

मेरा आधार, मेरी पहचान

रेबा नाथ

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ALYPN2435K



नाम / Name  
REBA NATH

पिता का नाम / Father's Name  
BHAGABATI CHANDRA NATH

जन्म की तारीख / Date of Birth  
01/01/1958

हस्ताक्षर / Signature



17/1/2017

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारुं:  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंजी स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, दीप 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, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-27218080 Fax: 91-20-2721 8081  
e-mail: [tunito@nsdl.com](mailto:tunito@nsdl.com)

रेबा नाथ

**ELECTION COMMISSION OF INDIA**

ভারতের নির্বাচন কমিশন

IDENTITY CARD

JTK3700150

পরিচয় পত্র



Elector's Name Surajit Kumar Nath

নির্বাচকের নাম সুরজিৎ কুমার নাথ

Father's Name Subal Chandra Nath

পিতার নাম সুবল চন্দ্র নাথ

Sex M

লিঙ্গ পুং

Age as on 1.1.2005 33

১.১.২০০৫-এ বয়স ৩৩

## Address:

Dakshin Kaiyanpur Nath Para Shikharbali 1 Barulpur  
South 24 Parganas 700144

## ঠিকানা :

দক্ষিণ কল্যানপুর নাথ প্যারা শিকারবালী ১ বারুলপুর দক্ষিণ ২৪ পরগণা ৭০০১৪৪

Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 104-Barulpur

বিধানসভা নির্বাচন কেন্দ্র : ১০৪-বারুলপুর

District: South 24 Parganas

জেলা: দক্ষিণ ২৪ পরগণা

Date: 08.08.2005

তারিখ: ০৮.০৮.২০০৫

104-0150

Surajit Nath



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**  
**भारत सरकार**  
**GOVT OF INDIA**

**RABIKANTA JAISWAL**  
**PANNALALSHAW**

**17/08/1980**  
 Permanent Account Number  
**BEDPST1768H**

Signature: 



इस कार्ड के खोने/पाने पर कृपया सूचित करें/नोट करें  
 आयकर पत्र सेवा इकाई, एन एस डी यूएल  
 5 वीं मंजिल, मनी स्ट्रीटिंग,  
 प्लॉट नं. 341, सर्वे नं. 997/8,  
 मॉडल कॉलोनी, दीप बंगला चौक के पास,  
 पुणे - 411 016

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 please inform / return to  
 Income Tax PAN Services Unit, NSDL  
 5th 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: [uhinfo@nsdl.com](mailto:uhinfo@nsdl.com)



ভারত সরকার

Government of India



রবি কান্ত জয়শেখাল  
Rabi Kanta Jaiswal  
জন্মতারিখ / DOB : 17/08/1980  
পুরুষ / Male



3631 7406 9302

আমার আধার, আমার পরিচয়

*R K Jaiswal*



আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
এস/ও: পান্না লাল শাও, 380/6,  
গারুলিয়া মেন রোড বাই লেন,  
গারুলিয়া (এম), উত্তর ২৪  
পরগনা, গারুলিয়া, পশ্চিম বঙ্গ,  
743133

Address:  
S/O: Panna Lal Shaw, 380/6,  
GARULIA MAIN ROAD BYE  
LANE, Garulia (m), North 24  
Parganas, Garulia, West Bengal,  
743133

3631 7406 9302



1947



help@uidai.gov.in



www.uidai.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AFZPD3762N



नाम /NAME  
PRADYUT DUTTA

पिता का नाम /FATHER'S NAME  
PRANTOSH DUTTA

जन्म तिथि /DATE OF BIRTH  
06-04-1973

हस्ताक्षर /SIGNATURE

Pradyut Dutta

Shahin

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.  
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Pradyut Dutta.

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

Pradyut Dutta



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

তালিকাভুক্তির আই ডি / Enrollment No 1111/19735/15897

To,  
প্রদ্যুৎ দত্ত  
PRADYUT DUTTA  
JHAUTALA, UKIL BAGAN  
Bhatpara(M)  
Shyamnagar North Twenty Four Parganas  
West Bengal 743127

23/12/2014

Ref: 525 / 31Y / 154033 / 155136 / P



SE374095128FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9546 6998 2659**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



প্রদ্যুৎ দত্ত  
PRADYUT DUTTA  
পিতা : প্রান্তোশ দত্ত  
Father : PRANTOSH DUTTA  
জন্মতারিখ / DOB : 06/04/1973  
সুন্দর / Male



**9546 6998 2659**

আধার - সাধারণ মানুষের অধিকার

*Pradyut Dutta*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADUFS2343H



नाम / Name  
SRESTHA DEVELOPMENT

13112018

कम्पन/गठन की तारीख  
Date of Incorporation/Formation  
27/09/2018

Rshamm  
Rajant Duttu

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

आयकर पैन सेवा इकाई, एन एस डी एल  
चौथी मंजिल, मंत्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, डीप 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, 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: [tininfo@nsdl.co.in](mailto:tininfo@nsdl.co.in)

Rshamm  
Rajant Duttu

### Major Information of the Deed

|   |  |   |            |
|---|--|---|------------|
| Deed No :   | I-1505-00251/2019  | Date of Registration                              | 17/01/2019 |
| Query No / Year   | 1505-1000015023/2019   | Office where deed is registered                   |            |
| Query Date  | 17/01/2019 12:06:25 PM   | A.D.S.R. BARRACKPORE, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details   | Ziaul Haque Ansari<br>Bkp Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 9748517413, Status : Advocate  |   |            |
| Transaction   | Additional Transaction   |   |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2]  |   |            |
| Set Forth value   | Market Value   |   |            |
| Rs. 15,00,000/-   | Rs. 1,00,25,014/-  |   |            |
| Stampduty Paid(SD)  | Registration Fee Paid  |   |            |
| Rs. 100/- (Article:48(g))   | Rs. 21/- (Article:E, E)  |   |            |
| Remarks   | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150500245/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) |   |            |

#### Land Details :

District: North 24-Parganas, P.S:- Noapara, Municipality: GARULIA, Road: Ghosh Para Road (Garulia Municipality),  
Mouza: Noapara, Ward No: 12, Holding No:3 Pin Code : 743133



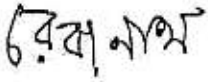


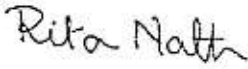
| Sch No | Plot Number | Khatian Number       | Land Use       |       | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details  |
|--------|-------------|----------------------|----------------|-------|--------------|-------------------------|-----------------------|--|
|        |             |                      | Proposed       | ROR   |              |                         |                       |  |
| L1     | LR-3379     | LR-4413              | Bastu          | Bastu | 1421 Sq Ft   | 5,00,000/-              | 26,93,984/-           | Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name : |
| L2     | LR-3384     | LR-4413              | Bastu          | Bastu | 1421 Sq Ft   | 5,00,000/-              | 26,93,984/-           | Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name : |
| L3     | LR-3384     | LR-4413              | Commercial Use | Bastu | 1021 Sq Ft   | 2,00,000/-              | 38,71,296/-           | Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name : |
|        |             | <b>TOTAL :</b>       |                |       | 8.8527Dec    | 12,00,000 /-            | 92,59,264 /-          |  |
|        |             | <b>Grand Total :</b> |                |       | 8.8527Dec    | 12,00,000 /-            | 92,59,264 /-          |  |

Major Information of the Deed :- I-1505-00251/2019-17/01/2019

**Structure Details :**

| Sch No   | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1   | On Land L3        | 1021 Sq Ft.       | 3,00,000/-              | 7,65,750/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 1021 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| <b>Total :</b>   |                   | <b>1021 sq ft</b> | <b>3,00,000 /-</b>      | <b>7,65,750 /-</b>    |                           |

**Principal Details :**



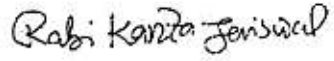


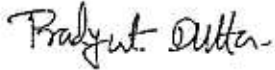
| SI No | Name,Address,Photo,Finger print and Signature  |   |   |   |
|-------|--|---|---|---|
| 1     | <b>Name</b>  | <b>Photo</b>  | <b>Fingerprint</b>  | <b>Signature</b>  |
|       | <b>Smt Reba Nath (Presentant)</b><br>Wife of Late Ranjan Kumar Nath<br>Executed by: Self, Date of Execution: 17/01/2019<br>, Admitted by: Self, Date of Admission: 17/01/2019 ,Place : Office  | <br>17/01/2019   | <br>LTI<br>17/01/2019    | <br>17/01/2019   |
|       | , Ghosh Para Road, Pincol More, P.O:- Garulia, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743133 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALYPN2435K, Status :Individual, Executed by: Self, Date of Execution: 17/01/2019<br>, Admitted by: Self, Date of Admission: 17/01/2019 ,Place : Office    |   |   |   |
| 2     | <b>Name</b>  | <b>Photo</b>  | <b>Fingerprint</b>  | <b>Signature</b>  |
|       | <b>Smt Rita Nath</b><br>Wife of Shri Surajit Nath<br>Executed by: Self, Date of Execution: 17/01/2019<br>, Admitted by: Self, Date of Admission: 17/01/2019 ,Place : Office  | <br>17/01/2019 | <br>LTI<br>17/01/2019 | <br>17/01/2019 |
|       | , Nathpara , Dakshin Kalyanpur, P.O:- Baruipara, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYUPN7881Q, Status :Individual, Executed by: Self, Date of Execution: 17/01/2019<br>, Admitted by: Self, Date of Admission: 17/01/2019 ,Place : Office |   |   |   |

**Attorney Details :**

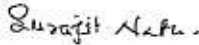
| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Srestha Development</b><br>, 380/6 , Garulia Main Road , Near Noapara Thana, P.O:- Garulia, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743133 , PAN No.:: ADUFS2343H, Status :Organization, Executed by: Representative |

Major Information of the Deed :- I-1505-00251/2019-17/01/2019

**Representative Details :**

| Sl No  | Name,Address,Photo,Finger print and Signature  |   |   |   |
|--|--|---|---|---|
| 1  | <b>Name</b><br><b>Shri Rabi Kanta Jaiswal</b><br>Son of Shri Pannalal Jaiswal<br>Date of Execution -<br>17/01/2019, , Admitted by:<br>Self, Date of Admission:<br>17/01/2019, Place of<br>Admission of Execution: Office | <br>Jan 17 2019 1:45PM | <br>LTI<br>17/01/2019 | <b>Signature</b><br><br>17/01/2019 |
| , , 380/6 , Garulia Main Road , Near Noapara Thana, P.O:- Garulia, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743133, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BEDPS1768H Status : Representative, Representative of : Srestha Development (as partner) |  |   |   |   |
| 2  | <b>Name</b><br><b>Shri Pradyut Dutta</b><br>Son of Late Pranatosh Dutta<br>Date of Execution -<br>17/01/2019, , Admitted by:<br>Self, Date of Admission:<br>17/01/2019, Place of<br>Admission of Execution: Office       | <br>Jan 17 2019 1:45PM | <br>LTI<br>17/01/2019 | <b>Signature</b><br><br>17/01/2019 |
| , Jhowtala Ukil Bagan, P.O:- Shyamnagar, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFZPD3762N Status : Representative, Representative of : Srestha Development (as partner)                          |  |   |   |   |

**Identifier Details :**

| Name & address   |            |
|--|------------|
| Mr Surajit Nath<br>Son of Mr Subal Chandra Nath<br>, Nathpara Dakshin Kalyanpur, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Reba Nath, Smt Rita Nath, Shri Rabi Kanta Jaiswal, Shri Pradyut Dutta | 17/01/2019 |
|   |            |

Major Information of the Deed :- I-1505-00251/2019-17/01/2019



| Transfer of property for L1 |               |  |
|-----------------------------|---------------|--|
| Sl.No                       | From          | To. with area (Name-Area)              |
| 1                           | Smt Reba Nath | Srestha Development-1.62823 Dec        |
| 2                           | Smt Rita Nath | Srestha Development-1.62823 Dec        |
| Transfer of property for L2 |               |  |
| Sl.No                       | From          | To. with area (Name-Area)              |
| 1                           | Smt Reba Nath | Srestha Development-1.62823 Dec        |
| 2                           | Smt Rita Nath | Srestha Development-1.62823 Dec        |
| Transfer of property for L3 |               |  |
| Sl.No                       | From          | To. with area (Name-Area)              |
| 1                           | Smt Reba Nath | Srestha Development-1.1699 Dec         |
| 2                           | Smt Rita Nath | Srestha Development-1.1699 Dec         |
| Transfer of property for S1 |               |  |
| Sl.No                       | From          | To. with area (Name-Area)              |
| 1                           | Smt Reba Nath | Srestha Development-217.50000000 Sq Ft |
| 2                           | Smt Rita Nath | Srestha Development-217.50000000 Sq Ft |

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Noapara, Municipality: GARULIA, Road: Ghosh Para Road (Garulia Municipality),  
Mouza: Noapara, Ward No: 12, Holding No:3 Pin Code : 743133

| Sch No | Plot & Khatian Number  | Details Of Land  | Owner name in English as selected by Applicant |
|--------|--|--|--|
| L1     | LR Plot No:-<br>3379(Corresponding RS Plot No:- 750), LR Khatian No:- 4413 | Owner:রজন নাথ, Gurdian:সুরেন্দ্র ,<br>Address:নিজ , Classification:বাস্ত,<br>Area:0.03350000 Acre, | Owner Name not selected by applicant.          |
| L2     | LR Plot No:-<br>3384(Corresponding RS Plot No:- 751), LR Khatian No:- 4413 | Owner:রজন নাথ, Gurdian:সুরেন্দ্র ,<br>Address:নিজ , Classification:বাস্ত,<br>Area:0.01560000 Acre, | Owner Name not selected by applicant.          |
| L3     | LR Plot No:-<br>3384(Corresponding RS Plot No:- 751), LR Khatian No:- 4413 | Owner:রজন নাথ, Gurdian:সুরেন্দ্র ,<br>Address:নিজ , Classification:বাস্ত,<br>Area:0.01560000 Acre, | Owner Name not selected by applicant.          |

Endorsement For Deed Number : I - 150500251 / 2019

On 17-01-2019

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 : (g) of Indian Stamp Act 1899.

Major Information of the Deed :- I-1505-00251/2019-17/01/2019

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

Presented for registration at 12:51 hrs on 17-01-2019, at the Office of the A.D.S.R. BARRACKPORE by Smt Reba Nath , 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 1,00,25,014/-

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

Execution is admitted on 17/01/2019 by 1. Smt Reba Nath, Wife of Late Ranjan Kumar Nath, , Ghosh Para Road, Pincol More, P.O: Garulia, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743133, by caste Hindu, by Profession House wife, 2. Smt Rita Nath, Wife of Shri Surajit Nath, , Nathpara, Dakshin Kalyanpur, P.O: Baruipara, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession House wife

Identified by Mr Surajit Nath, , Son of Mr Subal Chandra Nath, , Nathpara Dakshin Kalyanpur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

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

Execution is admitted on 17-01-2019 by Shri Rabi Kanta Jaiswal, partner, Srestha Development, , 380/6 , Garulia Main Road , Near Noapara Thana, P.O:- Garulia, P.S:- Noapara, District-North 24-Parganas, West Bengal, India, PIN 743133

Identified by Mr Surajit Nath, , Son of Mr Subal Chandra Nath, , Nathpara Dakshin Kalyanpur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

Execution is admitted on 17-01-2019 by Shri Pradyut Dutta, partner, Srestha Development, , 380/6 , Garulia Main Road , Near Noapara Thana, P.O:- Garulia, P.S:- Noapara, District-North 24-Parganas, West Bengal, India, PIN - 743133

Identified by Mr Surajit Nath, , Son of Mr Subal Chandra Nath, , Nathpara Dakshin Kalyanpur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 5130, Amount: Rs.100/-, Date of Purchase: 09/01/2019, Vendor name: Rana S



**Asis Kumar Dutta**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BARRACKPORA**  
**North 24-Parganas, West Bengal**

Major Information of the Deed :- I-1505-00251/2019-17/01/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2019, Page from 9344 to 9370

being No 150500251 for the year 2019.



Digitally signed by ASIS KUMAR DUTTA  
Date: 2019.01.22 11:50:08 +05:30  
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 22/01/2019 11:49:59  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARRACKPORE  
West Bengal.

(This document is digitally signed.)