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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

F 175970

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this documents.

District Sub-Registrar-II
Howrah

19 SEP 2020



DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made at HOWRAH, on this **27th day of September, 2020 A.D.**

IN BETWEEN

১১১
সংখ্যা নং
মতিবপুর
উপজেলা জেলা হাওড়া
৮০০০১
২০১৯ সালের বিজ্ঞপ্তি নং
বিকাশ চন্দ্র বর্মণ
উল্লেখিত মেওয়ানী আদালত



Sarmita



2947

SARMITA ENTERPRISE
Sarmita
Proprietor



2948



Sanjay Kumar



2949

District Sub-Registrar-II
Howrah

Sanjib Kumar

27 SEP 2020

SRI SANJAY BOSE s/o Late Chittaranjan Bose (PAN No. **AFUPB7363J** Adhar No. 2695-4544-3369), **AND SRI SANJIB BOSE** alias **SANJIB BASU** son of Late Chittaranjan Bose (PAN No. **AJDPB3184E**, Adhar No. 4208-9250-1743), all resident of Village Latibpur, P.O. Uluberia, R.S., P.S. Uluberia, Dist. Howrah, PIN- 711316, all Indian National, all by faith Hindu, all by occupation Business, hereinafter called the **"LAND OWNERS"** (which term of expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, executors, administrators, successors in interest and/or assigns) of the **FIRST PARTIES/OWNERS/ LAND OWNERS/ PRINCIPALS.**

AND

SRI SUMANTA CHANDRA son of Rabindranath Chandra, (PAN- **ADMPC4109P**, Adhar No. 8136-6391-2746), Indian National, by faith Hindu, by occupation Business, resident of **Village & P.O. Latibpur, P.S. Uluberia, Dist. Howrah, PIN- 711316** the sole proprietor of proprietorship concern/firm **SARMITA ENTERPRISE** (GSTIN- 19ADMPC4109P1Z7) hereinafter called and referred to collectively as the, hereinafter called as the **SECOND PARTY /DEVELOPER /ATTORNEY;**

Whereas We, the Principals / Executants/ First Parties are the joint owners and occupiers of **ALL THAT piece and parcel of Bastu Land measuring about 37 Decimals** comprised in R.S. Dag No. 13 corresponding to L.R. Dag No. 24, **AND Bastu Land measuring about 19 Decimals** comprised in R.S. Dag No. 173 corresponding to L.R. Dag No. 206, and Garden land measuring about **03.33 decimals** comprised in R.S. Dag No. 172 corresponding to L.R. Dag No. 205, appertaining to L.R. Khatian No. 690, new mutated L.R. Khatian Nos. 4751 & 4752 within MOUZA ULUBERIA, J.L. No. 109, under Police Station Uluberia, District Howrah within the ambit of Uluberia Municipality Ward No. 27 together with all right of easement attached therewith, within the jurisdiction

of the Additional District Sub Register Office Uluberia, District Register Office at District Howrah, which is more fully described in the SCHEDULE herein below and hereinafter called the "SAID PROPERTY/SCHEDULE PROPERTY";

AND WHEREAS we, the present Owners /Principals /First Part herein are the joint Owners and Occupiers of the above said property and we are being the Owners of the said property have been enjoying and possessing the said property by realising rents & profits as well as by paying all statutory taxes, impositions and outgoings before the Concerned Departments, the Attorney/Developer herein released the schedule mentioned property from all charges, encumbrances from State Bank of India by liquidating of entire outstanding dues (Rs. 70,00,000/- seventy lakh) on our behalf against our NPA loan account lying with the said mortgagee Bank and whereas after releasing the said property, we jointly have desired to construct three new multi storied G+4 buildings on our said property and we have already entrusted the said developer/attorney herein for the same after demolishing existing old dilapidated building thereon with joint venture;

AND WHEREAS As We are not financially sound and technically expert to undertake the proposed construction ourselves, we therefore resorted to take proper assistance of the Builder/ Developer herein having sound financial stability and technical knowledge regarding the Construction affairs.

AND WHEREAS We are grateful from the core of our heart to, and very much satisfied with the graceful co-operation of the Developer who with his kind heart has liquidated our entire outstanding dues (Rs. 70,00,000/- seventy lakh) to State Bank of India on our behalf and released the schedule mentioned property from all encumbrances, accordingly we have approached the Developer/Attorney above named **SRI SUMANTA CHANDRA** and made a proposal to develop the Schedule

mentioned property with joint venture by way of construction of three new (G+4) buildings in accordance with the sanctioned plan by arranging financial resources from his own side;

AND WHEREAS we, the Principals as Land Owners herein have jointly entered into a Development Agreement dated **27th September, 2020** with the said Developer **SRI SUMANTA CHANDRA** son of Rabindranath Chandra, resident of **Village & P.O. Latibpur, P.S. Uluberia, Dist. Howrah, PIN- 711316** the sole proprietor of proprietorship concern/firm **SARMITA ENTERPRISE** which was registered in the office of **D.S.R.-II, Howrah in Book No. I, Volume No. -2020, Being No. 3713 for the year 2020**, wherein we acknowledged thereof the consideration (Rs. 70 lakh) paid by the developer/attorney, and agreed with the said Developer several terms and conditions with regard to the various terms & conditions, specified times of proposed construction, and possession, space allocation and specifications of the buildings materials will be provided by the Developer etc. ;

AND WHEREAS Now in terms of the said Development Agreement in order to enable the said Developer to sell & dispose of the Developer's allocation of the said proposed three (G+4) buildings as recorded in the said Development Agreement it has become necessary to make and execute Development Power of Attorney wherein and whereby we the Land Owners/Principals herein jointly want to appoint the said Developer as our lawful Constituted Attorney to do all acts, deeds, things and cause to be done and perform in respect of our said/schedule property as well as power/authority of sell of the above said Developer's allocation/portions of the proposed new three (G+4) buildings in terms of the said Development Agreement on our behalf.

KNOW ALL MEN BY THESE PRESENTS THAT we, the above named Appointers/Principals/First Parties do hereby jointly nominate, constitute and appoint **SRI SUMANTA CHANDRA** son of Rabindranath Chandra, resident of **Village & P.O. Latibpur, P.S. Uluberia, Dist. Howrah, PIN- 711316 the sole proprietor of** proprietorship concern/firm **SARMITA ENTERPRISE** as our true and lawful **Attorney** to do all acts, things, perform, execute and cause to be done, executed and performed in respect of our said/schedule property in terms of the said Development Agreement as well as right, authority and Power of sell the above said Developer's allocation/portions of the proposed three (G+4) buildings together with undivided proportionate share & interest of land more fully and particularly described in the Schedule hereunder written as mentioned below in our name and on our behalf that is to say:

- 1) To appear and act in all the Courts, Criminal, Civil, Revenue Office, Block Land and Land Reform Office, District Registrar Office, Additional District Sub-Registrar Office, District Magistrate and Sub-Divisional Office, District Board, Uluberia Municipality or any other local & competent authority.
- 2) To apply B.L. & L.R.O./Municipality for NOC, conversion/mutation of the Schedule mentioned land/property, and to sign all documents, appear for hearing to represent us, submit plan and to do all necessary formalities as required do for the purpose of Conversion/mutation of Land on our behalf;
- 3) To sign, seal, submit, accept, deposit sanction fees of the sanction plan, modification Plan, revised plan, as made plans of the proposed three G+4 buildings, to pay land revenue taxes, Municipal taxes, if any on behalf of us/the land owners, and also to appear for any hearing and give all answer of all queries by written as well as verbal to Municipal authorities to any competent authorities on behalf of the Principals/ land owners;

- 4) To sign, to verify complaints, written statements, petitions, objections, memorandum of appeal and petitions, objection and application of all kinds and to file it in any court of law such as any Civil Court, Criminal Court, or any of the office or offices.
- 5) To appoint any Advocate, Barrister, Revenue Agent or any other legal practitioner or any person legally authorized to do any act.
- 6) To compromise, compound or withdraw cases or to confess judgment and to refer case to arbitration.
- 7) To file and receive back any documents, to deposit money by Chillan or receipt and to withdraw money from any Court, cases or from any office or offices and to grant proper acknowledgement receipt.
- 8) To accept service of any summons, notice, writ issued by any court and office against me.
- 9) To obtain, refund of stamp duty, court fees, to execute the decree or any decrees up to the amount of the decree.
- 10) To file suits, for damages and any kind of suit.
- 11) To apply to courts and offices for copies of documents and papers and to withdraw deeds, documents, papers from any court.
- 12) To apply for the inspection of and to inspect any judicial records any records of any office or offices.
- 13) To file any application before the Uluberia Municipality or any board and to appear and also to do all acts which will be necessary to protect the interest at the property and also take any copies from the Uluberia Municipality.
- 14) To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and all of its departments, Municipality,

Police Authorities in connection with the schedule property, and any other matters pertaining to the said/schedule property.

- 15) To carry on all correspondence with West Bengal State Electricity Distribution Company Limited for obtaining new connection, for installing new transformers and meters for the proposed construction of the schedule mentioned premises, to pay all applicable deposit fees, accept all receipts, to appear all hearing, submit application, written statements on behalf of the land owners/principals;
- 16) To deal and correspond with Uluberia Municipality and all its department or officers or any other officers or authorities in connection with or relating to the said property hereunder and in particular to do the aforesaid acts, deeds, matters etc.
- 17) To deal with the Electricity Board for obtaining electric connection over the schedule property and to put up and erect an electric sub-station for the supply of electricity to the schedule property and for the purpose to sign all letters, applications undertaking, terms and conditions as may from time to time be thought necessary as may be required by concerned authorities.
- 18) To enter into an agreement for sale in respect of Developer's allocated Flats/Units on our behalf and to do all acts which will be legal valid for completion of all agreement if required to appear before the registering authority and presenting the same and shall admit execution and registration.
- 19) **To execute and register proper instrument of transfer, Conveyance on our behalf on duly stamped conveyance and any other kind of indenture of Conveyance like Gift, Sale, creation of Mortgage or any things the said Attorney likes out of above mentioned Developer's allocation/portion**

(Flat/Units) as mentioned in the said Development Agreement and shall present the same before the Registering Authority and shall admit execution and registration and also shall complete and observe all formalities for completion of sale and shall deliver of possession of the Developer's allocation/portion (except above mentioned Owner's allocated Flats/Units) of the building(s) and shall take all money and consideration and to grant receipt for acknowledge of the payment.

- 20) To sign and execute and/or register all or any documents, Agreement or Instruments for Sale, Sale Deed, Deed of Conveyance and Transfer the Flats/Units/Shop rooms/Garages out of Developer's allocation as mentioned herein before, and receive consideration thereof.
- 21) This Power of Attorney will be cancelled automatically after disposing of the entire Developer' portion and/or allocation of the said buildings ;
- 22) **AND GENERALLY** to do all acts, deeds and things in any concerned Authority hereby granted in respect of the Schedule property which we ourselves could have done lawfully under our own hands if present personally.

SCHEDULE PROPERTY ABOVE REFERRED TO
(DESCRIPTION OF LAND & PREMISES WHERE G+4 BUILDINGS BLOCK- C, D & E
WILL BE CONSTRUCTED)

ALL THAT piece and parcel of Bastu Land measuring a little more OR less about 37 (thirty seven) Decimals comprised in R.S. Dag No. 13 corresponding to L.R. Dag No. 24, appertaining to R.S. Khatian No. 343, L.R. Khatian No. 690, new mutated L.R. Khatian Nos. 4751 & 4752, Touji No. 744, Revenue survey No. 2286, within MOUZA ULUBERIA, J.L. No. 109, under Police Station Uluberia, District Howrah within the ambit of Uluberia Municipality Ward No. 27, within the jurisdiction of the Additional District Sub Register Office Uluberia, District Register Office at District Howrah, PIN- 711316 together with all easement rights attached therewith, the above premises is butted & bounded by :

ON THE NORTH : Existing G+4 Block-A & Block-B buildings, 18.60 feet Common passage in between Block A & B & partly Uluberia Municipal Road;

ON THE SOUTH : Plot of Part of R.S. Dag No. 14 & R.S. Dag No. 15;

ON THE EAST : Plot of Partly R.S. Dag No. 172 & Partly R.S. Dag No. 15;

ON THE WEST : Plot of R.S. Dag No. 12;

(DESCRIPTION OF LAND & PREMISES FOR LANDSCAPING, LAWN, GARDENING,
WATER BODY, WALKING TRACK & SITTING ARRANGEMNTS AND FOR ALL OTHER
BUTIFAICATION OF THE RESIDENTIAL COMPLEX)

ALL THAT piece and parcel of Bastu Land measuring about 19 Decimals comprised in R.S. Dag No. 173 corresponding to L.R. Dag No. 206, and Garden land measuring about 03.33 decimals comprised in R.S. Dag No. 172 corresponding to L.R. Dag No. 205, appertaining to L.R. Khatian No. 690, new mutated L.R. Khatian Nos. 4751 & 4752, within MOUZA ULUBERIA, J.L. No. 109, under Police Station Uluberia, District Howrah within the ambit of Uluberia Municipality Ward No. 27, within the jurisdiction of the Additional District Sub Register Office Uluberia, District Register Office at District Howrah, PIN- 711316, together with all easement rights attached therewith;

IN WITNESS WHERE OF the parties here to have signed/subscribed and delivered these presents on the date month and year first above written.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES:

Sanjay Kumar

Sanjiv Kumar

1. *SUBRATA CHAUDHURY*
S/O L.M. CHAUDHURY
87 GOYAL VIHAR
12TH BLOCK (M.P.)
452010
[Signature]

2. *Anuradha Bagthoria* SIGNATURE OF THE FIRST PARTIES/LAND OWNERS
S/O L.M. Choudhury
688, Usha Nagar Extn. Behind. Unique Hospital - Pin Code No
Annapurra Road. Indore M.P. *[Signature]* 452009

3. *APURBA CHAUDHURY*
S/O L.M. CHAUDHURY
G-3 D BLOCK, TILAKNAGAR
VARDHANA SHREE
APT INDORE (M.P.)
452019

SARMITA ENTERPRISE
[Signature]
Proprietor

4. *Nandita Sarkar* S/O L.M. Choudhury
[Signature]
1/A, Akash Apath
Crunkeel Road
Memnagar,
Ahd. 380052

SIGNATURE OF THE SECOND PARTY / DEVELOPER

5. *Arpita Banerjee*
147 Shaikrishna Area
gnd

IN WITNESS WHEREOF the parties hereto subscribed their hands and seals on the day, month and year written hereinbefore.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF

WITNESSES

(1) Suchetana Bose
Latibpur, Uluberia
Howrah,

Sanjib Bose
Sanjib Bose

(2) Spandan Bose
Latibpur, Uluberia,
Howrah,

SIGNATURE OF THE EXECUTANTS/PRINCIPALS/LAND OWNERS

(3) Sutapa Basu
Latibpur Uluberia Howrah

SARMITA ENTERPRISE
Smita
Proprietor

SIGNATURE OF THE DEVELOPER/ATTORNEY

Drafted by me and prepared in my office.

Ayan Sarkar

Ayan Sarkar, Advocate
Judges' Court Howrah
W.B.1873/2002

FINGER IMPRESSIONS



| LEFT HAND | | | | |
|------------|------|--------|------|-------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| RIGHT HAND | | | | |
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |

Signature of *Sanjay Bora*



| LEFT HAND | | | | |
|------------|------|--------|------|-------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| RIGHT HAND | | | | |
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |

Signature of *Sanjib Bora*

FINGER IMPRESSIONS



| LEFT HAND | | | | |
|-------------------|------|--------|------|-------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
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| RIGHT HAND | | | | |
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |

Signature of *Smytham*

Please affix Photo of

| LEFT HAND | | | | |
|-------------------|------|--------|------|-------|
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |
| RIGHT HAND | | | | |
| LITTLE | RING | MIDDLE | FORE | THUMB |
| | | | | |

Signature of





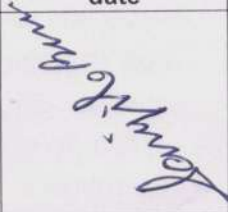






Government of West Bengal



Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - II HOWRAH, District Name :Howrah

Signature / LTI Sheet of Query No/Year 05132001189216/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|--|---|--|---|
| 1 | Mr Sanjib Bose Latibpur, P.O:- Uluberia, P.S:- Uluberia, District:- Howrah, West Bengal, India, PIN - 711316 | Principal |  |  |  |
| 2 | Mr Sanjay Bose Uluberia, P.O:- Uluberia, P.S:- Uluberia, District:- Howrah, West Bengal, India, PIN - 711316 | Principal |  |  |  |
| 3 | Mr Sumanta Chandra Fuleswar, P.O:- Fuleswar, P.S:- Uluberia, District:-Howrah, West Bengal, India, PIN - 711316 | Represent ative of Attorney [Sarmita Enterprise] |  |  |  |

| SI No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
|--------|---|---|-------|---|---|
| 1 | Mr S Nandi Son of Mr S Nandi Howrah, P.O:- Howrah, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN - 711101 | Mr Sanjib Bose, Mr Sanjay Bose, Mr Sumanta Chandra | |  |  |

(Panchali Munshi)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
II HOWRAH
Howrah, West Bengal

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-202021-009496334-1

Payment Mode Online Payment

IN Date: 25/09/2020 20:46:52

Bank : State Bank of India

RN : IK0ASHHIW5

BRN Date: 25/09/2020 20:48:12

DEPOSITOR'S DETAILS

Id No. : 2001189216/7/2020

[Query No./Query Year]

Name : AYAN SARKAR

Contact No. :

Mobile No. : +91 9836246598

E-mail : sarkar.ayan78@gmail.com

Address : Howrah Court

Applicant Name : Mr S Nandi

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Sale, Development Power of Attorney Payment No 7

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|--------------------|--|--------------------|------------|
| 1 | 2001189216/7/2020 | Property Registration- Stamp duty | 0030-02-103-003-02 | 35000 |
| 2 | 2001189216/7/2020 | Property Registration- Registration Fees | 0030-03-104-001-16 | 39 |

Total

35039

In Words : Rupees Thirty Five Thousand Thirty Nine only

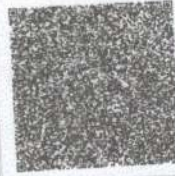
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ADMPC4109P



नाम / Name
SUMANTA CHANDRA

पिता का नाम / Father's Name
RABINDRA NATH CHANDRA

29042019

जन्म की तारीख /
Date of Birth
23/12/1976

हस्ताक्षर / Signature


भारत सरकार
GOVERNMENT OF INDIA



সুমন্ত চন্দ্র
Sumanta Chandra
পিতা : রবীন্দ্র নাথ চন্দ্র
Father : RABINDRA NATH CHANDRA
জন্ম সাল / Year of Birth : 1976
পুরুষ / Male



8136 6391 2746

আধার - সাধারণ মানুষের অধিকার


ৱেবসাইট
www.uidai.gov.in

হেল্প লাইন
1800 180 1947

প.ও. বক্স নং
1947

ঠিকানা:
লটপুর, লটপুর, হোরাহ,
ৱেস্ট বেঙ্গাল, ৭১১৩১৬

গণসংসদ,
২১১৩১৬



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFUPB7363J



नाम /NAME

SANJOY BOSE

पिता का नाम /FATHER'S NAME

CHITTARANJAN BOSE

जन्म तिथि /DATE OF BIRTH

14-05-1967

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-111

COMMISSIONER OF INCOME-TAX, W.B. - III



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19725/02673

20/10/2012

To
সঞ্জয় বোস
Sanjay Bose
Latibpur
Latibpur Howrah
West Bengal 711316

15157474



MN151574743DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

2695 4544 3369

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সঞ্জয় বোস
Sanjay Bose
পিতা : চিত্তরঞ্জন বোস
Father : CHITTARANJAN BOSE
জন্ম সাল / Year of Birth : 1967
পুরুষ / Male



2695 4544 3369

আধার - সাধারণ মানুষের অধিকার



4208 9250 1743



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0654/07037/15292

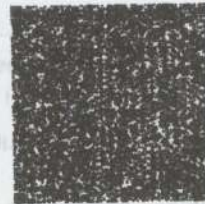
To
সঞ্জীব বসু
Sanjib Basu
S/O Chittaranjan Bose
.
.
Latibpur
Latibpur
Howrah West Bengal - 711316
9830077342

Download Date: 13/06/2018

Generation Date: 25/04/2018

Signature valid

Digital Signature
AUTHORISATION
Date: 2018-06-13 22:39:16
IST



QR Code with Photograph

আপনার আধার সংখ্যা / Your Aadhaar No. :

4208 9250 1743

VID : 9103 0374 7985 6387

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সঞ্জীব বসু
Sanjib Basu
জন্মতারিখ/DOB: 10/01/1972
পুরুষ/ MALE

4208 9250 1743

VID : 9103 0374 7985 6387

আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SANJIB BOSE
CHITTA RANJAN BOSE

10/01/1972
Permanent Account Number
AJDPB3184E

Sanjib Bose
Signature



Major Information of the Deed

| | | | |
|--|---|---------------------------------|------------|
| Deed No : | I-0513-03718/2020 | Date of Registration | 30/09/2020 |
| Query No / Year | 0513-2001189216/2020 | Office where deed is registered | |
| Query Date | 23/09/2020 11:58:23 PM | 0513-2001189216/2020 | |
| Applicant Name, Address & Other Details | S Nandi Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 7980935315, Status : Solicitor firm | | |
| Transaction | Additional Transaction | | |
| [0139] Sale, Development Power of Attorney | | | |
| Set Forth value | Market Value | | |
| Rs. 51,000/- | Rs. 1,55,31,780/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 40,000/- (Article:48(g)) | Rs. 39/- (Article:E, M(b).) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Ward No 27 By Road, Mouza: Uluberia, , Ward No: 027 JI No: 109, Pin Code : 711316

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|---------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|---------------------|
| L1 | LR-24 (RS :-) | LR-4751 | Bastu | Bastu | 18.5 Dec | 10,000/- | 46,91,703/- | Property is on Road |

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Ward No 24 Unspecified Road, Mouza: Uluberia, JI No: 109, Pin Code : 711316

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|----------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|---------------------|
| L2 | LR-206 (RS :-) | LR-4751 | Bastu | Bastu | 9.5 Dec | 10,000/- | 26,15,744/- | Property is on Road |

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Ward No 27 Unspecified Road, Mouza: Uluberia, JI No: 109, Pin Code : 711316

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|----------------|----------------|---------------|---------|-----------------|-------------------------|-----------------------|---|
| L3 | LR-205 (RS :-) | LR-4751 | Bastu | Bastu | 1.665 Dec | 1,000/- | 4,58,443/- | Property is on Road Adjacent to Metal Road, |
| L4 | LR-24 (RS :-) | LR-4752 | Bastu | Bastu | 18.5 Dec | 10,000/- | 46,91,703/- | Property is on Road |
| L5 | LR-206 (RS :-) | LR-4752 | Bastu | Bastu | 9.5 Dec | 10,000/- | 26,15,744/- | Property is on Road |
| L6 | LR-205 (RS :-) | LR-4752 | Bastu | Bastu | 1.665 Dec | 10,000/- | 4,58,443/- | Property is on Road |
| TOTAL : | | | | | 31.33Dec | 31,000 /- | 82,24,333 /- | |
| Grand Total : | | | | | 59.33Dec | 51,000 /- | 155,31,780 /- | |

Principal Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Mr Sanjib Bose (Presentant) Son of Late Chittaranjan Bose Latibpur, P.O:- Uluberia, P.S:- Uluberia, District:-Howrah, West Bengal, India, PIN - 711316 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/09/2020 , Admitted by: Self, Date of Admission: 27/09/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/09/2020 , Admitted by: Self, Date of Admission: 27/09/2020 ,Place : Pvt. Residence |
| 2 | Mr Sanjay Bose Son of Late Chittaranjan Bose Uluberia, P.O:- Uluberia, P.S:- Uluberia, District:-Howrah, West Bengal, India, PIN - 711316 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/09/2020 , Admitted by: Self, Date of Admission: 27/09/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/09/2020 , Admitted by: Self, Date of Admission: 27/09/2020 ,Place : Pvt. Residence |

Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Sarmita Enterprise Fuleswar, P.O:- Fuleswar, P.S:- Uluberia, District:-Howrah, West Bengal, India, PIN - 711316 , PAN No.:: ADxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr Sumanta Chandra Son of Rabindranath Chandra Fuleswar, P.O:- Fuleswar, P.S:- Uluberia, District:-Howrah, West Bengal, India, PIN - 711316, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Sarmita Enterprise (as proprietor) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| Mr S Nandi Son of Mr S Nandi Howrah, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101 | | | |
| Identifier Of Mr Sanjib Bose, Mr Sanjay Bose, Mr Sumanta Chandra | | | |

Land Details as per Land Record

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Ward No 27 By Road, Mouza: Uluberia, , Ward No: 27, JI No: 109, Pin Code : 711316

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---------------------------------------|--|--|
| L1 | LR Plot No:- 24, LR Khatian No:- 4751 | Owner:সঞ্জয় বোস, Gurdian:চিত্তরঞ্জন , Address:নতিবপুর উলুবেড়িয়া , Classification:বাস্ত, Area:0.18000000 Acre, | Mr Sanjay Bose |

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Ward No 24 Unspecified Road, Mouza: Uluberia, JI No: 109, Pin Code : 711316

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|--|--|
| L2 | LR Plot No:- 206, LR Khatian No:- 4751 | Owner:সঞ্জয় বোস, Gurdian:চিত্তরঞ্জন , Address:নতিবপুর উলুবেড়িয়া , Classification:বাস্ত, Area:0.10000000 Acre, | Mr Sanjay Bose |

District: Howrah, P.S:- Uluberia, Municipality: ULUBERIA, Road: Ward No 27 Unspecified Road, Mouza: Uluberia, JI No: 109, Pin Code : 711316

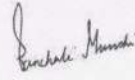
| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|---|--|
| L3 | LR Plot No:- 205, LR Khatian No:- 4751 | Owner:সঞ্জয় বোস, Gurdian:চিত্তরঞ্জন , Address:নতিবপুর উলুবেড়িয়া , Classification:বাগান, Area:0.02000000 Acre, | Mr Sanjay Bose |
| L4 | LR Plot No:- 24, LR Khatian No:- 4752 | Owner:সঞ্জীব বসু, Gurdian:চিত্তরঞ্জন , Address:নতিবপুর উলুবেড়িয়া , Classification:বাস্ত, Area:0.19000000 Acre, | Mr Sanjib Bose |
| L5 | LR Plot No:- 206, LR Khatian No:- 4752 | Owner:সঞ্জীব বসু, Gurdian:চিত্তরঞ্জন , Address:নতিবপুর উলুবেড়িয়া , Classification:বাস্ত, Area:0.09000000 Acre, | Mr Sanjib Bose |
| L6 | LR Plot No:- 205, LR Khatian No:- 4752 | Owner:সঞ্জীব বসু, Gurdian:চিত্তরঞ্জন , Address:নতিবপুর উলুবেড়িয়া , Classification:বাগান, Area:0.02000000 Acre, | Mr Sanjib Bose |

Endorsement For Deed Number : I - 051303718 / 2020

24-09-2020

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 1,55,31,780/-



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

On 27-09-2020

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

Presented for registration at 20:00 hrs on 27-09-2020, at the Private residence by Mr Sanjib Bose , one of the Executants.

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

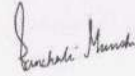
Execution is admitted on 27/09/2020 by 1. Mr Sanjib Bose, Son of Late Chittaranjan Bose, Latibpur, P.O: Uluberia, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711316, by caste Hindu, by Profession Business, 2. Mr Sanjay Bose, Son of Late Chittaranjan Bose, Uluberia, P.O: Uluberia, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711316, by caste Hindu, by Profession Business

Indetified by Mr S Nandi, , , Son of Mr S Nandi, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 27-09-2020 by Mr Sumanta Chandra, proprietor, Sarmita Enterprise (Sole Proprietoship), Fuleswar, P.O:- Fuleswar, P.S:- Uluberia, District:-Howrah, West Bengal, India, PIN - 711316

Indetified by Mr S Nandi, , , Son of Mr S Nandi, Howrah, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

On 30-09-2020

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

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

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 0/-, by online = Rs 39/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/09/2020 8:48PM with Govt. Ref. No: 192020210094963341 on 25-09-2020, Amount Rs: 39/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0ASHHIW5 on 25-09-2020, Head of Account 0030-03-104-001-16

Stamp Duty

required Stamp Duty payable for this document is Rs. 40,000/- and Stamp Duty paid by Stamp Rs 5,000/-,
= Rs 35,000/-

of Stamp

Type: Impressed, Serial no 191, Amount: Rs.5,000/-, Date of Purchase: 21/09/2020, Vendor name: B K

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
on 25/09/2020 8:48PM with Govt. Ref. No: 192020210094963341 on 25-09-2020, Amount Rs: 35,000/-, Bank:
Bank of India (SBIN0000001), Ref. No. IK0ASHHIW5 on 25-09-2020, Head of Account 0030-02-103-003-02

Panchali Munshi

Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0513-2020, Page from 122507 to 122536

being No 051303718 for the year 2020.



Digitally signed by PANCHALI MUNSHI
Date: 2020.09.30 18:52:33 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 2020/09/30 06:52:33 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II HOWRAH

West Bengal.

(This document is digitally signed.)