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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 951222

19.2.20  
at 1.20 PM  
R-1-320042/20

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

  
 District Sub-Registrar  
 Kolkata South 24 Pargana  
 19 FEB 2020

**DEVELOPMENT POWER OF ATTORNEY  
 AFTER  
 REGISTERED DEVELOPMENT AGREEMENT**

Rights and Powers to the Developer by the Land Owners in accordance with registered Development Agreement in respect of land and Premises of 246C, Netaji Subhas Chandra Bose Road, P.O. Regent Estate, P.S. -Netaji Nagar, Kolkata-700092, KMC Ward No- 98.

KNOW ALL MEN by these presents of this General Power of Attorney, that

contd.....p/2

*Handwritten signature*

**1. SRI. JAYANTA PRASAD THAKUR, Pan No- ASYPT8590N, Aadhaar Card No- 9529 2395 8359, Mob No- 9748532796** son of Late Amiya Prasad Thakur by Faith- Hindu, by Occupation- Service, by Nationality-Indian, **2. SRI. SANJAY PRASAD THAKUR, Pan No- ABSPT7953J, Aadhaar Card No- 8219 7991 1963, Mob No- 9883034652** son of Late Amiya Prasad Thakur, by Faith- Hindu, by Occupation- Service, by Nationality-Indian, **3. SMT. MAITRAYEE THAKUR, Pan No- ABSPT0805F, Aadhaar Card No-6627 6917 0424, Mob No- 9007636691** wife of Late Santanu Prasad Thakur, by Faith - Hindu , by Occupation - Service , by Nationality-Indian **4. SRI. JAYDEEP THAKUR, Pan No- ALFPT6344N, Aadhaar Card No- 3506 4563 8145, Mob No- 7003217386** son of Late Santanu Prasad Thakur , by Faith- Hindu , by Occupation - Service, by Nationality-Indian, **5. SMT. MONALISA THAKUR, Pan No- ANBPT8764G, Aadhaar Card No- 5375 3148 6331 Mob No- 9674299963** daughter of Late Santanu Prasad Thakur , by Faith - Hindu , by Occupation - Student , by Nationality - Indian, **All** residing at 246C, Netaji Subhas Chandra Bose Road, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092 hereinafter jointly called and referred to as the **Principals/ Appointers-cum-Land Owners**

**SEND GREETINGS :-**

**WHEREAS** We the Principals/ Appointers-cum-Land Owners are the joint owners in respect of **ALL THAT** the piece and parcel of homestead land measuring 5(Five) Cottahs 12(Twelve) Chittaks 9(Nine) sq.feet more or less together with one storied Building measuring an area of 1200 (Twelve Hundred) sq. feet. super-built-up area having cemented floor standing thereon together with the right on the common passage abutting thereto, measuring 5(Five Chittaks) 22 ½ (Twenty Two and half) sq. feet. lying and situated being a portion of C.S. Plot No- 7/211, Khatian Numbers- 122 and 226, of Mouza- Khanpur, within Police Station- Netaji Nagar, within the limits of The Kolkata Municipal Corporation, in Ward No- 98, Being

*B. B. Sen.*



Kolkata Municipal Corporation Premises No- 246C, Netaji Subhas Chandra Bose Road, Kolkata- 700092 , S.R.O. Alipore, District - South 24 Parganas together with all easement rights thereto which is butted and bounded by :-

- ON THE NORTH : By premises No- 246A/ 1 Netaji Subhas Chandra Bose Road.
- ON THE SOUTH : By premises No- 233A/ 1 Netaji Subhas Chandra Bose Road.
- ON THE EAST : By premises No- 246A/ 3 Netaji Subhas Chandra Bose Road & by 12 feet wide road.
- ON THE WEST : By premises No- 9/7 Netaji Nagar.

**AND WHEREAS** We the Principals/ Appointers-cum-Land Owners are to Develop the aforesaid property entered into a Development Agreement with **M/S SIDDHIVINAYAKA CONSTRUCTION**, a Partnership Building construction firm having its **Pan No- ACQFS7467K** and having its principal place of business at P- 58/40, Pallisree, P.O.- Regent Estate, P.S.- Netaji Nagar, Kolkata- 700092 represented by its Partners **1. SMT. ARPITA DAS, Pan No- ANCPD1220A, Aadhaar Card No- 2412 7298 0854, Mob No- 9830009080**, wife of Sri. Sanjit Kumar Das, by faith-Hindu, by Occupation- Business, by Nationality-Indian, residing at 1/29, Sree Colony, P.O.- Regent Estate, P.S.- Netaji Nagar, Kolkata- 700092, **2. SRI. SHIBESHWAR ACHARYA, Pan No- ALWPA 0598E, Aadhaar Card No- 9149 4512 4528, Mob No- 9804205700**, son of Sri. Nirmal Chandra Acharya, by faith-Hindu, by Occupation- Business, by Nationality-Indian, residing at P-58/40, Pallisree, P.O.- Regent Estate, P.S.- Netaji Nagar, Kolkata- 700092, **3. SRI. BULBUL DAS, Pan No- ADTPD 5589M, Aadhaar Card No- 2987 6050 3232, Mob No- 9804205696**, son of Late Binode Behari Das, by faith-Hindu, by Occupation- Business, by Nationality-Indian, residing at 2/6A, Adarsha Pally, P.O.- Regent Estate, P.S.- Netaji Nagar, Kolkata- 700092, (hereinafter referred to as the Developer) for the terms inter alia ; (i) the said developer will construct a G+III(Three) Storied Building at its own cost in the land aforesaid (ii) the said developer will provide us **ALL THAT** the 3(Three) complete flats in Block "A" on the First, Second and Third Floor South-West side and the measurement of each flat will be as per the building sanctioned plan and 1(one) car-parking space on the Ground

*Binu Binu Das*

Floor as per sanctioned building plan and further pay a sum of Rs.37,75,000/- (Rupees Thirty Seven Lakhs Seventy Five Thousand) only as non-refundable amount to us TOGETHER WITH undivided proportionate share and interest in the land underneath and all rights on the common areas and facilities attached thereto as referred to in the Development agreement as above (hereinafter referred to as the SAID OWNER'S ALLOCATION) (iii) that save and except the ALL THAT OWNER'S ALLOCATION of the proposed G+III (Three) Storied Building all the remaining area .i.e 6(Six) complete flats out of which 3(Three) flats on Block "B" on the First Floor, Second and Third Floor on the North-West side and 3(Three) flats on Block "C" on the First, Second and Third Floor on the South-East side and the balance of the car-parking space and the entire other spaces on the Ground Floor of the said Building TOGETHER WITH all rights on the common areas and facilities attached thereto as referred to in the Development agreement as above will be treated as property of the Developer (hereinafter be referred to as the SAID DEVELOPER'S ALLOCATION). The agreement as aforesaid was registered in the Office of D.S.R.- I, Alipore, South 24 Parganas and recorded in Book No-I, Being No. 160100365 for the year 2020.

**AND WHEREAS** we the Principals/Appointers-cum-land Owners are desirous of appointing, nominating, constituting and retaining the above mentioned Developer as our true and lawful Constituted Attorney to act in our names, on our behalf and on our account all the affairs as per the above mentioned Development agreement **AND** to do all or any of the acts, Deeds, matters and things hereinafter that may be necessary for the said development agreement.

**AND WHEREAS** the Developer hereinafter referred to as the Lawful attorney to do the following acts, deeds and things on and from the day of commencement agreement till the completion of the venture mentioned in the development agreement this registered power of attorney is irrecoverable and shall remain in force till the completion of the venture, that is to say :-

(1) To raise, erect, built the new G+III (Three) storied residential building which shall include all such modifications or alterations as may be made by the Developer from time to time as and when required on the said land and premises of schedule as per building plan and K.M.C Rules.

*Ban Ban Ban*

*Sanjay Prasad Sharma*

*Ban Ban Ban*



- (2) To obtain clearances from government departments and authorities including Fire Brigade, the Kolkata Municipal Corporation, Police and/or any other competent authorities as may be necessary.
- (3) To appoint engineers, surveyors, architects and other experts for smooth construction of the new building.
- (4) To appoint and engage or suspend any worker for the construction work as per development agreement.
- (5) To settle any dispute arising in respect of the said premises.
- (6) To represent before any court of law whether civil, criminal, taxation and/or tribunal whenever required. To sign and verify plaints and written statements, petitions, objections, memo of appeals, affidavits and applications of all kind and file those in any court of law. To engage and appoint any advocate or counsel wherever required.
- (7) To settle, compromise of suits of disputes arising out of and /or in connection with aforesaid land & premises on such terms and conditions as the constituted attorneys may think fit and proper and to execute such compromise petition for and on our behalf.
- (8) To appear and represent before the competent authority of Kolkata Municipal Corporation or any other authority concerned on our behalf as and when our said attorneys shall deem fit & proper and also to apply for & to effect mutation of the said land & premises in the record of the Kolkata Municipal Corporation and/or Land Revenue department in favour of our names and to sign all application thereof.
- (9) To take all necessary steps for preparing building plan/s and to sign & execute all said building plan/s including revised plan/s, modified plan/s, supplementary plan/s, structural plan/s and site plan/s on our behalf and to obtain permission and to get the same sanction of the building plan/s from competent authority of KMC in respect of the aforesaid premises being no- 246C, Netaji Subhas Chandra Bose Road, P.S.- Netaji Nagar, P.O.- Regent Estate, Kolkata-700092. KMC Ward No.98, and also to deposit fees and penalties for the purpose aforesaid and to appear before the competent authority of KMC and to complete all relating construction work according to building plan/s and to sign any type of declaration and/or affidavit on our behalf in

*Ban Ban Das*

connection with the same and to make any registration of any kinds of declaration thereto i.e. attorneys have empowered to sign and register the boundary declaration.

(10) To sign and apply for sanction of drainage/sewerage connection to obtain electricity, gas, water, telephone or any other nature in the said land & premises of schedule and/or to make alteration therein and to choose down and/ or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other act, deeds, and things as may be deem fit proper.

(11) To negotiate on terms for and to agree to and enter into and conclude any agreement for sale for the Developer's allocation as per Development agreement and sell the same along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price under absolute discretion of said attorneys which the attorneys think proper and/or to cancel and/or repudiate the same.

(12) To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said sell of Developer's allocation along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers. Upon such receipt as aforesaid to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or nominee or assignee.

(13) To sign and execute all other deeds, instruments and assurances which our attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said allocation of Developer along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof. To present any such conveyance or conveyances in respect of said allocation of Developer along with undivided proportionate share of land attributable thereto in the said premises and or part thereof for registration and to admit execution before the competent registration authority and to have the said conveyance registered and to all acts, deeds and things which said attorney shall consider necessary for sale of the said property and/or part

*B. B. S.*



thereof to the purchasers as fully and effectually in all respects as per Development agreement.

(14) The attorneys are hereby empowered to obtain financial assistance at own risk and responsibility from any private bank, nationalized bank and/or financial institution for the purpose of the completion of the construction of new building by virtue of strength of the Developer's allocation as envisaged in the development agreement i.e. to take loan from any financial organization for the completion of the venture hypothecating/assigning/pledging only the Developer's allocated area as per development agreement and the Land Owners shall not raise any objection in this respect. It is however clarified that in this respect the Land Owner's allocation as envisaged above shall not be utilized or be hold liable for such loan amount and the liabilities in regard to the said loan in no way creating responsibilities upon the Land Owners and their family members.

**AND** we the Principals/ Appointers-cum-Land Owners hereby agreed that all acts, deeds and things lawfully done by said attorneys by virtue of registered general power of attorney shall be deemed as acts, deeds and things done by Land Owners personally and the Land Owners undertake to ratify and confirm all those acts, deeds and things.

**AND** we Principals/ Appointers-cum-Land Owners hereby confirm that this Power shall remain in force till the completion of the venture mentioned in the said development agreement. Be it mentioned here that this Power does not create, constitute or assume any right & interest on Ownership to the Developer-cum-Constituted Attorneys on the schedule of land and premises morefully describe herein below.

**AND** generally to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of our said attorneys ought to be done, executed and performed in respect of the said schedule property described in the schedule hereunder written fully and effectually as we ourselves could do the same.

**AND** we Principals/ Appointers-cum-Land Owners hereby agree to ratify and confirm all and whatsoever other act or acts our said attorneys shall lawfully do, execute or perform or cause to be done, executed or

*Ben Ben Das*

performed in connection with the transfer of Developer's allocated area under and by virtue of this General Power of Attorney.

**:: THE SCHEDULE ABOVE REFERRED TO ::**

(The land and premises on which the new G+III(Three) storied residential building to be constructed by the Developer-cum-Constituted Attorneys as per development agreement mentioned hereinabove)

**ALL THAT** the piece and parcel of homestead land measuring 5(Five) Cottahs 12(Twelve) Chittaks 9(Nine) sq.feet more or less together with one storied Building measuring an area of 1200 (Twelve Hundred) sq. feet. super-built-up area having cemented floor standing thereon together with the right on the common passage abutting thereto, measuring 5(Five Chittaks) 22 ½ (Twenty Two and half) sq. feet. lying and situated being a portion of C.S. Plot No- 7/211, Khatian Numbers- 122 and 226, of Mouza- Khanpur, within Police Station- Netaji Nagar, within the limits of The Kolkata Municipal Corporation, in Ward No- 98, Being Kolkata Municipal Corporation Premises No- 246C, Netaji Subhas Chandra Bose Road, Kolkata- 700092 , S.R.O. Alipore, District - South 24 Parganas together with all easement rights thereto which is butted and bounded by :-

- ON THE NORTH : By premises No- 246A/1 Netaji Subhas Chandra Bose Road.
- ON THE SOUTH : By premises No- 233A/1 Netaji Subhas Chandra Bose Road.
- ON THE EAST : By premises No- 246A/3 Netaji Subhas Chandra Bose Road & by 12 feet wide road.
- ON THE WEST : By premises No- 9/7 Netaji Nagar.

*B. B. B. B.*



**IN WITNESS WHEREOF** We the above named Principals has hereunto set and subscribed our hands and seals on this the 19<sup>th</sup> day of February....., 2020 (Two Thousand Twenty) in the presence of :-

**SIGNED, SEALED AND DELIVERED** at Kolkata

In the presence :-

**WITNESSES :-**

1) Biplob Chaudhary.  
S/O, Netaji Nagar  
KOL - 40

1. Jayanta Prasad Thakur  
2. Sanjay Prasad Thakur  
3. Maitrayee Thakur  
4. Jaydeep Thakur.  
5. Monalisa Thakur

**SIGNATURE OF THE PRINCIPALS**

2) Sibendra Nandan  
Bardhaman  
10/37 N. Nagar  
KOL - 40

1. Anupita Das  
2. ~~Shibeshwar Acharya~~  
(SHIBESHWAR ACHARYA)  
3. Bin Bin Das.

**SIGNATURE OF THE ATTORNEYS**

Drafted by

Saikat Saha  
w/B2164/09  
Advocate  
Alipore Police Court  
Kolkata-700027

M/s. SIDDHIVINAYAKA CONSTRUCTION

Partner

Partner

Computer Printed by



भारत सरकार  
GOVERNMENT OF INDIA



জয়ন্ত প্রসাদ ঠাকুর  
Jayanta Prasad Thakur  
পিতা : অমিয়া প্রসাদ ঠাকুর  
Father : AMIYA PRASAD THAKUR  
জন্ম বর্ষ / Year of Birth : 1955  
লিঙ্গ / Male



9529 2395 8359

- সাধারণ মানুষের অধিকার

Jayanta Prasad Thakur  
Jayanta Prasad Thakur

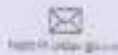
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
246/সি, এন.সি.বোস রোড,  
রিজেন্ট এস্টেট এম.ও. রেজেন্ট  
এস্টেট, 700092

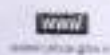
Address:  
246/C, N S C BOSE ROAD,  
Regent Estate S.O. Regent  
Estate, Kolkata, West  
Bengal, 700092



1947  
180 194797



help@uidai.gov.in



www.uidai.gov.in



ID Card for First  
Registration: 180 1947



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**JAYANTA PRASAD THAKUR**  
**AMIYA PRASAD THAKUR**

**31/07/1955**  
 Permanent Account Number

**ASYPT6590N**

*Jayanta Prasad Thakur*  
 Signature





#1420113

1. If you are not the holder of the account, please inform the following details to the Income Tax Officer, Circle Office, New Delhi, India.

2. If you are the holder of the account, please inform the following details to the Income Tax Officer, Circle Office, New Delhi, India.

3. If you are the holder of the account, please inform the following details to the Income Tax Officer, Circle Office, New Delhi, India.

4. If you are the holder of the account, please inform the following details to the Income Tax Officer, Circle Office, New Delhi, India.

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10. If you are the holder of the account, please inform the following details to the Income Tax Officer, Circle Office, New Delhi, India.

*Jayanta Prasad Thakur*





स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER  
ABSP7953J



पिता का नाम /FATHER'S NAME  
SANJAY PRASAD THAKUR

पिता का नाम /FATHER'S NAME  
AMIYA PRASAD THAKUR

जन्म तिथि /DATE OF BIRTH  
14-08-1970

हस्ताक्षर /SIGNATURE  
*Sanjay Prasad Thakur*

*B. Das*  
अधीनस्थ, व.ब. - XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI



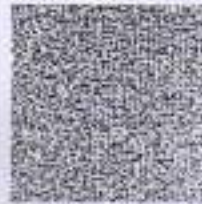
*Sanjay Prasad Thakur*





भारत सरकार  
 Unique Identification Authority of India  
 Government of India  
 Enrolment No: 0634/70064/09876

To  
 Maitrayee Thakur  
 C/O Santanu Prasad Thakur  
 Near Netaji Nagar Police Station 9/21, Netaji Nagar,  
 Tollygunge  
 Regent Estate  
 Regent Estate  
 Circus Avenue Kolkata  
 West Bengal 700092  
 9007636691  
 ME679491733PM



आपका आधार क्रमांक / Your Aadhaar No. :

**6627 6917 0424**

मेरा आधार, मेरी पहचान

भारत सरकार  
 Government of India

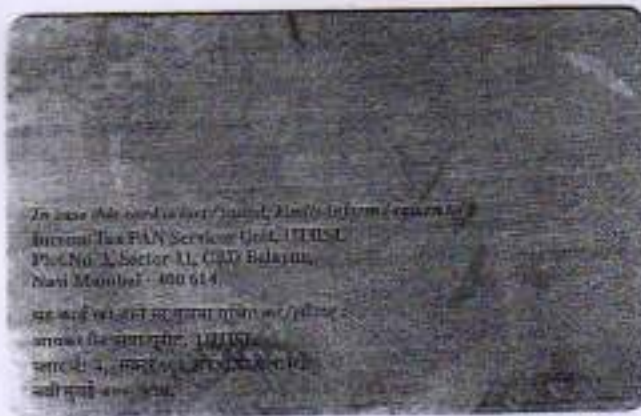
Maitrayee Thakur  
 DOB : 08/07/1963  
 Female

6627 6917 0424

मेरा आधार, मेरी पहचान

Maitrayee Thakur





Maitrayee Thakur



ভারত সরকার  
GOVERNMENT OF INDIA



জয়দীপ ঠাকুর  
Jaydeep Thakur  
পিতা : সন্তানু প্রসাদ ঠাকুর  
Father : SANTANU PRASAD THAKUR  
জন্ম তারিখ / Year of Birth : 1985  
পুলক / Male



3506 4563 8145

আধার - সাধারণ মানুষের অধিকার

*Jaydeep Thakur*







Jaydeep Thakur.

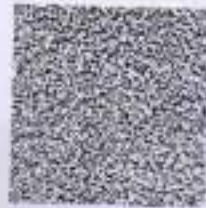




भारत सरकार  
 Unique Identification Authority of India  
 Government of India

Enrollment No.: 0634/70064/09877

To:  
 Monalisa Thakur  
 C/O Maitreyee Thakur  
 Near Netaji Nagar Police Station 9/21, Netaji Nagar,  
 Tollygunge  
 Regent Estate  
 Regent Estate  
 Cross Avenue Kolkata  
 West Bengal 700092  
 9007636691  
 107940174  
 06/11/2013  
  
 ME579491747FH



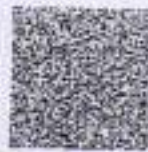
आपका आधार क्रमांक / Your Aadhaar No. :

**5375 3148 6331**

मेरा आधार, मेरी पहचान



भारत सरकार  
 Government of India  
 Monalisa Thakur  
 DOB : 10/05/1992  
 Female



**5375 3148 6331**

मेरा आधार, मेरी पहचान

*Monalisa Thakur*





Monalisa Thakur



M/s. SIDDHIVINAYAKA CONSTRUCTION

*Ban Ban Sen*  
Partner Partner







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভূমিকাভুক্তির আই ডি/Enrolment No.: 1040/19712/13092

To  
অর্পিতা দাস  
ARPITA DAS  
1/29 SREE COLONY  
REGENT ESTATE Regent Estate S.O  
Regent Estate Kolkata  
West Bengal 700092

16492700  
MN164927002DF



আপনার আবার সংখ্যা/ Your Aadhaar No. :

**2412 7298 0854**

আবার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



অর্পিতা দাস  
ARPITA DAS  
পিতা : অমল বিকাশ মিত্র  
Father : AMAL BIKASH MITRA  
জন্ম সাল / Year of Birth : 1970  
মহিলা / Female



**2412 7298 0854**

আবার - সাধারণ মানুষের অধিকার

Arpita Das

Arpita Das





Arpita Das







ভারত সরকার  
GOVERNMENT OF INDIA



নাম  
Shibeshwar Acharya  
পিতা  
Father: NIRMAL CHANDRAACHARYA

জন্ম তারিখ  
Date of Birth: 1975  
সঙ্গ  
Sex: Male



9149 4512 4528

সাধারণ মানুষের অধিকার

*S. Acharya*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা  
Address: P-58/40  
পল্লীসরী, রেজেন্ট এস্টেট  
S.O. Regent Estate, Kolkata,  
700002

Address: P-58/40  
PALLYSREE, Regent Estate  
S.O. Regent Estate, Kolkata,  
West Bengal, 700002

1947  
1950 1961 1967

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www.uidai.gov.in

P.O. Box No. 1947  
Bangalore 560 011

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SHIBESHWAR ACHARYA  
NIRMAL CHANDRA ACHARYA

08/05/1975

Permanent Account Number  
ALWPA0598E

Signature



*Signature*





ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভূমিকানুক্রম আই ডি/Enrollment No.: 1040/19629/43809

To  
বুলবুল দাস  
Bulbul Das  
2/6A ADARSHA PALLY  
Regent Estate S.O  
Regent Estate Kolkata  
West Bengal 700092

MN064157947DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**2987 6050 3232**

আধার - সাধারণ মানুষের অধিকার

*Bulbul Das*



ভারত সরকার  
GOVERNMENT OF INDIA



বুলবুল দাস  
Bulbul Das  
পিতা : বিনোদ বিহারী দাস  
Father : BINOD BEHARI DAS  
জন্ম বর্ষ / Year of Birth : 1978  
পুরুষ / Male



**2987 6050 3232**

আধার - সাধারণ মানুষের অধিকার

*Bulbul Das*



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADTPD5589M



नाम /NAME  
BULBUL DAS

पिता का नाम / FATHER'S NAME  
BINODE BEHARI DAS

जन्म तिथि /DATE OF BIRTH  
18-10-1973

हस्ताक्षर /SIGNATURE

*Bulbul Das*

*CB Das*

असलत आदेश, प.सं. XI

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

इस कार्ड के खो / गिरा जाने पर तुरन्त जारी करने वाले अधिकारी को सूचित / वापस कर के संयुक्त आदेश आदेश (नियति एवं तकनीकी),  
फ़ी-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),  
F-7,  
Chowringhee Square,  
Calcutta-700 069.



*Bulbul Das*



ভারতীয় বিশিষ্ট পরিচয় প্রথিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 1040/20382/19164

To  
শেখত সাহা  
Sakhat Saha  
883 NETAJI NAGAR  
Regent Estate  
Regent Estate  
Circus Avenue Kolkata  
West Bengal 700092

02/11/2013  
67789689



MN677896896FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5634 5466 3161**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

শেখত সাহা  
Sakhat Saha  
পিতা : শরি কুলদেব সাহা  
Father : Santu Bhushan Saha  
জন্মতারিখ / DOB : 04/12/1985  
পুরুষ / Male



**5634 5466 3161**

আধার - সাধারণ মানুষের অধিকার

*Sakhat Saha*

### Major Information of the Deed

Deed No :	I-1601-00367/2020	Date of Registration	19/02/2020
Query No / Year	1601-1000320042/2020	Office where deed is registered	
Query Date	19/02/2020 1:08:16 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Saikat Saha Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9051223172, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,28,34,284/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160100365/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S.- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road N.S.C Bose Road, Road Zone : (Ward No. 98 -- Ward No. 98) , Premises No: 246C, , Ward No: 098 Pin Code : 700092



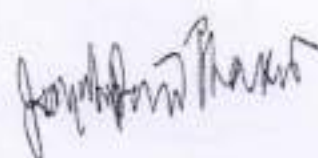


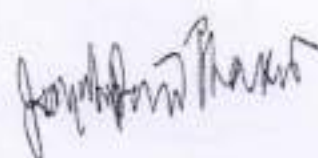


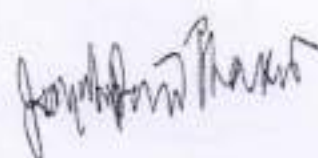


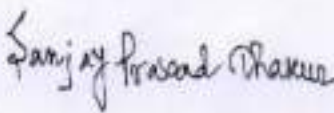


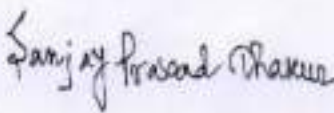


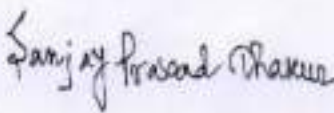


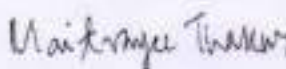


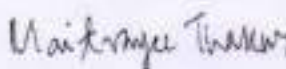


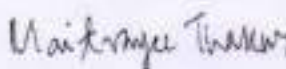
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 12 Chatak 9 Sq Ft	1/-	1,19,34,284/-	Width of Approach Road: 12 Ft. , Project Name :
<b>Grand Total :</b>				<b>9.5081Dec</b>	<b>1 /-</b>	<b>119,34,284 /-</b>	

#### Structure Details :






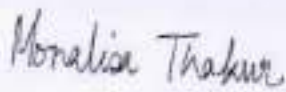
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	9,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1200 sq ft</b>	<b>1 /-</b>	<b>9,00,000 /-</b>	



## Principal Details :

Sl 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> <b>JAYANTA PRASAD THAKUR</b>            Son of Late AMIYA PRASAD THAKUR            Executed by: Self, Date of Execution: 19/02/2020            , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>19/02/2020</td> <td></td> <td>LTI 19/02/2020</td> <td>19/02/2020</td> </tr> </tbody> </table> <p>246C, NETAJI SUBHAS CHANDRA BOSE ROAD, P.O:- REGENT ESTATE, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ASYPT8590N, Aadhaar No: 95xxxxxxxx8359, Status :Individual, Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>JAYANTA PRASAD THAKUR</b> Son of Late AMIYA PRASAD THAKUR Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office				19/02/2020		LTI 19/02/2020	19/02/2020
Name	Photo	Finger Print	Signature										
<b>JAYANTA PRASAD THAKUR</b> Son of Late AMIYA PRASAD THAKUR Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office													
19/02/2020		LTI 19/02/2020	19/02/2020										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>SANJAY PRASAD THAKUR</b>            Son of Late AMIYA PRASAD THAKUR            Executed by: Self, Date of Execution: 19/02/2020            , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>19/02/2020</td> <td></td> <td>LTI 19/02/2020</td> <td>19/02/2020</td> </tr> </tbody> </table> <p>246C, NETAJI SUBHAS CHANDRA BOSE ROAD, P.O:- REGENT ESTATE, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABSPT7953J, Aadhaar No: 82xxxxxxxx1963, Status :Individual, Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>SANJAY PRASAD THAKUR</b> Son of Late AMIYA PRASAD THAKUR Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office				19/02/2020		LTI 19/02/2020	19/02/2020
Name	Photo	Finger Print	Signature										
<b>SANJAY PRASAD THAKUR</b> Son of Late AMIYA PRASAD THAKUR Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office													
19/02/2020		LTI 19/02/2020	19/02/2020										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>MAITRAYEE THAKUR</b>            Wife of Late SANTANU PRASAD THAKUR            Executed by: Self, Date of Execution: 19/02/2020            , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td>19/02/2020</td> <td></td> <td>LTI 19/02/2020</td> <td>19/02/2020</td> </tr> </tbody> </table> <p>246C, NETAJI SUBHAS CHANDRA BOSE ROAD, P.O:- REGENT ESTATE, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: ABSPT0805F, Aadhaar No: 66xxxxxxxx0424, Status :Individual, Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>MAITRAYEE THAKUR</b> Wife of Late SANTANU PRASAD THAKUR Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office				19/02/2020		LTI 19/02/2020	19/02/2020
Name	Photo	Finger Print	Signature										
<b>MAITRAYEE THAKUR</b> Wife of Late SANTANU PRASAD THAKUR Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office													
19/02/2020		LTI 19/02/2020	19/02/2020										





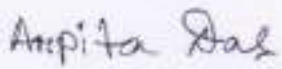


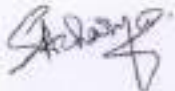


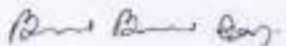
Name	Photo	Finger Print	Signature	
<b>JAYDEEP THAKUR</b> Son of Late SANTANU PRASAD THAKUR Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office	 19/02/2020	 LTI 19/02/2020	 19/02/2020	
246C, NETAJI SUBHAS CHANDRA BOSE ROAD, P.O:- REGENT ESTATE, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALFPT6344N, Aadhaar No: 35xxxxxxxx8145, Status :Individual, Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office				
5	<b>MONALISA THAKUR</b> Daugther of Late SANTANU PRASAD THAKUR Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office	 19/02/2020	 LTI 19/02/2020	 19/02/2020
246C, NETAJI SUBHAS CHANDRA BOSE ROAD, P.O:- REGENT ESTATE, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: ANBPT8764G, Aadhaar No: 53xxxxxxxx6331, Status :Individual, Executed by: Self, Date of Execution: 19/02/2020 , Admitted by: Self, Date of Admission: 19/02/2020 ,Place : Office				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SIDDHIVINAYAKA CONSTRUCTION</b> P-58/40, PALLISREE, P.O:- REGENT ESTATE, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700092 , PAN No.:: ACQFS7467K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>ARPITA DAS</b> Wife of SANJIT KUMAR DAS Date of Execution - 19/02/2020, , Admitted by: Self, Date of Admission: 19/02/2020, Place of Admission of Execution: Office			
	Feb 19 2020 1:25PM LTI 19/02/2020 19/02/2020	1/29, SREE COLONY, P.O:- REGENT ESTATE, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700092, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANCPD1220A, Aadhaar No: 24xxxxxxxx0854 Status : Representative, Representative of : SIDDHIVINAYAKA CONSTRUCTION (as PARTNER)		
2	<b>Name</b> <b>SHIBESHWAR ACHARYA</b> Son of NIRMAL CHANDRA ACHARYA Date of Execution - 19/02/2020, , Admitted by: Self, Date of Admission: 19/02/2020, Place of Admission of Execution: Office			
	Feb 19 2020 1:25PM LTI 19/02/2020 19/02/2020	P-58/40, PALLISREE, P.O:- REGENT ESTATE, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALWPA0598E, Aadhaar No: 91xxxxxxxx4528 Status : Representative, Representative of : SIDDHIVINAYAKA CONSTRUCTION (as PARTNER)		
3	<b>Name</b> <b>BULBUL DAS (Presentant )</b> Son of Late BINODE BEHARI DAS Date of Execution - 19/02/2020, , Admitted by: Self, Date of Admission: 19/02/2020, Place of Admission of Execution: Office			
	Feb 19 2020 1:26PM LTI 19/02/2020 19/02/2020	2/6A, ADARSHAR PALLY, P.O:- REGENT ESTATE, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADTPD5589M, Aadhaar No: 29xxxxxxxx3232 Status : Representative, Representative of : SIDDHIVINAYAKA CONSTRUCTION (as PARTNER)		

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SAIKAT SAHA</b> Son of Mr SANTI BHUSAN SAHA 6/83, NETAJI NAGAR P S- NETAJI NAGAR, P.O:- REGENT ESTATE, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700092			



19/02/2020

19/02/2020

19/02/2020

Identifier Of JAYANTA PRASAD THAKUR, SANJAY PRASAD THAKUR, MAITRAYEE THAKUR, JAYDEEP THAKUR, MONALISA THAKUR, ARPITA DAS, SHIBESHWAR ACHARYA, BULBUL DAS

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	JAYANTA PRASAD THAKUR	SIDDHIVINAYAKA CONSTRUCTION-1.90163 Dec
2	SANJAY PRASAD THAKUR	SIDDHIVINAYAKA CONSTRUCTION-1.90163 Dec
3	MAITRAYEE THAKUR	SIDDHIVINAYAKA CONSTRUCTION-1.90163 Dec
4	JAYDEEP THAKUR	SIDDHIVINAYAKA CONSTRUCTION-1.90163 Dec
5	MONALISA THAKUR	SIDDHIVINAYAKA CONSTRUCTION-1.90163 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	JAYANTA PRASAD THAKUR	-120.00000000 Sq Ft, SIDDHIVINAYAKA CONSTRUCTION-120.00000000 Sq Ft
2	SANJAY PRASAD THAKUR	-120.00000000 Sq Ft, SIDDHIVINAYAKA CONSTRUCTION-120.00000000 Sq Ft
3	MAITRAYEE THAKUR	-120.00000000 Sq Ft, SIDDHIVINAYAKA CONSTRUCTION-120.00000000 Sq Ft
4	JAYDEEP THAKUR	-120.00000000 Sq Ft, SIDDHIVINAYAKA CONSTRUCTION-120.00000000 Sq Ft
5	MONALISA THAKUR	-120.00000000 Sq Ft, SIDDHIVINAYAKA CONSTRUCTION-120.00000000 Sq Ft



On 19-02-2020

**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.

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

Presented for registration at 13:20 hrs on 19-02-2020, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by BULBUL DAS .

**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 1,28,34,284/-

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

Execution is admitted on 19/02/2020 by 1. JAYANTA PRASAD THAKUR, Son of Late AMIYA PRASAD THAKUR, 246C, NETAJI SUBHAS CHANDRA BOSE ROAD, P.O: REGENT ESTATE, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Service, 2. SANJAY PRASAD THAKUR, Son of Late AMIYA PRASAD THAKUR, 246C, NETAJI SUBHAS CHANDRA BOSE ROAD, P.O: REGENT ESTATE, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Service, 3. MAITRAYEE THAKUR, Wife of Late SANTANU PRASAD THAKUR, 246C, NETAJI SUBHAS CHANDRA BOSE ROAD, P.O: REGENT ESTATE, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Student, 4. JAYDEEP THAKUR, Son of Late SANTANU PRASAD THAKUR, 246C, NETAJI SUBHAS CHANDRA BOSE ROAD, P.O: REGENT ESTATE, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Service, 5. MONALISA THAKUR, Daughter of Late SANTANU PRASAD THAKUR, 246C, NETAJI SUBHAS CHANDRA BOSE ROAD, P.O: REGENT ESTATE, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Student

Identified by Mr SAIKAT SAHA, , Son of Mr SANTI BHUSAN SAHA, 8/83, NETAJI NAGAR P.S- NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-02-2020 by BULBUL DAS, PARTNER, SIDDHIVINAYAKA CONSTRUCTION, P-58/40, PALLISREE, P.O:- REGENT ESTATE, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700092

Identified by Mr SAIKAT SAHA, , Son of Mr SANTI BHUSAN SAHA, 8/83, NETAJI NAGAR P.S- NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

Execution is admitted on 19-02-2020 by ARPITA DAS, PARTNER, SIDDHIVINAYAKA CONSTRUCTION, P-58/40, PALLISREE, P.O:- REGENT ESTATE, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700092

Identified by Mr SAIKAT SAHA, , Son of Mr SANTI BHUSAN SAHA, 8/83, NETAJI NAGAR P.S- NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

Execution is admitted on 19-02-2020 by SHIBESHWAR ACHARYA, PARTNER, SIDDHIVINAYAKA CONSTRUCTION, P-58/40, PALLISREE, P.O:- REGENT ESTATE, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700092

Identified by Mr SAIKAT SAHA, , Son of Mr SANTI BHUSAN SAHA, 8/83, NETAJI NAGAR P.S- NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 46/- ( E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 46/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp. Type: Impressed, Serial no 10030, Amount: Rs. 100/-, Date of Purchase: 13/02/2020, Vendor name: Samiran Das

*Maitreyee Ghosh*

**Maitreyee Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2020, Page from 19746 to 19786

being No 160100367 for the year 2020.













Digitally signed by MAITREYEE GHOSH  
Date: 2020.02.25 15:56:40 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh*











(Maitreyee Ghosh) 2020/02/25 03:56:40 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

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




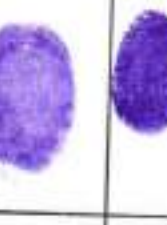






Name.....

Signature *Jayant Prasad Thakur*

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

Name.....

Signature *Sanjay Prasad Thakur*

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

Name.....

Signature *Maitrayee Thakur*



Thumb 1st finger middle finger ring finger small finger



Jaydeep Thakur

left hand					
right hand					

Name.....

Signature..... Jaydeep Thakur

Thumb 1st finger middle finger ring finger small finger



Monalisa Thakur

left hand					
right hand					

Name.....

Signature..... Monalisa Thakur

Thumb 1st finger middle finger ring finger small finger



left hand					
right hand					

Name.....

Signature.....



Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name..... ARPITA DAS .....

Signature..... Arpita Das .....

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name..... SHIBESHWAR ACHARYA .....

Signature..... Shibeshwar Acharya .....

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name..... BULBUL DAS .....

Signature..... Bulbul Das .....