

03510/19

I-3409/18

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 089890

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


District Sub-Registrar-II
Alipore, South 24 Parganas

26 APR 2019

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, (A) Sri. Tarak Nath Banerjee, (PAN NO. AXHPB3381R) (B) Sri Biswanath Banerjee (PAN NO. ATNPB5825C) (C) Sri. Rabindranath Banerjee (PAN NO. CRNPB1921P) (D) Sri. Samir Banerjee (PAN NO. BFQPB6463L), all s/o Late Samarendra Lal Banerjee, (E) Smt Mira Banerjee, (PAN NO. CFWPB1573G), d/o Samarendra Lal Banerjee, by profession – self-employed, all by nationality – Indian, all by faith – Hindu, all residing at 22/3F,

Ustad Amir Khan Sarani, P.S. – previously Thakurpukur and now Haridevpur, P.O. – Haridevpur, Ward No. – 122, District – South 24 Parganas, Kolkata – 700082, (hereinafter referred to as the "PRINCIPALS/OWNERS"), which expression shall unless excluded by or repugnant to the subject or context thereof be deemed to mean and include his respective heirs, successors, executors, administrators, trustees, legal representatives and permitted assigns, of the ONE PART SEND GREETINGS:

WHEREAS:

1. That WE are the OWNERS ALL that piece and parcel of the LAND admeasuring more or less about 5 (five) Kathas Along-With one 100 (One Hundred) square feet dilapidated tiles shed brick walled structure standing thereon, lying and situated in Mouza – Haridevpur, District – South 24 Parganas, Ward No. – 122, P.S. – previously Behala then Thakurpukur and now Haridevpur, P.O. – Haridevpur, within the jurisdiction of Additional District Sub Registrar's Office – Behala, District Sub Registrar's Office – Alipore, Pargana – Khaspur, Touzi No. - 40, R.S. No. - 35, J.L. No. - 25, under Khatian No. – 375, Dag No. 535 now numbered as Premises No. - 1227, Ustad Amir Khan Sarani, Mailing Address 22/3F, Ustad Amir Khan Sarani, having Assessee No. – 411220908177, Kolkata – 700082., TOGETHER WITH all the fittings and fixtures thereto having right to common service areas and facilities, (hereinafter referred to as the "LAND") which is more-fully and particularly described in the SCHEDULE written hereunder.
1. On account of financial difficulties and other personal problems WE could not undertake construction of the G + III STORIED BUILDING on the said LAND and in order to resolve our said financial difficulty and problems, WE invited offers from prospective developer who is financially sound to undertake construction of the G + III STORIED BUILDING on the said LAND at his/their/its own costs and to grant us a portion of the constructed area in the said G + III STORIED BUILDING according to our choice with

the liberty and authority for the developer to dispose of or otherwise deal with the remaining portion of the constructed area according to his/their/its discretion;

2. After due search, WE found one namely M/S. A.A CONSTRUCTION, a sole proprietorship firm, having its office at 433, Ustad Amir Khan Sarani, Kolkata – 700082, duly represented by its sole Proprietor SRI. SATYABRATA DAS (PAN No. – AQRPD1413D), s/o Late Promod Kishore Das, by nationality – Indian, by faith – Hindu, by occupation – Business, aged about 49 years, residing at 433, Ustad Amir Khan Sarani, Kolkata – 700082, P.O. – Haridevpur, P.S. – Haridevpur, Ward No. – 122, District – South 24 Parganas, (herein after referred to as “DEVELOPER/LAWFUL ATTORNEY”) which term or expression shall unless otherwise excluded by or repugnant to the context or subject be deemed to mean and include the said proprietor and his respective heirs, executors, administrators, representatives and assigns) to be the suitable DEVELOPER and approached the DEVELOPER herein for execution of our proposed scheme of construction G + III STORIED BUILDING with lift facility upon ALL THAT piece and parcel of the LAND admeasuring more or less about 5 (five) Kathas, Along -With one 100 (One Hundred) square feet dilapidated tiles shed brick walled structure standing thereon, lying and situated in Mouza – Haridevpur, within the jurisdiction of Additional District Sub Registrar’s Office – Behala, District Sub Registrar’s Office – Alipore, Pargana – Khaspur, Touzi No. - 40, R.S. No. - 35, J.L. No. - 25, under Khatian No. – 375, Dag No. 535 now numbered as Premises No. - 1227, Ustad Amir Khan Sarani, Mailing Address 22/3F, Ustad Amir Khan Sarani, having Assessee No. – 411220908177, Kolkata – 700082, within the limits of Kolkata Municipal Corporation, Ward No. - 122, P.O. – Haridevpur, P.S. - previously Behala then Thakurpukur and now Haridevpur, District South 24 Parganas, against the consideration agreed between us and to that effect 1 (one) Registered DEVELOPMENT AGREEMENT dated, 2019, had been entered into and executed by and between the OWNERS and the DEVELOPER and registered the same in the office of the District Sub Registrar - II,

Allpore, South 24 Parganas, vide Registered Being No. - 3396..... for the year 2019, in relation to the proposed development/construction of G + III STORIED BUILDING along-with lift facility had been clearly written and/or specified;

3. As per the said DEVELOPMENT AGREEMENT dated 26/4/... 2019, WE have agreed to grant a Registered Development Power of Attorney in favour of the DEVELOPER in order to enable it to do all the acts, deeds and things necessary in connection with the development of the said LAND and construction of the proposed G + III STORIED BUILDING along-with lift facility thereon and its disposal as fully mentioned therein.
4. WE are desirous of appointing the DEVELOPER as our LAWFUL ATTORNEY to act for and represent us in all affairs and concerns relating to the construction and sale of the flats on the said LAND (more fully and particularly described in the SCHEDULE hereunder written) and investing it with full power and attorney.

NOW KNOW YE by this present that WE, the said PRINCIPALS herein do hereby nominate, appoint and constitute M/S. A.A CONSTRUCTION, a sole proprietorship firm, having its office at 433, Ustad Amir Khan Sarani, Kolkata – 700082, duly represented by its sole Proprietor SRI. SATYABRATA DAS (PAN No. – AQRPD1413D), s/o Late Promod Kishore Das, by nationality – Indian, by faith – Hindu, by occupation – Business, aged about 49 years, residing at 433, Ustad Amir Khan Sarani, Kolkata – 700082, P.O. – Haridevpur, P.S. – Haridevpur, Ward No. – 122, District – South 24 Parganas, (herein after referred to as "DEVELOPER") duly represented by its sole Proprietor to be our true and LAWFUL ATTORNEY to act in our names and to make, perform and execute all or any of the several following acts, deeds powers, authorities, matters and things namely:

1. To apply to the Kolkata Municipal Corporation for sanction of G + III STORIED along-with lift facility BUILDING PLAN and/or alteration and/or modification of plans.

2. To enter upon the said LAND either alone or along with others for the purpose of the proposed development work and construction of the G + III STORIED BUILDING along-with lift facility as per the SANCTIONED BUILDING PLAN.
3. To supervise the development work in respect of the said construction and to carry out and/or to get carried out through Contractors, Sub-Contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed G + III STORIED BUILDING with lift facility on the said LAND in accordance with the Sanctioned Building Plan and specifications sanctioned by the appropriate authorities.
4. To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labours and to sign such agreements.
5. To carry on correspondence with and represent us before all concerned Authorities in connection with the development of the said LAND.
6. To appoint engineer(s), contractor(s) and labours for construction of the said G + III STORIED BUILDING with lift facility on the said LAND and to make payments to them.
7. To spend money for such construction of the G + III STORIED BUILDING with lift facility on the said LAND according to its discretion and at its own costs and expenses.
8. To pay various deposits to the Kolkata Municipal Corporation and other concerned Authorities as may be necessary for the purpose of carrying out the development work on the said LAND and construction of the G + III STORIED BUILDING thereon and to claim refund of such deposits so paid by our ATTORNEY and to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits.
9. To approach different authorities and Offices for the purpose of obtaining various permissions and other service connections including water and electricity for carrying

out and completing the development of the said LAND and construction of the G + III STORIED BUILDING along-with lift facility thereon.

10. If required, then to apply, execute and sign modifications of the sanctioned Building Plan in respect of the G + III STORIED BUILDING with lift facility to be constructed on the said LAND from time to time.
11. To apply, sign and execute for and obtain the Completion Certificate in respect of the G + III STORIED BUILDING or any part or parts thereof from the Kolkata Municipal Corporation after completion of construction.
12. To give such letters and writings and/or undertakings as may be required from time to time by the Kolkata Municipal Corporation and/or other concerned Government Authorities for the purpose of carrying out the development work in respect of the said LAND as also in respect of the construction work of the G + III STORIED BUILDING with lift facility thereon.
13. To approach the Government Departments as also the Kolkata Municipal Corporation and all other concerned Authorities for the purpose of obtaining necessary No Objection Certificate and/or permission and/or sanction in regards to carrying out of the construction of the G + III STORIED BUILDING with lift facility and completion thereof.
14. To do all other acts, deeds, matters and things in respect of the said LAND for the purpose of the development work.
15. To apply for, sign and execute and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally required for the G + III STORIED BUILDING with lift facility.

16. To pay all the municipal and other taxes relating to the said property payable until the completion of the G + III STORIED BUILDING and transfer.
17. To do generally all other acts and things as are necessary or seem to be required to be done for the development of the said LAND by constructing a G + III STORIED BUILDING consisting of flats on ownership basis in all respects.
18. To negotiate for sale and transfer of flats or any portion of the said building described as DEVELOPER'S ALLOCATION in the said DEVELOPMENT AGREEMENT dated 24.04./., 2019, and to enter into Agreements for such purposes with such persons and on such terms and conditions as the said Attorney may in its absolute discretion think fit and proper.
19. To collect and receive from the prospective buyers or transferees of such flat or flats, covered area or parking space, if any, the price or premium or such other moneys that may be payable by such person or persons.
20. To execute from time to time Agreements or Agreement for Sale or transfer of such flats or covered area or garage, and conveyance or conveyances or any other instrument or instruments in respect of transfer of the said flats, covered area or any part thereof and to present such document or documents for registration and admit the execution thereof before the appropriate Registering Authority.
21. To appear for us and on our behalf in all Courts, Civil, Criminal, and before any Statutory body or Authority in connection with any matters pertaining to the development and construction of the proposed G + III STORIED BUILDING upon the said LAND.
22. To make sign and execute, verify present and file all applications, plaints, petitions, written statement, warrant of attorney, vakalatnama or any other documents expedient or necessary in the opinion of our said ATTORNEY or be made signed executed verified presented or filed any such documents and again to receive back the same.

23. To appoint Pleaders, Solicitors, Advocates or Attorney or Lawyers to appear and act in any Court or before Revenue or other Officer or Officers of any State or Local Authority and to revoke such appointment and to substitute any others in their place and stead.
24. GENERALLY, TO DO AND PERFORM all acts, deeds matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the Authorities hereinbefore contained as fully and effectually as WE could in persons do.
25. For the better doing performing and executing all the matters and things aforesaid, WE hereby further grant unto the said ATTORNEY full power and absolute authority to substitute and appoint in its place and stead on such terms as it shall think fit one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other or others in place of such Attorney as the said ATTORNEY shall from time to time think fit and proper.
26. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said ATTORNEY and accordingly the said ATTORNEY shall be entitled to exercise independently the Power conferred upon it.
27. AND WE HEREBY AGREE to ratify and confirm whatsoever the said ATTORNEY shall do in the premises by virtue of these presents.
28. AND WE HEREBY DECLARE that the powers and authorities hereby granted pursuant to the DEVELOPMENT AGREEMENT dated 26th April 2019, by way of security and for valuable consideration as fully mentioned thereon, create interest of the DEVELOPER in the said LAND and therefore the same will be irrevocable till the time of completion of construction of the G + III STORIED BUILDING and registered sale / transfer of DEVELOPER/ATTORNEY'S ALLOCATION to the intended Purchasers.

29. To negotiate the sale of flats with members of the Government body, Company, or with any other person/persons or organization as the said ATTORNEY may think fit and proper.
30. To execute conveyances, leases and/or other documents in favour of the Purchasers.
31. To signs and enter into an Agreement(s) for the absolute sale of the entire area/ flats under DEVELOPER'S ALLOCATION, save and except OUR/OWNERS' ALLOCATION in the said G + III STORIED BUILDING as more fully and particularly mentioned in the said Development Agreement dated 26/4/2019, and registered the same in the office of the District Sub Registrar II, Alipore, South 24 Parganas including proportionate share of common passage and common facilities in the ground floor provided to the said G + III STORIED BUILDING and also together with undivided proportionate share of the said LAND.
32. To sign and appear and represent us before the Registrar or Sub-Register of Assurance Kolkata, District Sub-Registration Office, Alipore, Additional District Sub-Registration Office, Behala or other registration offices of the Government having authority in respect of conveyance or conveyances, sale deed or deeds, instrument or instruments, writing whatsoever so executed as aforesaid in our name and our my behalf for the purpose of registration of the same in respect of the flats and any other areas or part of it out of the DEVELOPER'S ALLOCATION as mentioned above along with proportionate share of LAND and other common areas and to receive all amount of sale proceeds of flats/ units, or covered spaces, and any other constructed area of DEVELOPER'S ALLOCATION and shall enjoy the said consideration money by the DEVELOPER/LAWFUL ATTORNEY on its desecration and or has every right deposit the said amount in its bank account.
33. And generally, to act as our attorney or agent in relation to all matters to which WE now or may hereafter be interested or concerned and on our behalf to execute and do all

instruments, acts, matters and things as fully and effectually as WE could do if personally present. WE hereby for ourselves and our heirs, executors and administrators ratifying and confirming and agreeing to ratify and confirm whatsoever our said ATTORNEY or any substitute or substitutes.

SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF LAND)

ALL that piece and parcel of the LAND admeasuring more or less about 5 (five) Kathas Along
-With one 100 (One Hundred) square feet dilapidated tiles shed brick walled structure
standing thereon, lying and situated in Mouza – Haridevpur, District – South 24 Parganas,
Ward No. – 122, P.S. – previously Behala then Thakurpukur and now Haridevpur, P.O. –
Haridevpur, within the jurisdiction of Additional District Sub Registrar's Office – Behala, District
Sub Registrar's Office – Alipore, Pargana – Khaspur, Touzi No. - 40, R.S. No. - 35, J.L. No. -
25, under Khatian No. – 375, Dag No. 535 now numbered as Premises No. - 1227, Ustad Amir
Khan Sarani, Mailing Address 22/3F, Ustad Amir Khan Sarani, having Assessee No. –
411220908177, Kolkata – 700082.

BUTTED AND BOUNDED BY:

ON THE NORTH – Land falling under Dag NO. 535

ON THE SOUTH – Land falling under Dag NO. 535

ON THE EAST – 12 feet wide K.M.C. Road

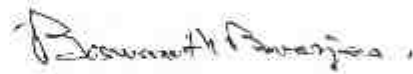
ON THE WEST – Land falling under Dag NO. 535

IN WITNESSESS WHEREOF, the Parties herein have affixed their respective signatures to this DEVELOPMENT POWER of ATTORNEY at Kolkata, on this 26th day of April, 2019, in presence of the witnesses:

WITNESSES:

1) Krishnendu Mukherjee
s/o, Sri Ashok Mukherjee
5/D, Naskar Para Road
Kolkata-70041


SRI. TARAK NATH BANERJEE



SRI. BISWANATH BANERJEE


SRI. RABINDRANATH BANERJEE



SRI. SAMIR BANERJEE













SMT MIRA BANERJEE

(SIGNATURES OF LANDLORDS)



SRI SATYABRATA DAS
(DEVELOPER /CONSTITUTED LAWFUL ATTORNEY)












DRAFTED AND PREPARED BY:


ANINDITA BHATTACHARJEE, (Advocate)
HIGH COURT AT CALCUTTA
Enrolment No: F/280/2017.
Mob: 7278334978.

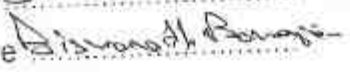
		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					


Name TARAK NATH BANERJEE

Signature 

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					












Name BISWANATH BANERJEE

Signature 

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name RABINDRANATH BANERJEE

Signature 

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name SOUMIT BANERJEE



Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

left
handright
handName MIRA BANERJEESignature Mira Banerjee

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

left
handright
handName SATYABRATA DASSignature Satyabrata Das

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

PHOTO

left
handright
hand

Name

Signature

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

PHOTO

left
handright
hand

Name

Signature



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/19858/37165

To
তারক নাথ বানার্জী
Tarak Nath Banerjee
22/3F OSTAD AMIR KHAN SARANI
Haridevpur
Haridevpur
South Twenty Four Parganas
West Bengal 700082
716627
MN007166279FT



আপনার আধার সংখ্যা / Your Aadhaar No.:

8821 3555 2379

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

তারক নাথ বানার্জী
Tarak Nath Banerjee
পিতা : সমরেন্দ্র লাল বানার্জী
Father : SAMARENDRA LAL BANERJEE
জন্ম বর্ষ / Year of Birth : 1962
পুরুষ / Male



8821 3555 2379

আধার - সাধারণ মানুষের অধিকার

[Handwritten signature]

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TARAK NATH BANERJEE

SAMAR BANERJEE

20/03/1961

Permanent Account Number
AXHPB3381R

Signature



30/03/2010

यह कार्ड के होने / कने पर कृपया लक्षित करें / लौटें
आपका बैंक सेवा प्रदाता, एन एन डी यू
सीएमटी इंडिया, एनएचएस सेक्टर,
बानेर टेलिफोन एक्सचेंज के माध्यम से,
बानेर, पुरा - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Babor Telephone Exchange,
Babor, Pura - 411 045

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



ভারত সরকার
Unique Identification Authority of India
Government of India

ভারতীয় আইডি / Enrollment No.: 1040/19858/37141

To
বিস্বনাথ বন্দ্যোপাধ্যায়
Biswanath Banerjee
22/3F OSTAD AMIR KHAN SARANI
Haridevpur
Haridevpur
South Twenty Four Parganas
West Bengal 700082

26/01/2013
716732



MN007167328FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6557 5458 0555

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



বিস্বনাথ বন্দ্যোপাধ্যায়
Biswanath Banerjee
পিতা : সমরেন্দ্র বন্দ্যোপাধ্যায়
Father : SAMARENDRA BANERJEE
জন্ম : 1959 / Year of Birth : 1959
লিঙ্গ : পুরুষ / Male

6557 5458 0555



আধার - সাধারণ মানুষের অধিকার

Biswanath Banerjee



ভারত সরকার

Government of India

ভারতীয় পরিচয় আইন / Enactment No.: 1040/1985/37152

১৭/০৩/২০১৮
৭১২৩৮
পরিচয়পত্র, হান্দেবপুর
Registration Office
22/3F OSTAD AMIR KHAN SARANI
Handevpur
Handevpur
South Twenty Four Parganas
West Bengal 700362



MM007123715F1



আপনার সংখ্যা / Your No. :

7142 4835 4844

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



রাজেন্দ্র সথ বানার্জী
Rajendrasath Banerjee
পিতা : সমরেন্দ্রলাল বানার্জী
Father : SAMARENDRALAL BANERJEE
জন্ম বর্ষ / Year of Birth : 1965
পুরুষ / Male



7142 4835 4844

- সাধারণ মানুষের অধিকার

এইটি আমার অধিকার
এইটি আমার অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



पराभरण लेखा संख्या कार्ड
Parabharn Account Number Card

CRNPB1921P

नाम / Name
RABINDRANATH BANERJEE

पिता का नाम / Father's Name
SAMARENDRALAL BANERJEE

जन्म की तारीख / Date of Birth
01/01/1965

हस्ताक्षर / Signature



इस कार्ड को खोने वाले पर दंड लगा सुनिश्चित करें। संपत्ति,
आयकर विभाग सेवा प्रकाश, एनएसडीएल
3 जी सी जिल्हा, मंत्री स्टेशन, प्लॉट नं. 345, राईम, 400 016,
मोडरेट कॉलोनी, नरूप बाग, पोस्ट ऑफिस,
पुणे - 411 016

If this card is lost & someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Minto Station,
Plot No. 345, Survey No. 997/3
Moderate Colony, Near Deep Bunglow Chowk,
Pune - 411 016

Tel: 91-20-2721 3030, Fax: 91-20-2721 3038
e-mail: taxinfo@nsdl.com

दीर्घजीवी अश्वत्थाम
दीर्घजीवी अश्वत्थाम

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

SAMIR BANERJEE

SAMARENDRA BANERJEE

01/07/1969

BFQPB64631

Samir Banerjee



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSI

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

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

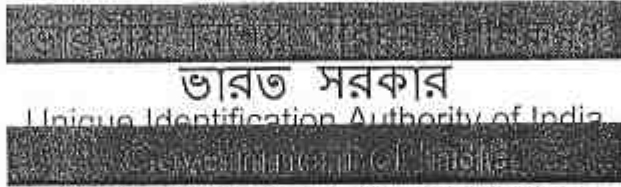
आयकर पैन सेवा यूनिट, UTITSI

प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,

नवी मुंबई-400 614

Samir Banerjee

Samir Banerjee



ভাণিকাকৃতির আই ডি / Enrollment No.: 1040/19551/93753

To
 10/03/2013
 সমীর বানার্জি
 SAMIR BANERJEE
 22/3F OSTAD AMIR ALI KHAN SARANI
 Handevpur
 Handevpur
 South Twenty Four Parganas
 West Bengal 700082
 706707

 MN007067072ET



আপনার আধার সংখ্যা / Your Aadhaar No.:

2803 9591 8322

আধার - সাধারণ মানুষের অধিকার



সমীর বানার্জি
 SAMIR BANERJEE
 পিতা : সমরেন্দ্র লাল বানার্জি
 Father : SAMARENDRA LAL BANERJEE
 জন্ম : ১৯৬০ / Year of Birth : 1960
 লিঙ্গ : পুরুষ / Male



2803 9591 8322

আধার - সাধারণ মানুষের অধিকার

Samir Banerjee

Samir Banerjee



ভারত সরকার

Unique Identification Authority of India
Government of India

জানিকাকার আই ডি / Enrollment No.: 1040/19858/37158

To
মিঃ বানার্জী
Mira Banerjee
22/3F OSTAD AMIR KHAN SARANI
Handevpur
Handevpur
South Twenty Four Parganas
West Bengal 700082

MN007128029F1



আপনার Aha সংখ্যা / Your Aha No.:

5105 8948 3911

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



মিঃ বানার্জী
Mira Banerjee
পিতা : সমরেন্দ্রনাথ বানার্জী
Father: SAMARENDRA NA TH BANERJEE
জন্ম তারিখ / Year of Birth: 1952
সঙ্গীত / Female



5105 8948 3911

- সাধারণ মানুষের অধিকার

Mira Banerjee
Mira Banerjee

आयकर विभाग	भारत सरकार
INCOME TAX DEPARTMENT	GOVT. OF INDIA
MIRA BANERJEE	
SAMARENDRA BANERJEE	
07/03/1952	
Permanent Account Number	
CFWPB1573G	
Mira Banerjee	
Signature	

In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UTITSL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड को खोने/पाने या कृपया सूचित करें/सीधे:

आयकर सेवा यूनिट, UTITSL
 प्लॉट नं. 3, सेक्टर 11, सीडीबीएलपुर,
 नवी मुंबई - 400 614.

Mira Banerjee
 Mira Banerjee



সারব-সরকার
GOVERNMENT OF INDIA



সত্যব্রত দাস
Sabyabrata Das
জন্মতারিখ/ DOB: 05/05/1970
পুলক / MALE



2510 5838 5024

আমার আধার, আমার পরিচয়



সার্বভৌম-বিবিসি-পরিচয় প্রাধিকরণ
NATIONAL IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address:

শ্রী/শ্রী: প্রমোদ কিশোর দাস,
433, ওয়াশ আমির খান
মারবী, হরিদেবপুর, হরিদেবপুর,
দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700082

S/O: Promod Kishor Das, 433, oad
ami Khan sarani, haridebpur,
Haridebpur, South 24 Parganas,
West Bengal - 700082

2510 5838 5024

MEERA AADHAAR, MERI PEHACHAN

Sabyabrata Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SATYABRATA DAS

PROMOD KISHOR DAS

05/05/1970

Permanent Account Number

AQRPD1413D

Satyabrata Das

Signature



Satyabrata Das

इस कार्ड को खोलें / फोन पर कुधना सुनिता करें / लीडरों :
आयकर विभाग सेवा केंद्र, एम एस डी एल
प्रडो मॉडल, टाईम्स टॉवर, कनका फ्लैट कम्प्लेक्स,
एन बी मार्ग, लोअर पार्क, मुंबई - 400 013.

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

Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Park, Mumbai - 400 013.

Tel: 91-22-24924000, Fax: 91-22-24920554,
e-mail: timta@nsdl.co.in

Major Information of the Deed

Deed No :	I-1602-03409/2019	Date of Registration	26/04/2019
Query No / Year	1602-1000104460/2019	Office where deed is registered	
Query Date	26/04/2019 12:03:06 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Anindita Bhattacharjee Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7278334978, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 25,29,248/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160203396/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






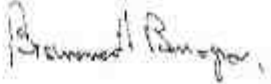



District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ustad Amir Khan Sarani, Road Zone : (Kalipur Road -- Haridebpur Adarsha Vidyapith (Ward 122)) , Premises No: 1227, , Ward No: 122 Pin Code : 700082

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		24,99,998/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				8.25Dec	0 /-	24,99,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	0/-	29,250/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	29,250 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr TARAK NATH BANERJEE Son of Late Samarendra Lal Banerjee Executed by: Self, Date of Execution: 26/04/2019 , Admitted by: Self, Date of Admission: 26/04/2019 ,Place : Office	Photo  26/04/2019	Finger Print  LTI 26/04/2019	Signature  26/04/2019
22/3F, Ustad Amir Khan Sarani, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXHPB3381R, Status :Individual, Executed by: Self, Date of Execution: 26/04/2019 , Admitted by: Self, Date of Admission: 26/04/2019 ,Place : Office				
2	Name Mr BISWANATH BANERJEE Son of Late Samarendra Lal Banerjee Executed by: Self, Date of Execution: 26/04/2019 , Admitted by: Self, Date of Admission: 26/04/2019 ,Place : Office	Photo  26/04/2019	Finger Print  LTI 26/04/2019	Signature  26/04/2019
22/3F, Ustad Amir Khan Sarani, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ATNPB5825C, Status :Individual, Executed by: Self, Date of Execution: 26/04/2019 , Admitted by: Self, Date of Admission: 26/04/2019 ,Place : Office				
3	Name Mr RABINDRANATH BANERJEE Son of Late Samarendra Lal Banerjee Executed by: Self, Date of Execution: 26/04/2019 , Admitted by: Self, Date of Admission: 26/04/2019 ,Place : Office	Photo  26/04/2019	Finger Print  LTI 26/04/2019	Signature  26/04/2019
22/3F, Ustad Amir Khan Sarani, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CRNPB1921P, Status :Individual, Executed by: Self, Date of Execution: 26/04/2019 , Admitted by: Self, Date of Admission: 26/04/2019 ,Place : Office				

433, Ustad Amir Khan Sarani, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQRPD1413D Status : Representative, Representative of : A A CONSTRUCTION (as Sole Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs Anindita Bhattacharjee Daughter of Mr 5/d, Naskar Para Road, P.O:- Paschim Putiary, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700041	 26/04/2019	 26/04/2019	 26/04/2019

Identifier Of Mr TARAK NATH BANERJEE, Mr BISWANATH BANERJEE, Mr RABINDRANATH BANERJEE, Mr SAMIR BANERJEE, Smt MIRA BANERJEE, Mr SATYABRATA DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TARAK NATH BANERJEE	A A CONSTRUCTION-1.65 Dec
2	Mr BISWANATH BANERJEE	A A CONSTRUCTION-1.65 Dec
3	Mr RABINDRANATH BANERJEE	A A CONSTRUCTION-1.65 Dec
4	Mr SAMIR BANERJEE	A A CONSTRUCTION-1.65 Dec
5	Smt MIRA BANERJEE	A A CONSTRUCTION-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr TARAK NATH BANERJEE	A A CONSTRUCTION-20.00000000 Sq Ft
2	Mr BISWANATH BANERJEE	A A CONSTRUCTION-20.00000000 Sq Ft
3	Mr RABINDRANATH BANERJEE	A A CONSTRUCTION-20.00000000 Sq Ft
4	Mr SAMIR BANERJEE	A A CONSTRUCTION-20.00000000 Sq Ft
5	Smt MIRA BANERJEE	A A CONSTRUCTION-20.00000000 Sq Ft

Endorsement For Deed Number : I - 160203409 / 2019

Major Information of the Deed :- I-1602-03409/2019-26/04/2019

On 26-04-2019

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 : 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 12:17 hrs on 26-04-2019, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr SATYABRATA 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 25,29,248/-

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

Execution is admitted on 26/04/2019 by 1. Mr TARAK NATH BANERJEE, Son of Late Samarendra Lal Banerjee, 22/3F,

Ustad Amir Khan Sarani, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Service, 2. Mr BISWANATH BANERJEE, Son of Late Samarendra Lal Banerjee, 22/3F,

Ustad Amir Khan Sarani, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Service, 3. Mr RABINDRANATH BANERJEE, Son of Late Samarendra Lal Banerjee, 22/3F,

Ustad Amir Khan Sarani, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Service, 4. Mr SAMIR BANERJEE, Son of Late Samarendra Lal Banerjee, 22/3F,

Ustad Amir Khan Sarani, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Service, 5. Smt MIRA BANERJEE, Daughter of Late Samarendra Lal Banerjee, 22/3F,

Ustad Amir Khan Sarani, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Others

Indetified by Mrs Anindita Bhattacharjee, , Daughter of Mr , 5/d, Naskar Para Road, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-04-2019 by Mr SATYABRATA DAS, Sole Proprietor, A A CONSTRUCTION, 433, Ustad Amir Khan Sarani, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082

Indetified by Mrs Anindita Bhattacharjee, , Daughter of Mr , 5/d, Naskar Para Road, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by profession Advocate

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 28810, Amount: Rs.50/-, Date of Purchase: 23/04/2019, Vendor name: S DAS



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

