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Page 1 of 10



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 976136

29.6.18

8-1-179786/18

admitted to registration. The signature sheet / sheets & the endorsement sheet / sheets attached with this document to the rest of this document.

Additional District Sub-Registrar
Sodepur, North 24 Parganas
12.9 JUN 2018

DEVELOPMENT POWER OF ATTORNEY

[Handwritten signature]

1196/1001-25/6/2018

Debanjan Goswami
Advocate & Seal Designer

কর্তৃক
স্বাক্ষরিত
কর্তার পোমা ভৌমিক স্বাক্ষর

এ ডি. এস. গোস্বামী

সি. ডি. নং...
গ্যাপ নং ২০
স্বই অফিস প্রাপ্ত

২০/৬/২০১৮
৩০০,০০০/-



Additional District Sub-Registrar
Sodepur, North 24-Parganas
29 JUN 2018

Sudipta Paul
Re: a

1) A. SRI AMITAV SINHA @ AMITAVA SINGHA

PAN :- BILPS4339A,

Son of late Jyotirmoy Sinha, by faith –Hindu, Nationality –Indian, Occupation – Service/Others, residing at 5/340, Kalyannagar, P.O. Kalyannagar via Pansila, P.S-Khardah, Dist- North 24 Parganas, Kolkata-700112,

B. SMT INDRANI GHOSAL PAN:-BLUPG2790R,

Daughter of late Jyotirmoy Sinha, Wife of Late Alope Ghosal, by faith –Hindu, Nationality – Indian, Occupation – Housewife, residing at 5/340, Kalyannagar, P.O. Kalyannagar via Pansila, P.S-Khardah, Dist- North 24 Parganas, Kolkata-700112;

2) SRI JAGANMOY SINHA PAN :- AUCPS5757Q,

Son of late Jagadish Chandra Sinha, by faith –Hindu, Nationality – Indian, Occupation – Retired/Others, residing at 5/340, Kalyannagar, P.O. Kalyannagar via Pansila, P.S-Khardah, Dist-North 24 Parganas, Kolkata-700112,

SEND GREETINGS: -

WHEREAS by a registered Sale Deed, the Kalyan Nagar Co-operative Society Ltd., a registered Society, being registration No. 8/1949, Office at Kalyan Nagar, P.O. Kalyan Nagar, purchased a plot of land lying and situated at Mouza: Kerulia, comprised in C.S. & R.S. Dag No. 235 under C. S. Khatian No. 37, through a Registered Deed of Sale, which was duly registered at Sub-Registry Office at Barrackpore on 9.8.1982, recorded in Book No. I, Volume No. 105, Pages 266 to 273, being No. 4822 for the Year 1982 from Govt. of West Bengal.

AND WHEREAS thereafter the said society for better development made several plots of land with adjacent Road to the plot thereon.

AND WHEREAS being members of the said society, Sri Jyotirmoy Sinha (now Deceased) and Sri Jaganmoy Sinha jointly purchased in equal share of total land measuring 4 Cotthas 14 Chittaks 2 Sq.Ft. more or less, lying and situated at Mouza: Kerulia, J.L. No. 5, R.S. No. 11, Touzi No. 172, comprised in C.S. & R.S. Dag No. 235(Part) under C. S. Khatian No. 37, through a registered Deed of Sale, which was duly registered at and before the A.D.S.R. Barrackpore on 18/06/1988. The said Deed was duly entered in the Book No. I, Volume No. 72, Pages from 219 to 230, Being No. 3874 of the Year 1988, from the said Kalyan Nagar Co-operative Society at the Office of the A.D.S.R. Barrackpore.





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AND WHEREAS by the aforesaid manner the said Sri Jyotirmoy Sinha (now Deceased) and Sri Jaganmoy Sinha, the owners of the land and property, jointly seized and possessed the aforesaid land measuring 4 Cotthas 14 Chittaks 2 Sq.Ft. more or less, and they constructed a Two storied building thereon according to sanctioned building plan, duly sanctioned by Khardah Municipality.

AND WHEREAS the said Jyotirmoy Sinha died intestate on 24/11/2010 leaving behind him, his wife Smt. Sumitra Singha and one son namely, Sri Amitav Sinha @ Amitava Singha and one married daughter namely Smt. Indrani Ghosal as his legal heirs and successors to inherit his undivided 1/2 share of the aforesaid property left by him. Thereafter the said Smt. Sumitra Singha died intestate on 28/08/2014 leaving behind her said one son and one daughter namely Sri Amitav Sinha @ Amitava Singha and Smt. Indrani Ghosal as her only legal heirs and successors in respect of her deceased husband's share in and between the said property. That means each of them, entitled to have 1/2 share in and between their deceased father's 1/2 share in respect of the aforesaid total property or the Said Property concerned.

AND WHEREAS by way of purchase and by way of inheritance the said Sri Amitav Sinha @ Amitava Singha, Smt. Indrani Ghosal and Sri Jaganmoy Sinha jointly acquired the total land measuring 4 Cotthas 14 Chittaks 2 Sq.Ft. more or less, by dint of the aforesaid Deed together with a two storied pucca building measuring 1565 Sq.Ft. more or less covered area therein. And jointly mutated their names in the local Municipality and other Govt. Authority and they also got the membership of Kalyan Nagar Co-operative Society Ltd. and had been enjoying the same jointly with absolute right, title and interest without any interruption from any corner and the said property is free from all encumbrances and they have full right to transfer the same.

AND WHEREAS the owners herein do hereby indemnify that they are now lawfully absolutely seized, possessed and hold the land measuring more or less 4 Cotthas 08 Chittaks 26 Sq.Ft. with the existing construction thereon, situate and lying at and being 5/340, Kalyannagar, Ward No. 5, P.O. Kalyan Nagar via Panshila, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700112, Which is particularly mentioned and described in the First schedule below and hereinafter called, and referred to as the SAID PROPERTY.

The Said Property is lying and situated at, Mouza: Kerulia, J.L. No. 5, R.S. No. 11, Touzi No. 172, comprised in C.S. & R.S. Dag No. 235 under C. S.



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Khatian No. 37, and L.R. Dag No. 386 and L.R. Khatian No. 1118, within P.S. Khardah, District- North 24 Parganas.

AND WHEREAS, the present land owners being the absolute owner by dint of Sale Deed, the land admeasuring about 4 Cotthas 14 Chittaks 2 Sq.Ft. be the same or little more or less and in physically the land admeasuring about 4 Cotthas 08 Chittaks 26 Sq.Ft. be the same or little more or less which is lying and situate at Mouza -Kerulia, J.L. No-5, R.S.No-11, Touzi No-172, comprised in C.S. & R.S. Dag No. 235 under C. S. Khatian No. 37, and L.R. Dag No. 386 and L.R. Khatian No. 1118, P.S. Khardah, ADSRO - Sodepur (formerly Barrackpore) under Khardah Municipality, ward no -5, Holding no- 5/340, Kalyannagar, Dist- North 24 Parganas and thus seized and possessed otherwise well sufficiently as owners by mutated their name in the office of Khardah Municipality and BL & LRO and pay the Rent & taxes regularly.

AND WHEREAS, the owners have decided to developed the said property by erecting multi-storied building consisting of several flats, Spaces and garages but due to lack of funds, approached the developer to undertake the Development of the aforesaid land, to which the developer has agreed on the following terms and conditions.

The Said Owners are now desirous to constructed the development work upon the land measuring more or less 4 Cotthas 08 Chittaks 26 Sq.Ft. out of their above seized and possessed land admeasuring about 4 Cotthas 14 Chittaks 2 Sq.Ft. be the same or little more or less, which is clearly stated and described in the First Schedule hereunder written and for the sake of brevity herein after called and referred as the "SAID PREMISES".

Thereafter, said SRI AMITAV SINHA @ AMITAVA SINGHA, SMT INDRANI GHOSAL and SRI JAGANMOY SINHA became the joint owners of the aforesaid land by virtue of the aforesaid Deed and Law of Inheritance has been enjoying the same property jointly with absolute right, title and interest. Subsequently they have mutated their name in the local authority and in the office of the Land Reforms Offices and paid taxes and rents, respectively, before the proper authority in their name against proper receipt. By virtue of aforesaid way, said Sri Amitav Sinha @ Amitava Singha, Smt Indrani Ghosal And Sri Jaganmoy Sinha, the Executants herein have acquired a good and valid marketable title over the property, which mentioned in the Schedule below.

AND WHEREAS we the Executants herein have entered into a registered Development Agreement, which was duly executed



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Soanpur, Dist. 24 Parganas

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on 29/06/2018 and registered at A.D.S.R.O. Sodepur, being Deed No. 1- 152403816/2018, with the Developer "M/S. PIONEER ASSOCIATES", a Partnership Firm under Indian Partnership Act, having its registered office at 12/A/1/35 Shreyasi Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, Consisting the following Partners, namely, (1) **SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das, residing at - 1 No. Surya Sen Nagar, P.O. Khardah, Kolkata - 117. (2) **SRI GOPAL DAS**, son of Late Narayan Chandra Das, residing at - "Kironalay", Sasadhar Tarafder Road, P.O. Sukchar, P.S. Khardah, Kolkata - 115, for construction of a Multi-Storied Building over the aforesaid and below Schedule property having a number of flats for residential purpose and garages or other unit for semi-commercial purposes and to carry on the said Constructional Work and to sale out the same. We, do hereby nominate, appoint and constitute said Developer : M/S. PIONEER ASSOCIATES, a Partnership Firm under Indian Partnership Act, having its registered office at 12/A/1/35 Shreyasi Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, represented by its Partners, namely, (1) **SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das, residing at - 1 No. Surya Sen Nagar, P.O. Khardah, Kolkata - 117. (2) **SRI GOPAL DAS**, son of Late

(Signature)



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Additional District Sub-Registrar
Soderur North 24-Paisana

12.9 JUN 2018

Narayan Chandra Das , residing at – “Kironalay” , Sasadhar Tarafder Road , P.O. Sukchar , P.S. Khardah, Kolkata – 115 , as our true and lawful Attorneys or Agents in our name and on our behalf to do inter alia following acts deeds and things viz.

- 1. To enter into hold and defend and to manage, maintain and administer the below schedule property every part thereof. -*
- 2. To appoint Architects, Engineers , Labour etc. and to supervise , carry out the development work through contractors, Architects and surveyors as may be required by our Attorneys on behalf of ourselves for construction a multi-storied building over the below mentioned Schedule property. -*
- 3. To sign, execute and submits documents, undertaking, declaration in our name and on our behalf.*
- 4. To prepare plans for the development of the said property described in the Schedule hereunder written and to sign and submit the same to the concern authority and Municipality for obtaining approval and Sanctioned plan of the same on our behalf in respect of our property mentioned in the schedule below. -*
- 5. To carry on correspondence with and represent me/us before all concerned authorities in connection with the development of the said property.*
- 6. To pay various deposits to the Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and constructions of the structure thereon and to claim refund of such deposits paid by our said Attorneys and to give valid and effectual receipts on our behalf in connection with the refund of such deposits. -*
- 7. To approach different authorities and offices for the purpose of obtaining various permission and other service connections including water and electricity for carrying out the completing the development of the said property and construction of building thereon.*





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8. To appear before the Govt. Department as also the **Khurdah Municipality** or any concerned authorities for the purpose of obtaining necessary "No-objection Certificate" and or permission and or sanction in regard to the carrying out construction of the said building and completion thereof.
9. To file application, sign all documents, paid security deposit and obtain necessary fire permission from the West Bengal Fire Services and also obtain No-objection Certificate from Pollution Control Board on my/our behalf as may be required.
10. That my/our attorney shall negotiate on the terms and conditions and entered in to agreement for sale or otherwise deals with the dispose of the several flats or unites to be constructed and to received consideration from the intending purchaser or purchasers thereof and to give proper lawful discharge save and except the owner's allocated portions.
11. That to appear before ADSR, DSR, or Registrar of Assurances or any other registration office for execution & registration of the agreement for Sale or Deed of Conveyance in respect of the Developers' allocation or part thereof and also to sign the back of the IGR on my/our behalf.
12. To appear for and on behalf of myself / Ourselves in the office of Collectorate, Municipality, Electricity office i.e. CESC or WBSEB to the file application or file documents , paid security deposit and obtain necessary permission or NOC from any authority and in all courts having civil, criminal, original or appellate, revisional, jurisdiction of any High Court, or Debt Recovery Tribunal, or before any Magistrate and any other authorities, Government or semi-Government Department.
13. To institute suite, defend and prosecute, enforce, or resist any suit or other action and preceding , appeals, in any court anywhere within civil, criminal, revenue, revision, or before tribunal, arbitrator whether by ad on behalf of myself/ourselves to execute vakaltnama, to act and pled; to sign and verify complaints, petition, written statement, petition, and other pleadings, to accept service of summons, notice and other legal process, enforce judgments, to





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appoint and engage pleaders, counsel, or any other legal agents as my/our attorney may think fit and proper.

- 14. To issue letters and writings and or undertaking as may be required from time to time by the local Municipal authority and or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction of building thereon.*
- 15. To settle, compromise or compound, any debt or claim whether in favour or against myself/ ourselves with their own resources in completeness.*
- 16. To appear for us and on our behalf file all application or any other documents expedient if necessary in the opinion of the said Attorneys or be made signed executed verified presented or filed and to receive back such documents.*
- 17. To appoint pleaders, solicitors, Advocates to appear and in any Govt. Department or local Municipality and to revoke such appointments and to substitute any others in their place and stead.*
- 18. To swear affidavit or affidavits before the Magistrate on our behalf if required for the purpose of the construction of the proposed building.*
- 19. And generally to do all acts, deeds and things as may necessary on behalf of us to all intent and purpose.*
- 20. And I/we the undersigned do hereby and at all times hereafter shall ratify and confirm all and whatsoever other act or acts said attorney shall lawful and bonafide do or cause to be done by virtue of these presents.*

AND we do hereby agree to ratify and confirm all and whatever other Lawful act or acts our said Attorneys shall lawfully do, execute or perform or cause to be done, executed or performed in connection of our said property properly, which is more fully described in the Schedule below under and by virtue of this POWER OF ATTORNEY





Additional District Sub-Registrar
Soderur Taluk, Soderur District

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NOTWITHSTANDING no express power on that behalf is hereunder provided.

SCHEDULE ABOVE REFERRED TO
(Description of the Entire property)

ALL THAT PIECE AND PARCEL of BASTU land measuring 4 Cotthas 08 Chittaks 26 Sq.Ft. be the same or little more or less, which is presently and physically lying and situate at Mouza –Kerulia, together with 1565 Sq.Ft Pucca Construction standing thereon which is lying and situate at Mouza – Kerulia, J.L. No-5, R.S.No-11, Touzi No-172, comprised in C.S. & R.S. Dag No. 235 under C. S. Khatian No. 37, and L.R. Dag No. 386 and L.R. Khatian No. 1118, P.S. Khardah , ADSRO - Sodepur(formerly Barrackpore) under khardah Municipality, ward no -5. Holding no- 5/340, Kalyannagar, Dist- 24 Parganas. The said premises is free from all encumbrances, attachment and liens whatsoever.

The land is bounded by-

On the North- Regent Park;

On the South- 20 Ft. wide Kalyan Nagar Road;

On the East – Property of Utpal Sanyal.;

On the West – Property of Mohan Lahiri.



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Sodepur, Murshidabad-741001

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IN WITNESS WHEREOF , We the Executants and our Attorneys
herein have signed on this Power of Attorney the 29TH day of
JUNE , 2018;

in presence of following

Witnesses :-

1. Sujaya Sinha
Kalyan Nagar, Bahara

I) Amita Sinha. @ Amita Singh.

II) Indrani Ghosal

III) Jaganmoy Sinha.

2. Sudipta Paul
Royal.

Signature of the Executants.

PIONER ASSOCIATES

Kamli Rajan Das.

Sudipta Paul.

Partner

Signature of the Attorneys

Drafted & Prepared by :-

Debanjan Goswami.
(Debanjan Goswami)
Advocate
Enrolement No. F/832/503/98



7
Additional District Sub Registrar
Secunder District, Hyderabad

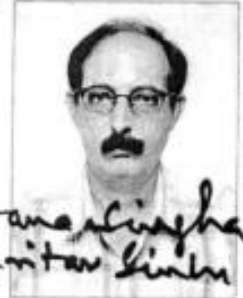
12.9 JUN 2018

DISTRICT NORTH 24 PARGANAS

THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. - KOLKATA

Name AMITAV SINHA @ AMITAVA SINGHA

Status : Presentant



Amitav Sinha @ Amitava Singha

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Amitav Sinha @ Amitava Singha
Signature of the Presentant

2.

Name INDRANI GHOSAL

Status : Presentant / Executant / Claimant Attorney /
Principal / Guardian / Testator



Indrani Ghosal

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Indrani Ghosal

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator



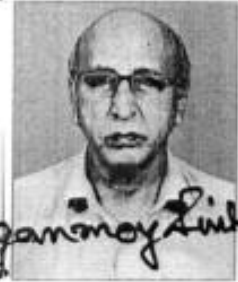
7
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Seorpur, North 24 Parganas

12.9 JUN 2018

DISTRICT NORTH 24 PARGANAS
 THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. - KOLKATA

Name JAGANMOY SINHA

Status : Presentant



Jaganmoy Sinha.

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Jaganmoy Sinha.
 Signature of the Presentant

2.

Name

Status : Presentant / Executant / Claimant Attorney /
 Principal / Guardian / Testator

Space for
Photo

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator



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Additional District Sub-Registrar
Secunder District 24 Parganas

12.9 JUN 2018

DISTRICT NORTH 24 PARGANAS

THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. - KOLKATA

Name KANTI RANJAN DAS

Status : Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Kanti Ranjan Das

Signature of the Presentant

2.

Name GOPAL DAS

Status : Presentant / Executant / Claimant Attorney /
Principal / Guardian / Testator



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Gopal Das

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator



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Additional District Sub-Registrar
Sodepur, North 24 Parganas

12.9 JUN 2016

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMITAV SINHA
JYOTIRMOY SINHA

08/05/1960
Permanent Account Number

BILPS4339A


Signature

Jyotirmoy Sinha



ভারত সরকার
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/Enrolment No.: 1215/91283/49612

To
অমিতাভ সিং
Amitava Singha
310 22 42 5
S.F. ROAD
MILAN PALLY
Siliguri (M. Corp)
Darjeeling Siliguri Bazar
West Bengal - 734005

Download Date: 22/04/2017
Generation Date: 03/03/2014

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

2464 6610 3228

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অমিতাভ সিং
Amitava Singha
জন্মতারিখ/ DOB: 18/03/1959
পুংস্ব / MALE



2464 6610 3228

আমার আধার, আমার পরিচয়

জ্ঞা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা পাঠ কাম
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ার তৈরী পত্র

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



জাতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

310 22 42 5, এস এফ রোড,
মিলান পল্লী, দিলিগুড়ি (বেঙ্গাল),
দার্জিলিং,
পশ্চিম বঙ্গ - 734005

Address:

310 22 42 5, S.F. ROAD,
MILAN PALLY, Siliguri (M.
Corp), Darjeeling,
West Bengal - 734005

2464 6610 3228



Amitava Singha @ Amitava Singha

आयकर विभाग
INCOME TAX DEPARTMENT
INDRANI GHOSAL
JYOTIRMOY SINHA
16/07/1962
Permanent Account Number
BLUPG2790R
Indrani Ghosal
Signature

भारत सरकार
GOVT OF INDIA



22112013

Indrani Ghosal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAGANMOY SINHA
JAGADISH CHANDRA SINHA
04/01/1950
Permanent Account Number
AUCPS5757Q



In case this card is for
Income Tax PAN S
File No. A, Section
and Manual - Bk.

to inform / return to :
SI.

यदि यह कार्ड आपके लिए
आयकर के लिए है, तो
आयकर विभाग, ए. सेक्शन,
फाइल नंबर 1, ऑफिस 57, सी.बी.डी. बंगला, दिल्ली-110002

से।

Jaganmoy Sinha.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ADSPD7299P



नाम / NAME
KANTI RANJAN DAS

पिता का नाम / FATHER'S NAME
NALINI KANTA DAS

जन्म तिथि / DATE OF BIRTH
12-02-1954

हस्ताक्षर / SIGNATURE
Kanti Ranjan Das



आवक संख्या, प. 4, 2011
COMMISSIONER OF INCOME-TAX, W.D. - XI

Kanti Ranjan Das

आयकर विभाग
INCOME TAX DEPARTMENT
PIONEER ASSOCIATES
20/02/2010
Permanent Account Number
AAMFP7725R
भारत सरकार
GOVT. OF INDIA
20/02/2010

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOPAL DAS

NARAYAN DAS

24/03/1971

Permanent Account Number
AGAPD0725H

Signature



15402010



ভারত সরকার

Government of India



ইন্দ্রানী ঘোষাল

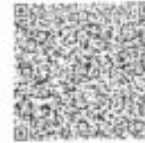
Indrani Ghosal

পিতা : জ্যোতির্ময় সিংহ

Father: JYOTIRMOY SINGHA

জন্মতারিখ/DOB: 16/07/1962

লিঙ্গ / Female



5029 8309 4151

আধার - সাধারণ মানুষের অধিকার



ঠিকানা: কল্যাণ নগর, পানসিলা
পানসিলা, উত্তর ২৪ পরগণা
পশ্চিম বঙ্গ,

ভারত সরকারের অনন্য চিহ্ন প্রাধিকরণ

Unique Identification Authority of India

Address: KALYAN NAGAR,
Pansila, Pansila, North 24
Parganas, West Bengal,
700112

5029 8309 4151



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Indrani Ghosal



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

Enrolment No.: 0654/09081/00456

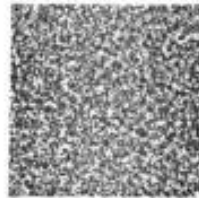
Download Date: 23/05/2018

To
 Jagannoy Sinha
 KALYANNAGAR
 Pansila
 Pansila
 North 24 Parganas West Bengal - 700112
 9903360472

Generation Date: 14/05/2018

Signature valid

Signature
 Date: 23/05/2018
 12:28:41



आपका आधार क्रमांक / Your Aadhaar No. :

5376 1819 3200

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Jagannoy Sinha
 Date of Birth/DOB: 04/01/1950
 Male/ MALE

5376 1819 3200

मेरा आधार, मेरी पहचान



Jagannoy Sinha

Major Information of the Deed

No :	I-1524-03817/2018	Date of Registration	29/06/2018
Query No / Year	1524-1000179786/2018	Office where deed is registered	
Query Date	29/06/2018 12:05:16 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	D Goswami Sealdah, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830242520, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 72,97,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 152403794/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Kalyannagar Road, Mouza: Kerulya

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-386	RS-1118	Bastu	Bastu	4 Katha 8 Chatak 26 Sq Ft	8,00,000/-	61,23,751/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road.
Grand Total :					7.4846Dec	8,00,000 /-	61,23,751 /-	

Structure Details :



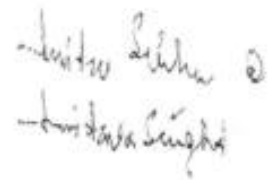
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1565 Sq Ft.	2,00,000/-	11,73,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No. 1, Area of floor : 665 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1565 sq ft	2,00,000 /-	11,73,750 /-	






Major Information of the Deed :- I-1524-03817/2018-29/06/2018

Details :




Name, Address, Photo, Finger print and Signature

Name	Photo	Fingerprint	Signature
Mr Amitav Sinha, (Alias: Mr Amitava Singha) (Presentant) Son of Late Jyotirmoy Sinha Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office			
29/06/2018	LTI 29/06/2018	29/06/2018	

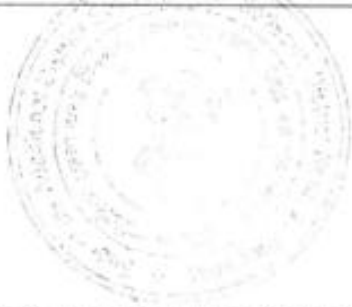
5/340 Kalyannagar, P.O:- Kalyannagar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700112 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BILPS4339A, Status :Individual, Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
Smt Indrani Ghosal Wife of Late Alope Ghosal Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office			
29/06/2018	LTI 29/06/2018	29/06/2018	

5/340 Kalyannagar, P.O:- Kalyannagar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BLUPG2790R, Status :Individual, Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office

Name	Photo	Fingerprint	Signature
Mr Jaganmoy Sinha Son of Late Jagadish Chandra Sinha Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office			
29/06/2018	LTI 29/06/2018	29/06/2018	

5/340 Kalyannagar, P.O:- Kalyannagar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700112 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AUCPS5757Q, Status :Individual, Executed by: Self, Date of Execution: 29/06/2018 , Admitted by: Self, Date of Admission: 29/06/2018 ,Place : Office



Major Information of the Deed :- I-1524-03817/2018-29/06/2018







Details :

Name,Address,Photo,Finger print and Signature


Pioneer Associates

12/a/1/35 Shreyasi Apartment, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117, PAN No.:: AAMFP7725R, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 29/06/2018, , Admitted by: Self, Date of Admission: 29/06/2018, Place of Admission of Execution: Office	 <small>Jun 29 2018 1:55PM</small>	 <small>LTI 29/06/2018</small>	 <small>29/06/2018</small>
1 No Surya Sen Nagar, P O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India. PIN - 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADSPD7299P Status : Representative, Representative of : Pioneer Associates (as partners)				
2	Name	Photo	Finger Print	Signature
	Mr Gopal Das Son of Late Narayan Chandra Das Date of Execution - 29/06/2018, , Admitted by: Self, Date of Admission: 29/06/2018, Place of Admission of Execution: Office	 <small>Jun 29 2018 1:56PM</small>	 <small>LTI 29/06/2018</small>	 <small>29/06/2018</small>
Kironalay Sasadhar Tarafdar Road, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGAPD0725H Status : Representative, Representative of : Pioneer Associates (as partners)				

Identifier Details :

Name & address	
Sudipta Parui Wife of Late Samir Parui Ruiya, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , Identifier Of Mr Amitav Sinha, Smt Indrani Ghosal, Mr Jaganmoy Sinha, Mr Kanti Ranjan Das, Mr Gopal Das	<small>29/06/2018</small>
	



Major Information of the Deed - I-1524-03817/2018-29/06/2018

Property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Amitav Sinha	Pioneer Associates-2.49486 Dec
2	Smt Indrani Ghosal	Pioneer Associates-2.49486 Dec
3	Mr Jaganmoy Sinha	Pioneer Associates-2.49486 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Amitav Sinha	Pioneer Associates-521.66666700 Sq Ft
2	Smt Indrani Ghosal	Pioneer Associates-521.66666700 Sq Ft
3	Mr Jaganmoy Sinha	Pioneer Associates-521.66666700 Sq Ft

Endorsement For Deed Number : I - 152403817 / 2018**On 29-06-2018****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 12:41 hrs on 29-06-2018, at the Office of the A.D.S.R. SODEPUR by Mr Amitav Sinha Alias Mr Amitava Singha, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 72,97,501/-

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

Execution is admitted on 29/06/2018 by 1. Mr Amitav Sinha, Alias Mr Amitava Singha, Son of Late Jyotirmoy Sinha, 5/340 Kalyannagar, P.O: Kalyannagar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Service, 2. Smt Indrani Ghosal, Wife of Late Alope Ghosal, 5/340 Kalyannagar, P.O: Kalyannagar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession House wife, 3. Mr Jaganmoy Sinha, Son of Late Jagadish Chandra Sinha, 5/340 Kalyannagar, P.O: Kalyannagar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Retired Person

Indetified by Sudipta Parui, , Wife of Late Samir Parui, Ruiya, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession House wife

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

Execution is admitted on 29-06-2018 by Mr Kanti Ranjan Das, partners, Pioneer Associates, 12/a/1/35 Shreyasi Apartment, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Indetified by Sudipta Parui, , Wife of Late Samir Parui, Ruiya, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession House wife

Execution is admitted on 29-06-2018 by Mr Gopal Das, partners, Pioneer Associates, 12/a/1/35 Shreyasi Apartment, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Major Information of the Deed :- I-1524-03817/2018-29/06/2018

Adipta Parui, , Wife of Late Samir Parui, Ruiya, P.O: Patulia, Thana: Khardaha, , North 24-Parganas,
JAL, India, PIN - 700119, by caste Hindu, by profession House wife

of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 1196, Amount: Rs.100/-, Date of Purchase: 25/06/2018, Vendor name: S
Bhowmik

Maitreyee Ghosh

Maitreyee Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



Major Information of the Deed :- I-1524-03817/2018-29/06/2018

of Registration under section 60 and Rule 69.

ed in Book - I

me number 1524-2018, Page from 121053 to 121083
eign No 152403817 for the year 2018.



Digitally signed by Maitreyee Ghosh
Date: 2018.07.05 15:35:39 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 05-07-2018 15:31:54
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)