

0501002621/2019

05010 2443/19 (16)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 677018

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

District Sub-Registrar  
Howrah

District Sub-Registrar-1  
Howrah

10 7 JUN 2019

### GENERAL POWER OF ATTORNEY

TO ALL TO WHOM BY THESE PRESENTS SHALL COME WE (i) SRI SANAT KUMAR NASKAR[PAN AGAPN3047L], S/o late Dulal Chandra Naskar, by faith-Hindu, Nationality-Indian, by occupation - business, residing at Nazirgunj, P.O.- D.S.Lane, P.S.- Sankrail, District-Howrah-711109, (ii) SMT. MANJU SARDAR[PAN AMAPS2769Q], wife of Sri Ardhendu Sekar Sarkar and daughter of late Dulal Chandra Naskar, by faith-Hindu, Nationality - Indian, by occupation - household duties, residing at Garia, Fartabad (Barhas), P.S.-Garia, P.O.- Sonarpur, District-24 Parganas (South), for the sake and berevity hereinafter jointly referred to as the "APPOINTORS" of these presents.





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 483522

WHEREAS WE, the above named "APPOINTORS" herein are the joint owners and occupiers now seize and possessed and/or otherwise well and sufficiently entitled to All that the piece and parcel of Bastu Land measuring about 8 kottah 11 Chittack 23 Sq.ft. be the same a little more or less together comprised within Mouza -Thanamakua, J.L. No.-40, L.R.Dag No, 302 & 303, under L.R.Khatian No. 1609 & 1611 and corresponding to R.S. Dag No.229 & 230 (P), R.S. Khatian No.93, P.S.- Sankrail, District-Howrah within the limit of Howrah Municipal Corporation, Ward no. 45, and also within the Jurisdiction of the office of the District Sub Registrar, Howrah and Additional District-Sub-Registrar, Ranihati, Howrah. which is morefully and particularly in the Schedule 'A' hereunder written hereinafter referred to as the "said property".

**AND WHEREAS** due to inconvenience to lookafter, manage, control and/or for most secure and profit from the said property, I the above named Appointor intends to develop the said property by way of constructing new masonry building upon the said property and after having discussion with the Developer **M/S. SOUTH CITY CONSTRUCTION** [PAN. ADQFS1478P], a partnership firm represented by its the then partners namely (i) **SRI SUBHENDU ROY** [PAN. **ADDPR7362J1**], s/o Sri Sanjit Ray (ii) **SRI SHAKTIPADA KAR** [PAN. **AMDPK3471E**] s/o late Monoranjan Kar, (iii) **SRI BIKASH BANERJEE** [PAN. **AEIPB4424R**] s/o Sri Adhir Kumar Banerjee, having its registered office at "Pearl Apartment", Hanskalipole, Andul Road, P.S.- Sankrail, P.O.- D.S.Lane, District- Howrah- 711109 and called upon them to enter into an Agreement for development of the said property and in such effect a Development Agreement have been prepared and executed by us on 27.7.2018 duly registered with the Office of the D.S.R. , Howrah and recorded in Book no. I, Volume No. 0501-2018, Pages from 120882 to 120909, Document being no. 050103839 for the year 2018 followed by a General Power of Attorney executed on 27.7.2018 duly registered with office of the D.S.R., Howrah and recorded in Book no. I, Volume no. 0501-2018, Pages from 120910 to 120930, Being No. 050103845 for the year 2018.

**AND WHEREAS** during the continuation of the said Development Agreement, one of the Partners of the Developer's firm namely Bikash Banerjee died intestated on 31.01.2019 for which the said General Power of Attorney 27.7.2018



is ceased and void and a further General Power of Attorney is necessary to be executed and registered and an amendment of said Development Agreement has already been executed on 07.06.2019 duly registered with the Office of the D.S.R., Howrah and recorded in Book no. I, Volume no. 0501-2019, Pages from — to — being no. 050102431 for the year 2019.

**NOW KNOWN YE ALL MEN** by this present that WE, the above named Appointors do hereby nominate, constitute and appoint **M/S. SOUTH CITY CONSTRUCTION** [PAN. ADQFS1478P], a partnership firm represented by its partners namely (i) **SRI SUBHENDU ROY** [PAN. ADDPR7362J], s/o Sri Sanjit Ray (ii) **SRI SHAKTIPADA KAR** [PAN. AMDPK3471E] s/o late Monoranjan Kar, (iii) **MISS. ARPITA BANERJEE** [PAN. BBEPB3386E] d/o late Bikash Banerjee, having its registered office at "Pearl Apartment", Hanskalipole, 60 Andul Road, P.S.- Sankrail, P.O.- D.S.Lane, District- Howrah- 711109 hereinafter referred to as the "**APPOINTEE**" as our true and lawfull attorney to do either jointly or severally in terms of the said Development Agreement dt. 27.7.2018 & subsequent Development Agreement all acts., things, perform, execute and cost to be done, executed and performed relating to the construction job thereupon the said property also relating to other necessary job and activities as mentioned below in our name and on our behalf that is to say :-

1. To sign, enter into take possession for managerial work and charge for and look after manage and adminstrate the said premises or any part thereof and also to take possession and to administrator all the effects thereof in our name and on our behalf.

2. To appoint any architect, contractor for the construction of any building/ buildings on the land comprised in the said premises or any portion thereof the good view and greater interest of our family in our name and on our behalf.
3. To receive consideration money or earnest money or deposit in respect of 57% of the constructed covered area from Ground floor to 4th floor of the proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share in the entire building and also entitled to sell out the owner's remaining allocation of 1840 sq.ft. (except owners specific allowcation as mentioned in the Development Agreement) in the entire building and also to realise and obtain all money which may hereafter become payable in connection therewith and to sign give and grant sufficient and effectual receipts.
4. To ask, demand, due for recovery and receipt from all and every person, firms, land acquisition, collectors, State of West Bengal, Central Government, Bodies of Public bodies or corporate whom it doth shall or may concern all sums of money debits dues goods effects and things of whatsoever nature or description which now are on which at any time or times hereafter shall or may become due or owing or payable to or recoverable by us in connection with and/or in relation to the said premises to give and grant sufficient and effectual receipts, discharges for the same and also to settle any accounts relating to the said premises with any person or persons, firms, bodies public or Corporation or local State or Central Governments whatsoever to pay or receive the balance whereof as the case may be required and to carry on correspondence with all or them in our name and on our behalf.



5. To present after execution all sale deeds and/or documents and/or Agreement relating to and/or in respect of any transfer assignment or sale of Developer's portion 57% of the constructed covered area from Ground floor to 4th floor of the proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share in the entire building and also entitled to sell out the owner's remaining allocation of 1840 sq.ft. (except owners specific allowcation as mentioned in the Development Agreement) in the entire building to the appropriate authority of Registration and to appear and represent for the said property before such Authority and to admit execution for the Registration of such deeds and/or documents of instruments for Registration and/or to receive such deeds, and/or documents and to deliver the same to the concerned transferee and/or appoint to any such person/ persons by way of registration such documents or deeds or instruments and/or to do all such acts, deeds and things as may be fit and proper for the greater interest of ourself on our name and on our behalf.
6. To make prepare or caused to be made or prepared all/or any sketches, plans, applications and all other papers or documents as may be necessary and/or required for the purpose of construction and/or in re-construction with and/or relating to the construction and/or erection of building/ buildings in or upon the land comprised in the said premises or any part of any portion whereof which is to be made signed, sealed, execute, affirmed, endorsed, verified and delivered for the said purpose on our behalf.
7. To make, sign, seal, execute, affirm and endorse, verify and delivery all or any such sketches, plans, schemes, applications and all other papers or documents

as may be necessary and/or required for the purpose of and/or for and/or in connection with and/or relating to the construction and/or re-construction and/or erection of building/ buildings in or upon the said land or said premises or any part or portion thereof, which is to be made, signed, sealed, executed, affirmed, endorsed, verified and delivered for the said purpose in our name and on our behalf.

8. To make over, submit file and deliver on such sketches plans, schemes, applications and/or all other papers and on documents which may be necessary and/or required for any of the said purposes relating to the construction in the said premises before the Authority of Howrah Municipal Corporation, Improvement Trust, Fire Brigade Authority, Competent Authority under the Urban Land (Celing & Regulations Act), 1976, C.E.S.C. Police Authorities, Insurance Company or any other Judicial Administrative or Revenue Authority, State or Central Govt. Authority/ Authorities or any other local or Public authority or authorities whatsoever in order to get all or any of aforesaid plan, sketches and/or schemes sanctioned as aforesaid and to make, sign, seal, execute, endorse, affirm, verify and deliver all applications, petitions, papers and/or documents as may be necessary and/or required for the said purpose and the same to make over present and deliver and to submit the file before the aforesaid municipality or the authorities relating to the said building plan sanctioned in our name and on our behalf.
9. To get back or receive the sanctioned plan or sketch or scheme for construction of building/ buildings in or upon the said land/ premises or any portion or portions thereof and/or for obtaining of filtered and/or unfiltered water



connection, drains and/or sewerage connection (to be submitted for being sanctioned by the Howrah Municipal Corporation or Improvement Trust or Fire Brigade Authorities) on our behalf and to hand over copies of the sanctioned plan or scheme and all other allied papers.

10. To pay and/or to receive refund of the excess amount of fees, if any paid for such purpose aforesaid in our name and on our behalf.
11. To enter into any agreement for sale in respect of the 57% of the constructed covered area from Ground floor to 4th floor of the proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share in the entire building and also entitled to sell out the owner's remaining allocation of 1840 sq.ft. (except owners specific allowcation as mentioned in the Development Agreement) in the entire building with any person or persons or any company as will be required and proper and fit on our behalf.
12. To enter into, execute, resign contract with any person/ persons, firms or company or Corporation for and/or to modify and cancel and/or registration all or any documents, instruments, power, development agreement with anybody in terms and conditions as will be required and fit and proper and to receive consideration or deposit therefor and grant valid receipt and discharges therefor on our behalf in respect of the Developer allocation of 57% of the constructed covered area from Ground floor to 4th floor of the proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share in the entire building and also entitled to



sell out the owner's remaining allocation of 1840 sq.ft. (except owners specific allowcation as mentioned in the Development Agreement) in the entire building.

13. To sign, execute and/or register all or any documents, instruments, agreement for sale and/or transfer of flat or flats in respect of the Developer's portion i.e. 57% of the constructed covered area from Ground floor to 4th floor of the proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share in the entire building and also entitled to sell out the owner's remaining allocation of 1840 sq.ft. (except owners specific allowcation as mentioned in the Development Agreement) in the entire building. alongwith undivied proportionate share of land thereof according to the West Bengal Ownership Apartment Act, 1972 upon the newly constructed building or buildings on the said premises to any person, persons, firms or company and to receive all earnest or consideration amount from such person/ persons in respect of the Developer's allocation i.e. 57% of the constructed covered area from Ground floor to 4th floor of the proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share in the entire building and also entitled to sell out the owner's remaining allocation of 1840 sq.ft. (except owners specific allowcation as mentioned in the Development Agreement) in the entire building. and will present such documents, instruments of deeds or conveyance for sale for registration to the district sub registry office at Howrah and additional district sub registry office at Ranihati and adequate and competent authority for such documents, instruments, Sale Deed, Deeds, conveyance on our behalf.

14. To appear and represent us before all or any judicial administrative revenue or legal authority, authorities, Electric Supply Corporation, Collectorate, Insurance Company, Notary Public, Registrar of all Classes, Police Station, Police Commissioner, Income Tax Department or any Central or State Govt. Department or other public bodies Corporation, Howrah Municipal Cropration, Rent Controller and/or any Arbitrator appointed on our behalf and to make sign, affirm, verify and execute all necessary papers, documents, applications, writ notices petition pleadings and affidavits and submit the same to all or any of the aforesaid Authorities and/or Government Offices and/or public bodies and/or Rent Controller and/or Arbitrators and to take all such steps as will be required, necessary, proper and fit for the said premises.
15. To make build erect or construct five storied (G+4) building upon the total land comprised in the said premises in accordance with the sanction building plan and/or to make any lawful and sanctioned alteration and/or addition/ additions in any manner whatsoever will be necessary of the newly constructed building, buildings thereon or as will be required and proper on our behalf.
16. For all or any of the purposes aforesaid to appoint Solicitor, Advocates, Pleaders, Mukters and such appointments and relation from time to time revoke and other again to appoint, reappoint as shall arise and to sign and execute Vokatnamas, warrant or attorneys and such other papers and documents as will be required and necessary and be expedient on our behalf.
17. To make sign, execute, affirm, verify, present and file all application, petitions, complaints, written statements, Memo of appeals, affidavits and tabular statements



and such other papers and documents or pleadings, necessary and expedient and to be made signed, executed, affirmed, presented or filed or such documents, again to receive back on our behalf.

18. To sign, allow to pay fees, costs, charges and expenses, necessary to be allowed or paid for the said premises aforesaid on our behalf.
19. To sign and execute and/or register all or any document/documents, Agreement or Instruments for Sale, Sale Deed, Deed of Conveyance and Transfer in respect of the Developer's allocation i.e. 57% of the constructed covered area from Ground floor to 4th floor of the proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share in the entire building and also entitled to sell out the owner's remaining allocation of 1840 sq.ft. (except owners specific allowcation as mentioned in the Development Agreement) in the entire building in our my name and on our behalf.
20. To receive consideration amount from any person/ persons in respect of the Developer's portion i.e. 57% of the constructed covered area from Ground floor to 4th floor of the proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share in the entire building and also entitled to sell out the owner's remaining allocation of 1840 sq.ft. (except owners specific allowcation as mentioned in the Development Agreement) in the entire building including undivided proportionate impartable share of land and to deposit consideration amount of said 1840 sq.ft. sold by the Developer in the account of the Owners.

21. This Power of Attorney is always revocable after completion of the building and sale of the entire Developer's portion i.e.57% of the constructed covered area from Ground floor to 4th floor of the proposed building to be constructed upon the "First Schedule" property and they have every right to sell, transfer, lease out and/or sale out their allotted share in the entire building and also entitled to sell out the owner's remaining allocation of 1840 sq.ft. (except owners specific allowcation as mentioned in the Development Agreement) in the entire building and shall deposit all the sale amount in the account of the owners by the Attorneys.

**SCHEDULE "A" REFERRED TO ABOVE**

**All That** the piece and parcel of Bastu Land containing an area measuring about 8 kottah 11 Chittack 23 Sq.ft. be the same a little more or less comprised within Mouza -Thanamakua, J.L. No.-40, appertaining to R.S Dag no. 229 & 230 (P) corresponding to L.R.Dag No. 302 & 303 under R.S. Khatian No. 93 corresponding to L.R.Khatian No. 1609 & 1611 and corresponding to R.S. Dag No.229 & 230 (P), R.S. Khatian No.93, P.S.- Sankrail, District-Howrah within the limit of Howrah Municipal Corpration Added area Ward no. 45, and also within the Jurisdiction of the office of the District Sub Registrar, Howrah and Additional District-Sub-Registrar, Ranihati, Howrah. Which is butted and bounded in the manner as follows :-

North : Property of Sri Anup Kumar Naskar

South : Dag No. 229 & 230 (P)

West : Dag No. 229 & 230 (P)

East : Canel Road



IN WITNESS WHEREOF the parties hereto subscribed their hands and seals on

7th day of June, 2019

Signed Sealed and Delivered in presence of

WITNESSES:

1) Nibedita Bhattacharyya  
Panchanan Apartment  
Abdul Road, Tharamukha,  
P.S - Sankrail, Howrah

1. Sanjay Kumar Das

2) Tapas Sarkar  
Sankrail, Howrah

2. Manjit Sardar

\_\_\_\_\_  
SIGNATURE OF THE EXECUTANT

Drafted & Prepared by me  
in my Sheristha

Ranjit Sasmal

Ranjit Sasmal  
Reg.No. F-395/357/1999  
Advocate,  
Howrah Judges Court

M/S. SOUTH CITY CONSTRUCTION  
Shaktipada Das  
PARTNER

M/S. SOUTH CITY CONSTRUCTION  
Subhendu Roy  
PARTNER

M/S. SOUTH CITY CONSTRUCTION  
Anpila Banerjee  
PARTNER

\_\_\_\_\_  
SIGNATURE OF THE ATTORNEY

HOLDERS

P. Das  
Typed by  
Pranab Das

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANAT KUMAR NASKAR

DULAL NASKAR

03/01/1950

Permanent Account Number  
AGAPN3047L

*Sanat Kumar Naskar*  
Signature



धर्म शास्त्र के अन्तर्गत / धर्म के अन्तर्गत सुविधा को / धर्म  
अन्तर्गत सुविधा को, एन एन के एन  
अन्तर्गत सुविधा को, एन एन के एन  
एन एन के एन / धर्म शास्त्र के अन्तर्गत / धर्म

Income Tax PAN Service Unit, NSDC,  
1st Floor, D-1, Connaught Place,  
New Delhi - 110028  
S. B. Maiti, Joint Project Director, NSDC  
Tel: 91-11-26104465, Fax: 91-11-26104466  
e-mail: nsdc@nsdc.gov.in



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



E-Aadhaar Letter

ভাষিকভুক্তির নম্বর/Enrollment No.: 2010/15717/14855

Sanat Kumar Naskar (সনৎ কুমার নস্কর)  
S/O Dulal Chandra Naskar, SATYEN BOSE ROAD,  
DANESH SEKH LANE, Haora (M.Corp), Howrah,  
West Bengal - 711109

আপনার আধার সংখ্যা/ Your Aadhaar No.:

9430 6328 8722



আধার-সাধারণ মানুষের অধিকার



তথ্য

- 1. আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- 2. পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- 3. এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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

Digitally signed by Sandeep Bhattacharya  
Date: 2014.12.02 11:35:34 IST

- 1. আধার সারা দেশে মান্য
- 2. আধার সাধারণত একবারেই তৈরীকরাযুক্তি করাও করাশাসকরা আছে
- 3. আধার করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা নবীকৃত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- 1. Aadhaar is valid throughout the country.
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भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



সনৎ কুমার নস্কর  
Sanat Kumar Naskar  
জন্মতারিখ/ DOB: 01/01/1950  
পুরুষ / MALE



ঠিকানা:  
S/O: দুলাল চন্দ্র নস্কর,  
সত্যেন বোস রোড (SIS), দানেশ  
সেক্স লেন, হাওরা  
( M.C. কর্পোরেশন ), হাওরা,  
পশ্চিম বঙ্গ - 711109

Address:  
S/O: Dulal Chandra Naskar,  
SATYEN BOSE ROAD, DANESH  
SEKH LANE, Haora (M. Corp),  
Howrah,  
West Bengal - 711109

9430 6328 8722

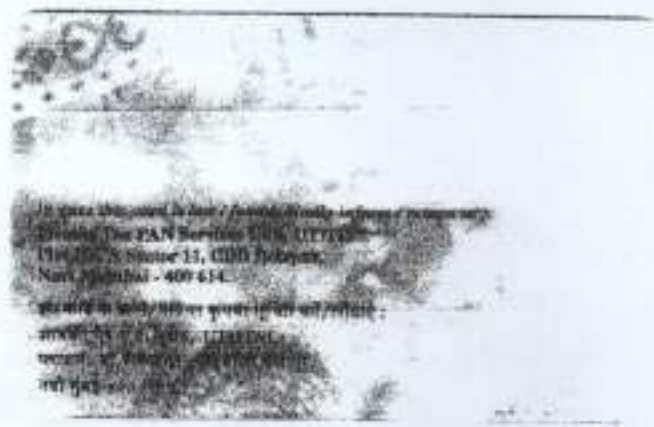
9430 6328 8722

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar



*Seshendu Raj*





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHAKTI PADA KAR

MONORANJAN KAR

01/01/1964

Permanent Account Number

AMDPK3471E

SHAKTI PADA KAR

Signature

Shaktipada kar

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

यदि कार्ड खो जाने वा कृपया सुचित कर / लौटाय -  
आयकर सेवा सेवा युनिट, UTUSL  
प्लॉट नं. 3, सेक्टर-11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.

भारतीय निर्वाचन आयोग  
भारत  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
MQC1109545



निर्वाचक का नाम : शक्तिप्रसाद कार  
Elector's Name : Shakti Prasad Kar  
पिता का नाम : गणेशदास कार  
Father's Name : Ganeshdas Kar  
लिंग / लिंग : पुरुष / M  
जन्म तिथि : XX / XX / 1964  
Date of Birth

shakti prasad kar

MQC1109545

पिनकोड  
निर्वाचक का पता : 46 संख्यक  
731103

Address:  
Goyaberiya Paschimpara 46 Sankh  
Howrah 731103

Date: 05/08/2007  
आयोग के कार्यालय में जारी किया गया है।

आयोग के अध्यक्ष का हस्ताक्षर  
Facsimile Signature of the Electoral  
Registration Officer for  
165-Shibpur Constituency

निर्वाचक को अपने पता में परिवर्तन होने पर  
कार्ड को जमा करने के लिए निर्वाचक कार्ड  
में परिवर्तन का अद्यतन करना होगा।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.



धार्ढ संख्य संख्या /PERMANENT ACCOUNT NUMBER

ADDPR7362J



नाम /NAME  
SUBHENDU ROY

पिता का नाम /FATHER'S NAME  
SANJIT KUMAR ROY

जन्म तिथि /DATE OF BIRTH  
05-11-1971

धार्ढ संख्य /SIGNATURE

*Subhendu Roy*

*Subhendu Roy*

अध्याय संख्या. १४. (ख)

COMMISSIONER OF INCOME TAX, W.B. / XI

*Subhendu Roy.*

इस धार्ढ के खो / गिरा जाने पर कृपया धार्ढ कराने वाले अधिकारी को सूचित / धार्ढ कर दें।  
संपुल अध्याय संख्या (पद्धति एवं तकनीकी),  
के-७,

धीरजी स्क्वायर,  
कलकत्ता - ७०० ०६९।

In case this card is lost/ found, kindly inform/ return to the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta-700 069.



भारत-सरकार  
GOVERNMENT OF INDIA



Subhendu Roy  
Date of Birth/DOB: 05/11/1971  
Male/ MALE



6070 2382 2900

**NERA AADHAAR, MERI PEHCHAN**

*Subhendu Roy*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address**

S/O Sanjit Roy, 19/1, Naskar Para 1st  
Bye Lane, Haora (M.Corp), Howrah,  
West Bengal - 711104



uidai@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1347,  
Bangalore-560 084



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ARPITA BANERJEE  
BIKASH BANERJEE

29/11/1996  
Permanent Account Number

BBEPB3386E

Arpita  
Banerjee

Signature



29022414

Arpita Banerjee


**স্বাধীনতা - স্বর্গের**  
**GOVERNMENT OF INDIA**



**অর্পিতা বানার্জী**  
**ARPITA BANERJEE**  
**পিতা : বিকাশ বানার্জী**  
**Father : Bikash Banerjee**  
**জন্ম তারিখ / Year of Birth : 1996**  
**মহিলা / Female**




9382 6843 8456

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আধার - সাধারণ মানুষের অধিকার

*Arpita Banerjee*


**স্বাধীনতা - স্বর্গের**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**ঠিকানা:**  
**O/O বিকাশ বানার্জী, পঞ্চানন তলা**  
**সেং, থানামাকুয়া, হাওরা**  
**(মিউনিসিপাল কর্পোরেশন), দাশেশ**  
**সেং (সেং, হাওরা, পশ্চিমবঙ্গ,**  
**71109**

**Address:**  
**O/O Bikash Banerjee,**  
**PANCHANAN TALA LANE,**  
**THANAMAKHUA, Haora**  
**Corporation, Danesh Sk**  
**Lane, Haora, West Bengal,**  
**71109**


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1947  
1800 180 1947



help@uidai.gov.in



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P.O. Box No.1947,  
Gangotri-560 001



## FORM FOR TEN FINGER IMPRESSION

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little	
						

Signature Subhendu Koj

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little	
						

Signature Shakti Prada Koir




	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little	
						

Signature Aspita Banerjee

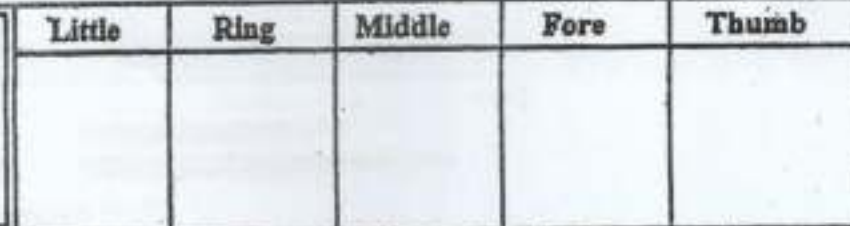
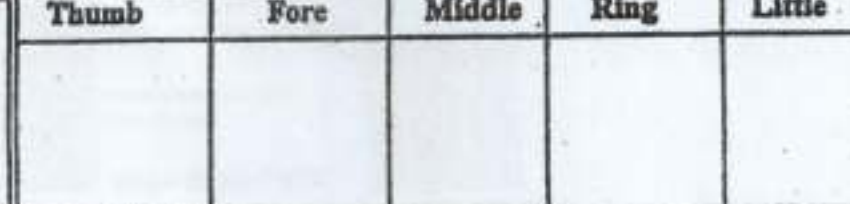
## FORM FOR TEN FINGER IMPRESSION

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little	
						

Signature Savitri Kaur Nandan

	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little	
						

Signature Mangju Sarda

<b>Photo</b>	<b>Left Hand</b>	Little	Ring	Middle	Fore	Thumb
						
<b>Right Hand</b>	Thumb	Fore	Middle	Ring	Little	
						

Signature \_\_\_\_\_





ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

অনিকাঙ্কিত আই ডি / Enrolment No. : 2010/17528/09763

To  
**MANJU SARDAR**  
 মহু সর্দার  
 W/O: Arghendu Sekhar Sardar  
 FARTABAD SARDAR PARA  
 GARIA  
 Rajpur Sonarpur (M)  
 Garia, South 24 Parganas  
 West Bengal - 700084

06/04/2014

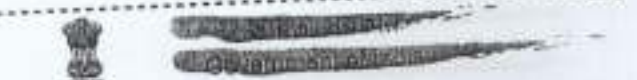
KL863357745FT  
 06335774



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5624 2253 7488**

আধার - সাধারণ মানুষের অধিকার



নাম / NAME  
**MANJU SARDAR**  
 পিতা / Father's Name  
 Father: Dulal Chandra Naskar

জন্ম তারিখ / DOB 09/07/1954  
 লিঙ্গ / Female

**5624 2253 7488**



আধার - সাধারণ মানুষের অধিকার

  
 ভারতের নির্বাচন কমিশন  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 WB/23/109/471894




নির্বাচকের নাম : মঞ্জু সর্দার  
 Elector's Name : Manjo Sardar  
 পিতার নাম : অর্ধেন্দু সর্দার  
 Father's Name : Ardhandu Sardar  
 লিঙ্গ/Sex : পু/ M  
 জন্ম তারিখ : XXXX/1955  
 Date of Birth :

WB/23/109/471894

স্বাক্ষর, সীলন, তারিখ, স্থান

101-সংসদীয় বিধানসভা  
 101-সংসদীয় বিধানসভা  
 101-সংসদীয় বিধানসভা

*[Handwritten Signature]*

101-সংসদীয় বিধানসভা  
 101-সংসদীয় বিধানসভা  
 101-সংসদীয় বিধানসভা  
 101-সংসদীয় বিধানসভা

101-সংসদীয় বিধানসভা  
 101-সংসদীয় বিধানসভা  
 101-সংসদীয় বিধানসভা  
 101-সংসদীয় বিধানসভা



### Major Information of the Deed

No :	I-0501-02443/2019	Date of Registration	07/06/2019
Deed No / Year	0501-1000129864/2019	Office where deed is registered	
Deed Date	07/06/2019 12:52:00 PM	D.S.R.-I HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Sanat Kumar Naskar Nazirgunj, Thana : Sankrail, District : Howrah, WEST BENGAL, PIN - 711109, Mobile No. : 9674695690, Status : Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 56,72,639/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 150/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 050102431/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Howrah, P.S:- Sankrail, Municipality: HOWRAH MUNICIPAL CORPORATION, Mouza: Thanamakuya Pin Code : 711109

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-302	LR-1609	Bastu	Bastu	4 Katha 6 Chatak	1,00,000/-	32,48,438/-	Property is on Road , Project Name :
L2	LR-303	LR-1611	Bastu	Bastu	4 Katha 5 Chatak 23 Sq Ft	1,00,000/-	24,24,201/-	Property is on Road , Project Name :
<b>TOTAL :</b>					<b>14.3871Dec</b>	<b>2,00,000 /-</b>	<b>56,72,639 /-</b>	
<b>Grand Total :</b>					<b>14.3871Dec</b>	<b>2,00,000 /-</b>	<b>56,72,639 /-</b>	

#### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sanat Kumar Naskar (Presentant)</b> Son of Late Dulal Chandra Naskar Executed by: Self, Date of Execution: 07/06/2019 , Admitted by: Self, Date of Admission: 07/06/2019 ,Place : Office			
		07/06/2019	LTI 07/06/2019	07/06/2019

P.O:- D S Lane, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109 Sex: Male, Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGAPN3047L, Status :Individual, Executed by: Self, Date of Execution: 07/06/2019, Admitted by: Self, Date of Admission: 07/06/2019, Place : Office




Name	Photo	Finger Print	Signature
<b>Smt Manju Sardar</b> Wife of Mr Ardhendu Sarkar Executed by: Self, Date of Execution: 07/06/2019, Admitted by: Self, Date of Admission: 07/06/2019, Place : Office			
07/06/2019	07/06/2019	07/06/2019	07/06/2019

Garia, Fartabad Barhas, P.O:- SONARPUR, P.S:- Garia, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AMAPS2769Q, Status :Individual, Executed by: Self, Date of Execution: 07/06/2019, Admitted by: Self, Date of Admission: 07/06/2019, Place : Office

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SOUTH CITY CONSTRUCTION</b> PEARL APARTMENT, HANSKALIPOLE, 60, ANDUL ROAD, P.O:- D S LANE, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109, PAN No.:: ADQPS1478P, Status :Organization, Executed by: Representative

**Representative 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>Mr Subhendu Roy</b>                      Son of Mr Sanjit Roy                      Date of Execution - 07/06/2019, Admitted by: Self, Date of Admission: 07/06/2019, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jun 7 2019 1:23PM</td> <td>07/06/2019</td> <td>07/06/2019</td> <td>07/06/2019</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Subhendu Roy</b> Son of Mr Sanjit Roy Date of Execution - 07/06/2019, Admitted by: Self, Date of Admission: 07/06/2019, Place of Admission of Execution: Office				Jun 7 2019 1:23PM	07/06/2019	07/06/2019	07/06/2019
Name	Photo	Finger Print	Signature										
<b>Mr Subhendu Roy</b> Son of Mr Sanjit Roy Date of Execution - 07/06/2019, Admitted by: Self, Date of Admission: 07/06/2019, Place of Admission of Execution: Office													
Jun 7 2019 1:23PM	07/06/2019	07/06/2019	07/06/2019										
PEARL APARTMENT, HANSKALIPOLE, 60, ANDUL ROAD, P.O:- D S LANE, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADDPR7362J Status : Representative, Representative of : SOUTH CITY CONSTRUCTION (as PARTNER)													



Name	Photo	Finger Print	Signature
<b>Shaktipada Kar</b> Son of Late Monoranjan Kar Date of Execution - 07/06/2019, Admitted by: Self, Date of Admission: 07/06/2019, Place of Admission of Execution: Office	 <small>Jun 7 2019 1:24PM</small>	 <small>LTI 07/06/2019</small>	Shaktipada Kar  <small>07/06/2019</small>
PEARL APARTMENT, HANSKALIPOLE, 60, ANDUL ROAD, P.O:- D S Lane, P.S:- Sankrail, District:- Howrah, West Bengal, India, PIN - 711109, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMDPK3471E Status : Representative, Representative of : SOUTH CITY CONSTRUCTION (as PARTNER)			
Name	Photo	Finger Print	Signature
<b>Miss Arpita Banerjee</b> Daughter of Late Bikash Banerjee Date of Execution - 07/06/2019, Admitted by: Self, Date of Admission: 07/06/2019, Place of Admission of Execution: Office	 <small>Jun 7 2019 1:23PM</small>	 <small>LTI 07/06/2019</small>	Arpita Banerjee  <small>07/06/2019</small>
PEARL APARTMENT, HANSKALIPOLE, 60, ANDUL ROAD, P.O:- D S Lane, P.S:- Sankrail, District:- Howrah, West Bengal, India, PIN - 711109, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BBEPB3386E Status : Representative, Representative of : SOUTH CITY CONSTRUCTION (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Pranab Dutta</b> Son of Late P R Dutta Howrah Court, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101	 <small>07/06/2019</small>	 <small>07/06/2019</small>	Pranab Dutta  <small>07/06/2019</small>
Identifier Of Mr Sanat Kumar Naskar, Smt Manju Sardar, Mr Subhendu Roy, Mr Shaktipada Kar, Miss Arpita Banerjee			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Naskar	SOUTH CITY CONSTRUCTION-3.60938 Dec
2	Smt Manju Sardar	SOUTH CITY CONSTRUCTION-3.60938 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Sanat Kumar Naskar	SOUTH CITY CONSTRUCTION-3.58417 Dec
2	Smt Manju Sardar	SOUTH CITY CONSTRUCTION-3.58417 Dec



## Details as per Land Record

Location, P.S:- Sankrail, Municipality: HOWRAH MUNICIPAL CORPORATION, Mouza: Thanamakuya Pin Code :-

	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 302, LR Khatian No:- 1609	Owner:সনাত নস্কর, Gurdian:দুলাল , Address:নিজ , Classification:ডাঙ্গা, Area:0.09000000 Acre,	
L2	LR Plot No:- 303, LR Khatian No:- 1611	Owner:মমু সর্দার, Gurdian:অর্ধেন্দু , Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	

Endorsement For Deed Number : I - 050102443 / 2019

On 07-06-2019

**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 12:55 hrs on 07-06-2019, at the Office of the D.S.R.-I HOWRAH by Mr. Sanat Kumar Naskar, 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 56,72,639/-

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

Execution is admitted on 07/06/2019 by 1. Mr Sanat Kumar Naskar, Son of Late Dulal Chandra Naskar, Nazirgunj, P.O: D S Lane, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711109, by caste Hindu, by Profession Business, 2. Smt Manju Sardar, Wife of Mr Ardhendu Sarkar, Garia, Fartabad Barhas, P.O: SONARPUR, Thana: Garia, . South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr Pranab Dutta, . . Son of Late P R Dutta, Howrah Court, P.O: Howrah, Thana: Howrah, . Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 07-06-2019 by Mr Subhendu Roy. PARTNER, SOUTH CITY CONSTRUCTION, PEARL APARTMENT, HANSKALIPOLE, 60, ANDUL ROAD, P.O:- D S LANE, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109

Indetified by Mr Pranab Dutta, . . Son of Late P R Dutta, Howrah Court, P.O: Howrah, Thana: Howrah, . Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-06-2019 by Mr Shaktipada Kar, PARTNER, SOUTH CITY CONSTRUCTION, PEARL APARTMENT, HANSKALIPOLE, 60, ANDUL ROAD, P.O:- D S LANE, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109

Indetified by Mr Pranab Dutta, . . Son of Late P R Dutta, Howrah Court, P.O: Howrah, Thana: Howrah, . Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 07-06-2019 by Miss Arpita Banerjee, PARTNER, SOUTH CITY CONSTRUCTION, PEARL APARTMENT, HANSKALIPOLE, 60, ANDUL ROAD, P.O:- D S LANE, P.S:- Sankrail, District:-Howrah, West Bengal, India, PIN - 711109

Indetified by Mr Pranab Dutta, . . Son of Late P R Dutta, Howrah Court, P.O: Howrah, Thana: Howrah, . Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk


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

**Amount of Stamp Duty**

Verified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 150/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 775, Amount: Rs.100/-, Date of Purchase: 27/05/2019, Vendor name: S Banerjee
2. Stamp: Type: Impressed, Serial no 776, Amount: Rs.50/-, Date of Purchase: 27/05/2019, Vendor name: S Banerjee



*Panchali Munshi*

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

Registration under section 60 and Rule 69.

। in Book - I

। number 0501-2019, Page from 72525 to 72559

। g No 050102443 for the year 2019.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2019.06.18 17:02:51 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 6/18/2019 5:01:17 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R.-I HOWRAH  
West Bengal.

(This document is digitally signed.)