

05/07/2022

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 177396

प्रमाणित किया जाता है कि यह दस्तावेज़
 सही और सत्य है और इसमें कोई भी
 त्रुटि नहीं है।

[Signature]

And. Dist. Sub Registrar
 Naihati, North 24 Parganas

20 JAN 2022

207323

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS We, **1. SRI TUSHAR MITRA** (PAN -AEKPM9274J) son of Late Anil Kumar Mitra, **2. SMT. KUNTALA BISWAS (MITRA)** (PAN -DAYPB8461B) wife of Sri Pijush Biswas, **3. SMT. MRIDULA BOSE (MITRA)** (PAN -CMTPB0466Q) wife of Tapan Kumar Bose, the Land owners nos 2 & 3 both daughter of Late Anil Kumar Mitra, all by Faith Hindu, by Nationality Indian, by Occupation Business and Housewife, resident of Deshbandhu Pally, Post Office Naihati, (Purnananda Pally), Police Station-Naihati, District-North 24-Parganas, Pin - 743165, West Bengal,

2890 নং ফেলা উত্তর ১৪ পরগনা

নৈহাটি এ. ডি.এস.আর.সার বৈজ্ঞানিক অফিস

তারিখ 20/1/2022

নাম Shadma Sarkar Construction PVT. LTD

সং Harinagar

মূল্য ০০০

ডেভার শাক্তর [Signature]

ডেভারের নাম-স্বাক্ষর

ট্রেজারি নাম বারাকপুর

দ. ডি. নং

স্টাম্প খরিশের তারিখ 25 OCT 2021

এই টি. ডি. নথির মোট রুড টাকা

খরিশ চাইয়াছে

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Pirush Biswas



Addl. Dist. Sub Registrar
Naihali, North 24 Parganas
20 JAN 2022

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hereinafter called the "PRINCIPALS/FIRST PARTY" as our Lawful constitute attorney of **SHARMA SARKAR CONSTRUCTION PVT. LTD.** (PAN :ABCCS9846G), The Corporate Identity Number of the company is U45309WB2019PTC234967, a private limited company incorporated under provision of The Companies Act, 2013 having its registered Office at 558 R.B.C Road, Post Office Hazinagar, P.S. Naihati, District North 24 Parganas. Pin 743135, duly represented through one of its Director **SRI INDRAJIT SHARMA SARKER**, son of Late- Jogadhir Sharma Sarkar, by faith - Hindu, by Occupation -Business, residing at Post Office Fingapara, Police Station Jagatddal, District North 24 Parganas, PIN - 743129, West Bengal, as our true and lawful Attorney for us and on our behalf in our name to do and execute or cause to be done, executed and performed all or any of the following acts, deeds and things :-

WHEREAS One Sk. Rabbu was the absolute owner in respect of 14 Decimal of Bastu land, contained in Dag No. 37 under Khatian No. 301, lying and situated at Mouza -Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, in the District of North 24-Parganas, seized and possessed thereon.

AND WHEREAS the Sk. Rabbu by virtue of a registered deed of sale dated 08.11.1950 sold unto Anil Kumar Mitra in respect of 14 Decimal of Bastu land, contained in Dag No. 37 under Khatian No. 301, lying and situated at Mouza -Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, in the District of North 24-Parganas, and the same was registered at the Office of the Sub-Registrar at Naihati, and recorded in Book No. I, Being No. 7250, in the year 1950;

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AND WHEREAS after purchasing the said property the said Anil Kumar Mitra was the owner in respect of 14 Decimal of Bastu land, and recorded his name in L.R. record of rights, contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159 under Own L.R. Khatian No. 84, lying and situated at Mouza -Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, in the District of North 24-Parganas, seized and possessed thereon.

AND WHEREAS thereafter seized and possessed thereof the said Anil Kumar Mitra died on 29.06.1990 leaving behind his wife, four sons and two daughters the following persons as his sole legal heirs and heiress :-

<u>SL.NO.</u>	<u>N A M E</u>	<u>RELATIONSHIP WITH THE DECEASED</u>
1.	Late ILA MITRA	Wife
2.	SRI TUSHAR MITRA	son
3.	SRI KAMAL MITRA	son
4.	SRI RAJAT MITRA	son
5.	SRI HIRAK MITRA	son
6.	SMT. KUNTALA BISWAS (MITRA)	Married daughter
7.	SMT. MRIDULA BOSE (MITRA)	Married daughter

and on his demise we the said legal heirs and heiress became the absolute owner left by their deceased wife & father inherited property as per Hindu succession Act 1956;

AND WHEREAS thereafter the said Ila Mitra died on 23.11.2013 leaving behind her four sons and two daughters the following persons as her sole legal heirs and heiress :-

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SL.NO.

N A M E

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RELATIONSHIP WITH THE
DECEASED

- | | | |
|----|-----------------------------|------------------|
| 1. | SRI TUSHAR MITRA | son |
| 2. | SRI KAMAL MITRA | son |
| 3. | SRI RAJAT MITRA | son |
| 4. | SRI HIRAK MITRA | son |
| 5. | SMT. KUNTALA BISWAS (MITRA) | Married daughter |
| 6. | SMT. MRIDULA BOSE (MITRA) | Married daughter |

and on her demise we the said legal heirs and heiresess became the absolute owner left by their deceased mother inherited property since deceased of Ila Mitra as per Hindu succession Act 1956;

AND WHEREAS after demise of said Anil Kumar Mitra and Ila Mitra the present vendor nos 1 to 6 were the joint owner of their father and mother inherited property and seized and possessed thereof;

AND WHEREAS the Land Owners joint possossion of ALL THAT piece and parcel of 14 Decimal of Bastu land and paid to the relevent Khajna and taxes upto date and lawfully seized and possessed of or otherwise sufficiently entitled to sell the said property in the Schedule hereinafter given and depicted and delineated in the map or plan hereto annexed.

AND WHEREAS the Land Owner No.1 Sri Tushar Mitra seized and possessed of his demarcated portion measuring 2 (Two) Cottahs 13 (Thirteen) Chittaks 8 (Eight) Square feet or 2033 Square feet equivalent to 04.67 Decimal of Bastu land out of which Own 1/6th share land measuring 7 Chhataks 24 Square feet or 339 Square feet and out of which Sri Kamal Mitra, Sri Rajat Mitra, Sri Hirak Mitra, Smt. Kuntala Biswas (Mitra), Smt. Mridula Bose (Mitra) of their undivided

Sd/-

undemarcated 5/6th share land measuring 2 (Two) Cottahs 5 (Five) Chittaks 29 (Twenty Nine) Square feet 1694 Square feet or 03.89 Decimal of Bastu land together with 100 Square feet Structure standing thereon, made a gift dated 06.01.2015 in favour of their full blooded brother Sri Tushar Mitra, and the same was registered at the Office of the Additional District Sub-Registrar at Naihati, and recorded in Book No. I, Volume No. 1507, pages 1034 to 1048 being No. 00076, for the year 2015;

AND WHEREAS after conveying the aforesaid gift deed and also inherited share the said Sri Tushar Mitra was the absolute owner of 2 (Two) Cottahs 13 (Thirteen) Chittaks 8 (Eight) Square feet or 2033 Square feet equivalent to 04.67 Decimal of Bastu land and Mutated his name in Local Naihati Municipality and also recorded his name in L.R. record of rights and got New L.R. Khatian No. 5868 contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159, lying and situated at Mouza Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, Ward No. 24 (Old) Ward No. 22 (New) Deshbandhupally Road, Holding No. 21, in the District of North 24-Parganas;

AND WHEREAS the present Land owner no. 2 Smt. Kuntala Biswas (Mitra) seized and possessed of her demarcated portion measuring 2 (Two) Cottahs 13 (Thirteen) Chittaks 8 (Eight) Square feet or 2033 Square feet equivalent to 04.67 Decimal of Bastu land out of which Own 1/6th share land measuring 7 Chhataks 24 Square feet or 339 Square feet and out of which Sri Tushar Mitra, Sri Kamal Mitra, Sri Rajat Mitra, Sri Hirak Mitra, Smt. Mridula Bose (Mitra) of their undivided undemarcated 5/6th share land measuring 2 (Two) Cottahs 5 (Five) Chittaks 29 (Twenty Nine) Square feet 1694 Square feet or 03.89 Decimal

Sd/-

of Bastu land together with 100 Square feet Structure standing thereon, made a gift dated 06.01.2015 in favour of their full blooded daughter Smt. Kuntala Biswas (Mitra), and the same was registered at the Office of the Additional District Sub-Registrar at Naihati, and recorded in Book No. 1, Volume No. 1507, pages 1019 to 1033 being No. 00075, for the year 2015;

AND WHEREAS after conveying the aforesaid gift deed and also inherited share the said Smt. Kuntala Biswas was the absolute owner of 2 (Two) Cottahs 13 (Thirteen) Chittaks 8 (Eight) Square feet or 2033 Square feet equivalent to 04.67 Decimal of Bastu land and Mutated her name in Local Naihati Municipality and also recorded her name in L.R. record of rights and got New L.R. Khatian No. 5532 contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159, lying and situated at Mouza -Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, Ward No. 24 (Old) Ward No. 22 (New) Deshbandhupally Road, Holding No. 21/1, in the District of North 24-Parganas;

AND WHEREAS the Land Owner No.3 Smt. Mridula Bose (Mitra) seized and possessed of her demarcated portion measuring 2 (Two) Cottahs 13 (Thirteen) Chittaks 8 (Eight) Square feet or 2033 Square feet equivalent to 04.67 Decimal of Bastu land out of which Own 1/6th share land measuring 7 Chhataks 24 Square feet or 339 Square feet and out of which Sri Tushar Mitra, Sri Kamal Mitra, Sri Rajat Mitra, Sri Hirak Mitra, Smt. Kuntala Biswas (Mitra), of their undivided undemarcated 5/6th share land measuring 2 (Two) Cottahs 5 (Five) Chittaks 29 (Twenty Nine) Square feet 1694 Square feet or 03.89 Decimal of Bastu land together with 100 Square feet Structure standing thereon, made a gift

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dated 06.01.2015 in favour of their full blooded sister Smt. Mridula Bose (Mitra), and the same was registered at the Office of the Additional District Sub-Registrar at Naihati, and recorded in Book No. I, Volume No. 1507, pages 1049 to 1063 being No. 00077, for the year 2015;

AND WHEREAS after conveying the aforesaid gift deed and also inherited share the said Smt. Mridula Bose (Mitra) was the absolute owner of 2 (Two) Cottahs 13 (Thirteen) Chittaks 8 (Eight) Square feet or 2033 Square feet equivalent to 04.67 Decimal of Bastu land and Mutated her name in Local Naihati Municipality and also recorded her name in L.R. record of rights and got New L.R. Khatian No. 5652 contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159, lying and situated at Mouza -Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, Ward No. 24 (Old) Ward No. 22 (New) Deshbandhupally Road, Holding No. 21/2, in the District of North 24-Parganas;

AND WHEREAS after three separate Gift deeds the said Sri Tushar Mitra, Smt. Kuntala Biswas (Mitra), Smt. Mridula Bose (Mitra) were the owner of three separate portions seized and possessed and recorded their names in L.R. record of rights and also Mutated their separate name in Local Naihati Municipality and paid to the relevent tax and khajna upto date in respect of said property;

AND WHEREAS thereafter the said Smt. Kuntala Biswas (Mitra), Smt. Mridula Bose (Mitra) jointly made a gift in favour of their full blooded brother Sri Tushar Mitra dated 03.12.2019 in respect of their joint portions of ALL THAT piece and parcel of 5 (Five) Cottahs 10 (Ten) Chittaks 16 (Sixteen) Square feet or 4066 Square feet or 09.34

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Decimal of Bastu land together with tiles shed structure standing thereon, contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159, under L.R. Khatian Nos. 5532, 5652 lying and situated at Mouza - Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, Ward No. 24 (Old) Ward No. 22 (New) Deshbandhupally Road, Holding Nos. 21/1 and 21/2, in the District of North 24-Parganas, and the said Gift deed was registered at the Office of the Additional District Sub-Registrar at Naihati, and recorded in Book No. I, Volume No. 1507, pages 175472 to 175492 being No. 08265, for the year 2019;

AND WHEREAS thus after became the present Land Owner No.1 through the above mentioned Two Gift deeds was the Sixteen annas Owner in respect of ALL THAT piece and parcel of Bastu land measuring 14 Decimals togetherwith Tiles shed structure standing thereon, contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159, under L.R. Khatian Nos. 5868, 5532, 5652, lying and situated at Mouza - Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, Ward No. 24 (Old) Ward No. 22 (New) Deshbandhupally Road, Holding Nos.21, 21/1 and 21/2, and amalgamated New Holding No. 21, in the District of North 24-Parganas;

AND WHEREAS the present Land Owner no. 1 of his Sixteen annas 14 Decimal of Bastu land made undivided three parts Own one part undivided 1/3rd share and balance 2/3rd share ALL THAT piece and parcel of 5 (Five) Cottahs 10 (Ten) Chittaks 16 (Sixteen) Square feet or 4066 Square feet or 09.34 Decimal of Bastu land made a Gift deed dated 06.12.2019 in favour of Smt. Kuntala Biswas (Mitra) undivided

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1/3rd share, Smt. Mridula Bose (Mitra) undivided 1/3rd share, each 04.67 Decimal land, contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159, under L.R. Khatian Nos. 5868, 5532, 5652, lying and situated at Mouza -Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, Ward No. 24 (Old) Ward No. 22 (New) Deshbandhupally Road, Holding Nos.21, in the District of North 24-Parganas, and the said Gift deed was registered at the Office of the Additional District Sub-Registrar at Naihati, and recorded in Book No. 1, Volume No. 1507, pages 177132 to 177154 being No. 08343, for the year 2019;

AND WHEREAS after becoming the aforesaid Sixteen annas property they the joint owners Sri Tushar Mitra, Smt. Kuntala Biswas (Mitra), Smt. Mridula Bose (Mitra) were the absolute owners of ALL THAT piece and parcel of 14 Decimal of Bastu land each undivided 1/3rd share, 04.67 Decimal land, contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159, under L.R. Khatian Nos. 5868, 5532, 5652, lying and situated at Mouza -Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, Ward No. 24 (Old) Ward No. 22 (New) Deshbandhupally Road, Holding Nos. 21, in the District of North 24-Parganas, and have been possession as absolute owners by exercising all rights of ownership in respect thereof, more-fully described in the schedule "A" below, and have been possessing, occupying and enjoying the same freely, openly, peacefully and without any objection and/or interruption whatsoever having permanent, heritable and transferable right title and interest therein;

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AND WHEREAS, being the Land owners in such possession, the land owners/First parties have decided to construct a Ground +4 storied Commercial, residential building, comprised of several separate flats/Shop through an experienced builder/developer at the cost of the builder/developer in and over the below schedule "A" land by demolishing the old structure standing thereon and, consequently, have declared his aforesaid decision.

AND WHEREAS the said Principals are paid to the relevent khajna upto date in respect of the Sixteen annas Schedule property;

1. To apply for, appear before and to sign all papers/documents as may be required to obtain electricity, telephones, water, sewerage and/or other connection of any other utilities from appropriate authorities as confirming party.
2. To sign and admit before Naihati Municipality all papers, applications and documents for having the mutation affected in the said office and with all authorities and/or persons.
3. To take booking from the intending or proposed purchaser or purchasers for sale thereof with the intending or proposed purchaser or purchasers and to receive booking money or earnest money thereof, for the described in the Schedule below.
4. To enter into an agreement for sale of the said Flats, Garage, Shops Spaces described in the Schedule below along with undivided share of land and sign and deliver all Conveyance and to receive from them any earnest money or advance and also the full amount of consideration money and to discharge valid receipt for the same.

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5. To appear before any Register, Sub-Registrar, having jurisdiction to present all deeds and documents including sale deeds for registration and to sign all receipts and other documents as may be required as per law and equity, for completion of Registration, in respect of the said flats, described in the Schedule below.
6. To represent us before all courts of law, Civil, Criminal Revenue all offices thereof all tax authorities, Tribunals, members of the public etc. institute suits or cases - Civil, Criminal revenue, for and on our behalf and in our interest, to prefer appeals, revisions, reviews, to sign pleadings, complaints, written statements, verifications, affidavits all applications, Memorandum of Appeal, applications for revisions, review, vakalatnama, to defend me in all suits cases filed against us, to file compromise petition before the Court, to withdraw suits or cases in our interest to engage lawyer or lawyers for conducting suits or cases, appeals revisions etc. arising there from to pay lawyer's fees, to defray all expenses of litigation, to do all acts and deeds necessary for and in connection with conducting litigation if arise in connection with transfer of the property, by way of sale, mortgage, lease or otherwise.
7. To apply for mutation of the property after transfer by way of sale and to sign any paper, documents, etc. for that purpose.
8. To prepare and apply for Naihati Municipality sanction building plans including the structural and elevation plans and to do all such things which may be necessary for getting such Municipal sanctions.
9. To sign all statements, affidavits, undertakings, indemnities or any such documents or documents which may become necessary to be executed or our behalf before any authority or authorities including Notary Public, Executive & Judicial Magistrate, or any other authority or authorities.

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10. To apply and obtain electricity, water, sewerage, drainage, telephone and other connections of any other utility in the said premises and/or to make alterations therein and to close down and/or have disconnect the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts and things as may be fit and proper by our said Attorney.
11. To appear and represent us before the necessary Authorities including the Naihati Municipality, Fire Brigade, Kalyani Police, the content authority under the Urban Land (Ceiling & Regulation) Act, 1976 in connection with the sanction modifications and/or alteration of the plan.
12. To pay fees obtain sanction and such other orders and permission from the necessary authorities as may be expedient for sanction modification and/or alteration of the plan and also to submit and take delivery of title deeds concerning the said premises and other papers and documents as required by the concerned authorities.
13. To receive refund of the excess amount of fees, if any paid for the purpose of modification and/or alteration of the plans to any authority or authorities.
14. To develop the said premises by making constructions of such building or buildings thereon as our Attorneys may deem fit and proper and for that to take down demolish, remove and/or repair any house building and/or structure of whatsoever on the said premises.
15. To apply for and obtain building materials from the concerned authorities for construction of the building on the said premises and aforesaid.

S. Ghosh

16. To utilize or shift or have connected the existing utilities in the said premises in such manner as our said Attorney may be deem fit and proper.

17. The present principals made a registered deed of development agreement on or before dated on 20/01/2022, between Pricipal /Owners and Devoloper and the same was registered and recorded in Book No 1, Being No. 0579 for the year 2022, office of the A. D. S. R. Naihati.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our hands and seals, if personally present.

AND We do hereby ratify and confirm and agree to ratify and confirm all and whatever our said Attorney have done or shall lawfully do or cause to be done in or about the premises as aforesaid.

SCHEDULE "A" ABOVE REFERRED TO :
(Description of the land on which the proposed
building shall be constructed),

ALL THAT piece and parcel of land measuring 14 Decimal of Bastu land, contained in R.S. Dag No. 37/759 corresponding to L.R. Dag No. 2159, under L.R. Khatian Nos. 5868, 5532, 5652, lying and situated at Mouza -Deulpara, J.L.No.5, Ressa No.20, P.S. Naihati, Additional District Sub-Registry office at Naihati, within the limit of Naihati Municipality, Ward No. 24 (Old) Ward No. 22 (New) Deshbandhupally Road, Holding Nos. 21, 21/1 and 21/2, New amalgamated Holding No. 21, in the District of North 24-Parganas;

The Sixteen annas land is butted and bounded as follows:-

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ON THE NORTH	:	40' Feet wide Adhata Road.
ON THE SOUTH	:	H/o. Tarak Ghosh & Bapi Ghosh others.
ON THE EAST	:	H/o. Paran Kr. Aich.
ON THE WEST	:	H/o. Dulal Barui & Nilkanta Das.

SCHEDULE "B" ABOVE REFERRED TO :

(Description of the owner's allocation in the proposed new building)

1. The land owner/first party get from the developer/ second party and the developer/Second party shall be liable to pay to the land owner/ first parties Get **Two Nos. 2 BHK FLAT** measuring Super Builtup area 800 to 850 Square feet (Approx.) each One of the **FIRST FLOOR** (North West), and another One of the **SECOND FLOOR** (North West), AND **One 3 BHK FLAT** measuring Super Builtup area 1050 to 1100 Square feet (Approx.) of the **FIRST FLOOR** (North East Corner), (with complete Flat also common corridor, stair & Lift facilities) **AND One Commercial Space measuring 600 Square feet (Approx.)**. on the Road side of the **GROUND FLOOR** of the "A" Schedule property as categorically specified under the **OWNERS ALLOCATION in Schedule "B" below within the stipulated time as hereinafter appearing.**

AND also monetary benefit of Total Rs. 37,00,000/- (Rupees Thirty Seven Lacks) only on this day at the time of Registration of this agreement of Rs. 3,00,000/- (Rupees Three Lacks) only and after completion of Brick work the Developer will be paid by the Land Owners of Rs. 14,00,000/- (Rupees Fourteen Lacks) only and the balance amount of Rs. 20,00,000/- (Rupees Twenty Lacks) will be pay at the time of after complete of the construction work and possession on Owners Allocation of the proposed new building identified by **ANIL VILLA APARTMENT"** to be constructed on the Schedule - "A" of the First Part, of the proposed

S. Chinn

new building together with proportionate undivided shares of said "A" schedule land along-with the right of undivided proportionate interest in the common areas and facilities as fully described in the Schedule -"C" below, share of passage for ingress and egress of the building in according to the specification of building and flat described in schedule "D" below of the proposed new building.

IN WITNESSES WHEREOF We the aforesaid Principals, have hereto signed and set our respective hands and seals on this the 20th day of JANUARY 2022.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF :-

1. Piyosh Biswas -
1 No. Biswanagar,
Naihati.

Tashor Mitra
Kuntala Biswas Mitra.
Meedula Das Mitra

2. Tapan. Mukherjee
of Naihati.

SIGNATURE OF THE EXECUTANTS

Prepared in my Office

Subhabrata Biswas
SUBHABRATA BISWAS,
DEED WRITER,

A.D.S.R. NAIHATI,
Registration No. W.B./XII-38

SHARMA SARKAR CONSTRUCTION PVT.LTD.

Indrajit Sharma Sarkar.

Director

SIGNATURE OF THE PROMOTER/
DEVELOPER

Typed by me.

Kartick Ch. Banerjee
KARTICK CH.BANERJEE
BHATPARA

SITE PLAN FOR DEVELOPMENT POWER OF ATTORNEY OF MOUZA:DEULPARA,
J.L NO.: 05, DAG NO:- R.S.: - 37/ 759 . L.R. 2159, KHATIAN R.S:-301, L.R.: -5868, 5532, 5652,
HOLDING NO.:21, DESHBANDHU PALLY, WARD NO.:22, UNDER NAIHATI MUNICIPALITY,
P.S : NAIHATI, DIST : NORTH 24 PARGANAS.

-:SCHEDULE:-

TOTAL AREA OF LAND: 14.00 SATAK

NAME OF OWNER'S

- 1) SRI TUSHAR MITRA
- 2) KUNTALA BISWAS(MITRA)
- 3) MRIDULA BOSE(MITRA)

Tushar Mitra

Kuntala Biswas Mitra,

Mridula Bose Mitra

SIG. OF OWNER'S

NAME OF DEVELOPER

SHARMA SARKAR CONSTRUCTION PVT. LTD.
DIRECTOR :- INDRAJIT SHARMA SARKER

SHARMA SARKAR CONSTRUCTION PVT. LTD.

Indrajit Sharma Sarkar,

Director

SIG. OF DEVELOPER

Tarun Sen

Tarun Sen

Regd. Director

Sharma

Regd.

DRAWN BY:

N.B. :- All Mesuarment & Information Supplied By Owner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEKPM9274J

नाम /NAME
TUSHAR MITRA

पिता का नाम /FATHER'S NAME
ANIL KUMAR MITRA

जन्म तिथि /DATE OF BIRTH
24-09-1974

हस्ताक्षर /SIGNATURE
Tushar Mitra

आपका आगुत, प.सं.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

Tushar Mitra

इस कार्ड के रद्द / गिरा जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / यापरा कर दें
रांगुत आगुत आगुत (पञ्चमि एवं तकनीकी),
पी-7,
धीरंगी चववागर,
कलकत्ता - 700 069.

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,

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आय लेखा संख्या कार्ड
Permanent Account Number Card
DMYPB8461B

नाम / Name
KUNTALA BISWAS

पिता का नाम / Father's Name
ANIL MITRA

दिनांक / Date
01/01/2013

हस्ताक्षर / Signature
Kuntala Biswas



Kuntala Biswas Mitra.



Mridula Bose Mitra.

आयकर विभाग

INCOME TAX DEPARTMENT

INDRAJIT SHARMA SARKER

JOGADHIR SHARMA SARKAR

02/09/1970

ALFPS5249D

Indrajit Sharma Sarkar

12/10/70



भारत सरकार

GOVT. OF INDIA



Indrajit Sharma Sarkar.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABCCS9846G

नाम / Name
SHARMA SARKAR CONSTRUCTION
PRIVATE LIMITED



निगमन/गठन की तारीख
Date of Incorporation/Formation
26/11/2019



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 0650/70278/00398

To
Pijush Biswas

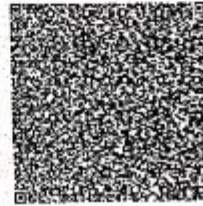
21/02/2014

1 NO BUJOY NAGAR
DHOPAR GALI
Naihati (M)
Naihati, North 24 Paraganas, North 24 Parganas,
West Bengal - 743165
9433562736

75278764



KA752787644FH



आपका आधार क्रमांक / Your Aadhaar No. :

3844 7779 9101

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Pijush Biswas

DOB: 08/01/1968

Male



3844 7779 9101

मेरा आधार, मेरी पहचान

Pijush Biswas

অতিরিক্ত জেলা অবর নিবন্ধক, নৈহাটী।

বাম হস্তের টিপ		নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা		ডান হস্তের টিপ
	কনিষ্ঠা	স্বাক্ষর- <i>Tushar Mitra</i>	কনিষ্ঠা	
	অনামিকা		অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		বৃদ্ধা	
বাম হস্তের টিপ		নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা		ডান হস্তের টিপ
	কনিষ্ঠা	স্বাক্ষর- <i>Kuntala Biswas Mitra</i>	কনিষ্ঠা	
	অনামিকা		অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		বৃদ্ধা	

উক্ত বাম এবং ডান হস্তের
টিপগুলি আমার

স্বাক্ষর-

স্বাক্ষর- *Kuntala Biswas Mitra*

উক্ত বাম এবং ডান হস্তের
টিপগুলি আমার

স্বাক্ষর-

অতিরিক্ত জেলা অধিবাসনিক, নৈহাটি।

বাম হস্তের টিপ		নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা		ডান হস্তের টিপ
	কনিষ্ঠা	স্বাক্ষর- <i>Mridula Bose Mitra</i>	কনিষ্ঠা	
	অনামিকা	 উক্ত বাম এবং ডান হস্তের টিপগুলি আমার	অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		বৃদ্ধা	
বাম হস্তের টিপ			নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা	
	কনিষ্ঠা	স্বাক্ষর- <i>Indrajit Sharma Sarker</i>	কনিষ্ঠা	
	অনামিকা	 উক্ত বাম এবং ডান হস্তের টিপগুলি আমার	অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		বৃদ্ধা	
			স্বাক্ষর-	

Major Information of the Deed

Information of the Deed			
Deed No :	I-1507-00590/2022		
Query No / Year	1507-8000207336/2022	Date of Registration	20/01/2022
Query Date	20/01/2022 12:19:28 PM	Office where deed is registered	
Applicant Name, Address & Other Details	S Biswas Naihati, Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743165, Mobile No. : 9830067398, Status :Deed Writer		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 2/-		
Stamp duty Paid(SD)	Rs. 100/- (Article:48(g))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150700579/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

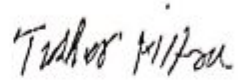
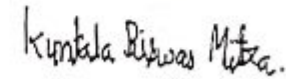
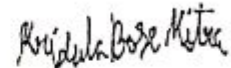
Land Details :

District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: Deshbandhu Road., Mouza: Deulpara, Pin Code : 743165

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-37/759	RS-301	Bastu	Bastu	14 Dec	1/-	53,55,000/-	Property is on Road , Project Name :
Grand Total :					14Dec	1 /-	53,55,000 /-	

Structure Details :

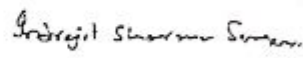
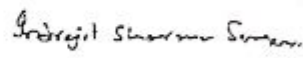
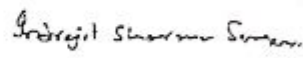
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr TUSHAR MITRA (Presentant) Son of Late Amil Kumar Mitra Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office	Photo  20/01/2022	Finger Print  LTI 20/01/2022	Signature  20/01/2022
Desh Bandhu Pally,, City:- Not Specified, P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx4J, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office				
2	Name Mrs KUNTALA BISWAS, (Alias: Mrs KUNTALA MITRA) Wife of Mr Pijush Biswas Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office	Photo  20/01/2022	Finger Print  LTI 20/01/2022	Signature  20/01/2022
Desh Bandhu Pally,, City:- Not Specified, P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DMxxxxxx1B, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office				
3	Name Mrs MRIDULA TAPAN KUMAR BOSE, (Alias: Mrs MRIDULA MITRA) Wife of Tapan Kumar Bose Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office	Photo  20/01/2022	Finger Print  LTI 20/01/2022	Signature  20/01/2022
Desh Bandhu Pally,, City:- Not Specified, P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CMxxxxxx6Q, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/01/2022 , Admitted by: Self, Date of Admission: 20/01/2022 ,Place : Office				

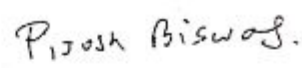
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED 558, R. B. C Road,, City:- Not Specified, P.O:- Hazinagar, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743135 , PAN No.:: ABxxxxxx6G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr Indrajit Sharma Sarker Son of Late Jogadhir Sharma Sarker Date of Execution - 20/01/2022, , Admitted by: Self, Date of Admission: 20/01/2022, Place of Admission of Execution: Office</td><td> Jan 20 2022 12:59PM</td><td> LTI 20/01/2022</td><td> 20/01/2022</td></tr></table>	Name	Photo	Finger Print	Signature	Mr Indrajit Sharma Sarker Son of Late Jogadhir Sharma Sarker Date of Execution - 20/01/2022, , Admitted by: Self, Date of Admission: 20/01/2022, Place of Admission of Execution: Office	 Jan 20 2022 12:59PM	 LTI 20/01/2022	 20/01/2022	Fingapara, City:- Not Specified, P.O:- Fingapara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED (as director)		
Name	Photo	Finger Print	Signature									
Mr Indrajit Sharma Sarker Son of Late Jogadhir Sharma Sarker Date of Execution - 20/01/2022, , Admitted by: Self, Date of Admission: 20/01/2022, Place of Admission of Execution: Office	 Jan 20 2022 12:59PM	 LTI 20/01/2022	 20/01/2022									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PIJUSH BISWAS Son of Late PROMOD BISWAS 1, BIJAY NAGAR,, City:- , P.O:- NAIHATI, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165	 20/01/2022	 20/01/2022	 20/01/2022
Identifier Of Mr TUSHAR MITRA, Mrs KUNTALA BISWAS, Mrs MRIDULA TAPAN KUMAR BOSE, Mr Indrajit Sharma Sarker			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr TUSHAR MITRA	SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED-4.66667 Dec
2	Mrs KUNTALA BISWAS	SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED-4.66667 Dec
3	Mrs MRIDULA TAPAN KUMAR BOSE	SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED-4.66667 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr TUSHAR MITRA	SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED-33.33333300 Sq Ft
2	Mrs KUNTALA BISWAS	SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED-33.33333300 Sq Ft
3	Mrs MRIDULA TAPAN KUMAR BOSE	SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED-33.33333300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: Deshbandhu Road., Mouza: Deulpara, Pin
Code : 743165

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	RS Plot No:- 37/759, RS Khatian No:- 301		

Endorsement For Deed Number : I - 150700590 / 2022

20-01-2022

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 11:30 hrs on 20-01-2022, at the Office of the A.D.S.R. NAIHATI by Mr TUSHAR MITRA, 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 53,82,000/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 20/01/2022 by 1. Mr TUSHAR MITRA, Son of Late Amil Kumar Mitra, Desh Bandhu Pally,, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession Business, 2. Mrs KUNTALA BISWAS, Alias Mrs KUNTALA MITRA, Wife of Mr Pijush Biswas, Desh Bandhu Pally,, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession House wife, 3. Mrs MRIDULA TAPAN KUMAR BOSE, Alias Mrs MRIDULA MITRA, Wife of Tapan Kumar Bose, Desh Bandhu Pally,, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession House wife

Indetified by Mr PIJUSH BISWAS, , Son of Late PROMOD BISWAS, 1, BIJAY NAGAR,, P.O: NAIHATI, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]
Execution is admitted on 20-01-2022 by Mr Indrajit Sharma Sarker, director, SHARMA SARKAR CONSTRUCTION PRIVATE LIMITED, 558, R. B. C Road,, City:- Not Specified, P.O:- Hazinagar, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743135

Indetified by Mr PIJUSH BISWAS, , Son of Late PROMOD BISWAS, 1, BIJAY NAGAR,, P.O: NAIHATI, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2890, Amount: Rs.100/-, Date of Purchase: 20/01/2022, Vendor name: S Samanta

Abhisek Banerjee

ABHISEK BANERJEE
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1507-2022, Page from 16359 to 16390

being No 150700590 for the year 2022.



Digitally signed by ABHISEK BANERJEE
Date: 2022.01.20 16:17:42 +05:30
Reason: Digital Signing of Deed.

Abhisek Banerjee

(ABHISEK BANERJEE) 2022/01/20 04:17:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
West Bengal.