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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

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[Signature]
A.R.S.R. Gupta
South 24 Parganas

FEB 2024

DEVELOPMENT POWER OF ATTORNEY
AFTER
REGISTERED DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE PRESENTS SMT. SHANTA SAHA, wife of Sri Aparesh Saha, having PAN: JONPS3733A, Aadhaar No. 7924 9052 3971, Mobile No. 93302 82410, by Occupation: Housewife, by Faith: Hindu, by Nationality: Indian, residing at Laskarpur Dakshin Para, P.O. Laskarpur, P.S. Narendrapur, Kolkata- 700 153, District - South 24 Parganas, West Bengal, hereinafter referred to as the "**OWNER/PRINCIPAL**" do hereby **SEND GREETINGS**.

30 JAN 2024

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No..... ₹ 100/- Date.....

Name : *Smt. Shanta Saha*

Address : *Laskarpur Purba Para, KOL-153.*

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KCI-27

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A.D.R. Gupta
South 24 Parganas

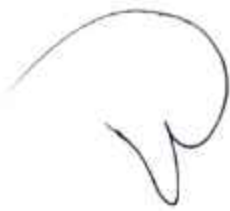
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Identified by me

Aziz Mondal
40-1st Sahabuddin Mondal
South Kumra Khali, Karkata
P.O. + P.S. - Narundia
Kol-740103

WHEREAS

- 1) Originally one Sri Dhananjay Naskar seized and possessed all that landed properties comprised in various dag numbers including the piece and parcel of land comprised in C.S. & R.S. Dag Nos. 1206 & 1207 under C.S. Khatian No. 174, Hal R.S. Khatian No. 340 & 662, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal.
- 2) After demise of said Dhananjay Naskar his sons as legal heirs amongst themselves mutually settled and divided their inherited properties left behind their father and out of one son named Sri Nagendra Nath Naskar got portion of the aforesaid landed properties comprised in various dag numbers including the piece and parcel of land comprised in C.S. & R.S. Dag Nos. 1206 & 1207 under C.S. Khatian No. 174, Hal R.S. Khatian No. 340 & 662, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal.
- 3) While seized and possessed said Sri Nagendra Nath Naskar, son of Late Dhananjay Naskar sold, transferred and conveyed out of his allocated portion, one plot of land i.e., All That piece and parcel of land measuring an area 01 Cottah 03 Chittacks 13 Sq.ft. be the same comprised in R.S. Dag No. 1206 under R.S. Khatian No. 340 and land measuring an area 14 Chattacks 14 Sq.ft. be the same comprised in R.S. Dag No. 1207 under R.S. Khatian No. 662, thus, total aggregating land measuring an area 02 Cottahs 01 Chattack 27 Sq.ft. be the same a little more or

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less, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal, unto and in favour of Sri Ashis Shom, son of Late Hiresh Lal Shom, by virtue of a Deed of Sale (Vikroy Kobala), on 30.01.1973, which was registered in the office at S.R. Sonarpur and recorded in Book No. 1, Volume No. 8, Pages from 184 to 187, Being No. 307 for the year 1973.

- 4) While seized and possessed said Sri Nagendra Nath Naskar, son of Late Dhananjay Naskar seized and possessed sold, transferred and conveyed out of his allocated portion, another plot of land i.e., All That piece and parcel of land measuring an area 02 Cottahs be the same comprised in R.S. Dag No. 1206 under R.S. Khatian No. 340 and land measuring an area 02 Cottahs be the same comprised in R.S. Dag No. 1207 under R.S. Khatian No. 662, thus, total aggregating land measuring an area 04 Cottahs be the same a little more or less, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. – Sonarpur, in the District of South 24 Parganas, West Bengal, unto and in favour of Sri Amulya Chatterjee, son of Late Narayan Chatterjee, by virtue of a Deed of Sale (Vikroy Kobala), on 31.10.1972, which was registered in the office at S.R. Sonarpur and recorded in Book No. 1, Volume No. 50, Pages from 113 to 116, Being No. 3603 for the year 1972.
- 5) While seized and possessed said Sri Amulya Chatterjee sold, transferred and conveyed out of the aforesaid land i.e., All That piece and parcel of land measuring an area 04 Chattacks be the same comprised in R.S. Dag No. 1206 under R.S. Khatian No. 340 and land measuring an area 04 Chattacks be the same



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South 24 Parganas

8 FEB 2024

comprised in R.S. Dag No. 1207 under R.S. Khatian No. 662, thus, total aggregating land area 08 Chittacks, be the same a little more or less, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. - Sonarpur, in the District of South 24 Parganas, West Bengal, unto and in favour of Sri Ashis Shom, son of Late Hiresh Lal Shom, by virtue of a Deed of Sale (Vikroy Kobala), which was registered in the office at S.R. Sonarpur and recorded in Book No. 1, Volume No. 35, Pages from 142 to 144, Being No. 2073 for the year 1973.

- 6) Thus, by virtue of aforesaid two Sale Deed, being Nos. 307 of 1973 and 2073 of 1973, the said Sri Ashis Shom seized possessed and entitled to All That piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, within jurisdiction of the Laskarpur Gram Panchayat, Police Station and A.D.S.R.O. - Sonarpur, in the District of South 24 Parganas, West Bengal.
- 7) Thereafter, the said Sri Ashis Shom mutated his name in the formerly Laskarpur Gram Panchayat presently Sri Rishi Raj Narayan No. 1 Gram Panchayat in respect of the said land and constructed a dwelling house thereon and paying rents and taxes to the concerned authority.
- 8) While peacefully possession of the said property the said Ashis Shom sold, transferred and conveyed All That piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, together with a dwelling house



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(consisting of 2 bedrooms, 1 drawing room, 1 kitchen, and 1 Varandah) standing thereon, together with egress and ingress thereto, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, within jurisdiction of the formerly Laskarpur Gram Panchayat presently Sri Rishi Raj Narayan No. 1 Gram Panchayat, Police Station and A.D.S.R.O. - Sonarpur, in the District of South 24 Parganas, West Bengal, unto and in favour of Smt. Bindu Chakraborty, wife of Sri Subodh Kumar Chakraborty, by virtue of a Deed of Sale (Vikroy Kobala), on 30th September, 1985, which was registered in the office at District Sub-Registrar- Alipore and recorded in Book No. 1, Volume No. 233, Pages from 393 to 402, Being No. 13475 for the year 1985.

- 9) While peacefully possession of the said property the said Smt. Bindu Chakraborty sold, transferred and conveyed All That piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, together with a dwelling house (consisting of 2 bedrooms, 1 drawing room, 1 kitchen, and 1 Varandah) standing thereon, together with egress and ingress thereto, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, within jurisdiction of the formerly Laskarpur Gram Panchayat presently Sri Rishi Raj Narayan No. 1 Gram Panchayat, Police Station and A.D.S.R.O. - Sonarpur, in the District of South 24 Parganas, West Bengal, unto and in favour of Smt. Shanta Saha, wife of Sri Aparesh Saha, by virtue of a Deed of Sale (Vikroy Kobala), executed on 25th September, 2006, and registered on 16th November, 2010, which was duly registered in the office at District Sub-Registrar- IV, South 24 Parganas and recorded in



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Book No. 1, CD Volume No. 29, Pages from 2723 to 2736, Being No. 08492 for the year 2010.

- 10) Thereafter the said Smt. Shanta Saha while possessed of the aforesaid property recorded in her name with the Record of Rights before the BL & LRO, which is published in L.R. Dag Nos. 2753 & 2754 under L.R. Khatian No. 3293, P.S. Sonarpur, District South 24 Parganas and P.S. Sonarpur, in the district-South 24 Parganas and mutated in the Assessment records of the Rajpur Sonarpur Municipality, being Holding No. 305, Purba Para, under Ward No. 31, P.O.- Laskarpur, P.S. Narendrapur, in the district-South 24 Parganas and paying Govt. taxes and Municipality rents and taxes to the concerned authority.
- 11) Thus, the said Smt. Shanta Saha, the Owner/Vendor herein seized, possessed and entitled to All That piece and parcel of land measuring an area 02 Cottahs 09 Chattacks 27 Sq.ft. be the same a little more or less, together with a dwelling house (consisting of 2 bedrooms, 1 drawing room, 1 kitchen, and 1 Varandah) standing thereon, together with egress and ingress thereto, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, corresponding to L.R. Dag Nos. 2753 & 2754 under L.R. Khatian No. 3293, Being Holding No. 305, Purba Para, under Ward No. 31, within the limits of the Rajpur Sonarpur Municipality, A.D.S.R.O. formerly Sonarpur now Garia, P.O. Laskarpur, Police Station: formerly Sonarpur now Narendrapur, in the District of South 24 Parganas, West Bengal, morefully and particularly described and mentioned in the FIRST SCHEDULE herein, which is called and referred to as the "SAID LAND", which is free from all encumbrances.



A.D.S.R. Gupta
South 24 Parganas

08 FEB 2024

- 12) While possessing the aforesaid property said **SMT. SHANTA SAHA** has been noticed that in the said registered Deed of Sale, Being No. 08492 for the year 2010, inadvertently written some errors/mistakes is/are nothing, but oversight and typographical and for rectified the same made and executed a Deed of Declaration, on 06th February, 2024, which was duly registered in the office at Addl. District Sub-Registrar- Garia, South 24 Parganas and recorded in Book No. IV, Volume No. 1629-2024, Pages from 95 to 108, Being No. 162900006 for the year 2024.
- 13) While possessing the aforesaid property said **SMT. SHANTA SAHA**, the Landowner herein, with a view to developing and building a multi-storied building on the '**SAID LAND**', morefully mentioned in the '**FIRST SCHEDULE**' herein. The said Landowner has approached to one **M/S PHILOMEL CONSTRUCTION**, a Partnership Firm having it's office at 395, Boral Main Road, near Rangkal, P.S. Narendrapur, Kolkata - 700 084, District South 24 Parganas, being represented by its two partners namely (1) **SRI BIJOY GHOSH**, son of Late Lalmohon Ghosh, By Faith - Hindu, By Occupation - Business, By Nationality - Indian, residing at C/9 , Rajnarayan Park , P.O+Vill -Boral, P.S. Narendrapur, Kolkata - 700 154, and (2) **SRI JIBAN GHOSH**, son of Sri. Monindra Ghosh, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 286, Sarojini Apartment, Laskarpur Purbapara, P.S. Narendrapur, Kolkata - 700 153 (the Developer herein), who is competent enough technically know how to erect said multistoried building on the said land and the said Developer being interested has agreed to construct the said building in accordance with the building sanctioned plan, which is to be obtained from the competent Authority of the Rajpur Sonarpur Municipality and the Developer shall bear all expenses, in respect of said construction

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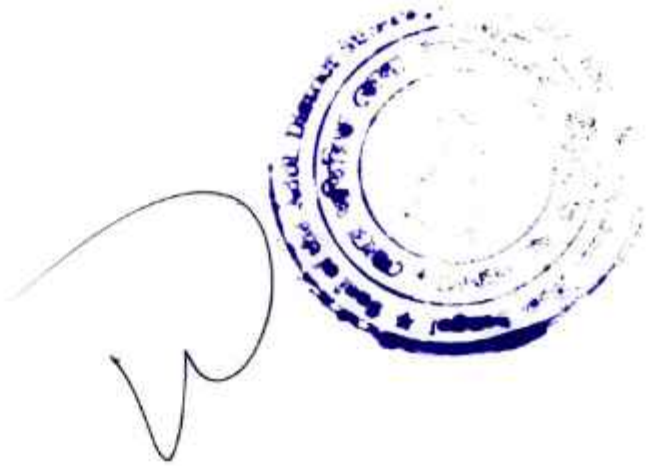
including all legal expenses if arises during construction or after signing of the signing of the Development Agreement dated 08/02/2024 with certain terms and conditions mentioned therein. The said Development Agreement duly registered in the office A.D.S.R. Garia, South 24 Parganas and recorded in Book No. 1, Volume No. 1629-2024, Pages from 14066 to 14105, Being No. 162900625 for the year 2024.

NOW KNOW YE ALL THESE PRESENTS the said **SMT SHANTA SAHA**, the Owner/Principal herein do hereby nominated constituted and appointed said **M/S PHILOMEL CONSTRUCTION**, the Developer herein, a Partnership Firm having it's office at 395, Boral Main Road, near Rangkal, P.S. Narendrapur, Kolkata - 700 084, District South 24 Parganas, being represented by its two partners namely **(1) SRI BIJOY GHOSH**, son of Late Lalmohon Ghosh, By Faith - Hindu, By Occupation - Business, By Nationality - Indian, residing at C/9, Rajnarayan Park, P.O+Vill -Boral, P.S. Narendrapur, Kolkata - 700 154, and **(2) SRI JIBAN GHOSH**, son of Sri. Monindra Ghosh, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 286, Sarojini Apartment, Laskarpur Purbapara, P.S. Narendrapur, Kolkata - 700 153 as her **TRUE AND LAWFUL ATTORNEY**, who can able to act, make, perform, execute and exercise all or any of the several acts, deeds, power, authorities, matters and things to look after and manage the said work completion on the said property and also sell out developer's allocation portions mentioned in the said Development Agreement dated 08/02/2024 duly registered in the office A.D.S.R.- Garia, South 24 Parganas and recorded in Book No. 1, Volume No. 1629-2024, Pages from 14066 to 14105, Being No. 162900625 for the year 2024, below mentioned that is to say:-

- 1) To enter upon any such understanding, agreement and/or arrangement with the other co-owners and/or co-sharers of the

Subeeta Chakraborty

Subeeta Chakraborty



A. D. S. R. Gupta
South 24 Parganas

08 FEB 2024

said property of Developer's Allocation as the said Attorneys on her behalf may deem fit and proper.

- 2) To pay all rates, taxes, maintenance and other charges expenses and other outgoings whatsoever payable for and on account of the said Schedule property or any of them and to claim, receive, refund, and reimburse any other amounts from the concerned persons and authorities and to grant receipts and discharges in respect thereof.
- 3) To ask, demand, sue for, recover, realize, claim, collect and receive further or other consideration from new buyers and also any other amounts receivable in respect of the said property or any of Developer's Allocation which are or may be due payable or recoverable from any person or persons or authority or authorities by Cheques or Pay Orders or Demand Drafts drawn in the name of the Attorney and/or in cash and to grant valid receipts and discharges therefore.
- 4) To sell, convey and transfer and/or complete the sale and transfer of the said property of the Developer's Allocation thereof to any new purchaser or purchasers and to do all acts deeds and things regarding registration any of sale or transfer before the competent authority.
- 5) To produce and deliver all title deeds documents and papers relating to the said property to the buyers of the same and to answer and comply with all requisitions that may be made out by such intending buyers / transferees.
- 6) To apply for, obtain and submit all clearances certificates forms declarations and/or permissions if so and as be required for or in relation to the otherwise transfer of the said property of the Developer's Allocation.



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08 FEB 2024

- 7) To enforce all or any of the terms and conditions or covenants of any agreement deed or document executed or that may be hereafter executed in respect of all or any of the affairs relating to the acquiring, holding, user, sale, transfer, of the said property of the Developer's Allocation ^{only} any of them or any part or share thereof or in any other way relating to the said property or any of them or any part or share thereof and to exercise all our rights in respect thereof.
- 8) To appear, sign represent and submit the before the Rajpur Sonarpur Municipality, all papers applications and documents for having the said property or any of them or any part or share thereof separately assessed and of obtaining the building plan from the Rajpur Sonarpur Municipality, and also sign and submit the Water connection, drainage, Completion Plan, and Occupation Certificate in the respect of the said Multi storied Apartments/Buildings, Electricity Connection sewerage, plan and any other type of matter or of WBESC on behalf of me.
- 9) To sign execute and admit, enter, modify, cancel, alter, draw, approve rectify, submit and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, sale agreements, sale deeds, documents of transfer, rectification's, nominations, assignments, declarations, confirmations, affidavits, indemnities, undertakings, application on behalf of her, save and except Owner's Allocation.
- 10) To appear, Sign and represent the Principals before the Rajpur Sonarpur Municipality, statutory bodies and government departments and/or any of their officers and also all other State Govt./Semi Govt. Executives, Judicial or Quasi-Judicial, and other authorities and also all Courts and Tribunals and also any

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South 24 Parganas

8 FEB 2024

person, or other persons and deal with them in all manner and sign execute, deliver and submit all papers documents applications objections notices etc. and also to submit and take delivery of and/or explain all documents of title, accounts, clearances, plan etc. and to do all acts deeds and things as may be required or found necessary or expedient by the said Attorney on behalf of her.

- 11) To appear and sign, represent and submit and execute admit before any Registrar, Sub Registrar, Additional District Sub-Registrar, District Sub Registrar, Registrar of Assurances, Kolkata and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds instruments and writings signed by the said Attorney on behalf of her by virtue of the power hereby conferred.
- 12) To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, affidavit, vakalatnama, warrant of Attorney, memorandum of appeal or any other document or Court paper in any proceeding as the occasions shall require and/or as the said Attorney on behalf of her may think fit and proper.
- 13) To sign the Boundary Declaration, splay corner Gift in favour of Municipality, common passage in connection with the requisition of Rajpur Sonarpur Municipality, on behalf of her.
- 14) To appoint, engage, transfer, suspend, remove, at their discretion, any employee, and/or agent for or from temporary, permanent, or special services and to settle the terms and conditions of such appointments/engagements to determine their respective duties



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South 24 Parganas

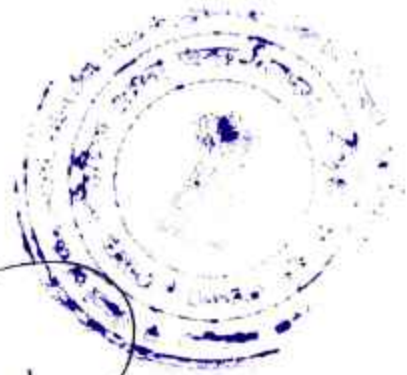
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and responsibilities as her said Attorneys shall think fit and proper.

- 15) To negotiate with the intending purchaser or purchasers and to settle the price of any units and other spaces in the said property of the Developer's Allocation ^{only} thereof required to be sold and to receive booking and consideration money as her said Attorney may deem fit and proper.
- 16) To appear and represent the Principals before any Notary Public, other Magistrates and other Govt./Semi Govt. officer or officers and authorities in connection with affirmation or notarization of any deed instrument declaration or writing signed or made by the said Attorney on behalf of her by virtue of the powers hereby conferred.
- 17) To file and submit all declarations, clearances, permissions, certificates, forms, statements, affidavits, and undertakings for having the registration completed of all documents instruments and writings executed by the said Attorneys by virtue of the power hereby conferred.
- 18) To accept notices, summons, and services of papers from any Court Tribunal postal authorities and / or other statutory authorities and/or persons.
- 19) Be it expressly stated that the said Attorneys shall construct and/or develop the said Schedule mentioned property and the said Attorney shall sell the constructed ^{only} building/Flat and Space or spaces of the Developer's Allocation to the intending purchaser or Purchasers and such attorney shall receive all the consideration money on behalf of the principals.
- 20) I hereby declare that the powers and authorities hereby granted as per agreement for Development and in accordance with the

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statutory provisions, rules, and regulations and that the transfer and/or conveyance of the land, buildings, flats are conveyed to the purchasers and Association of Apartment Owner is registered and starts functions.

THE FIRST SCHEDULE ABOVE REFERRED TO
THE SAID PROPERTY

ALL THAT piece and parcel of land measuring an area 02 Cottahs 09 Chatacks 27 Sq.ft. be the same a little more or less, together with a single storied dwelling house, having measurement 500 Sq.ft. more or less, cement flooring (consisting of 2 bedrooms, 1 drawing room, 1 kitchen, and 2 Varandah) standing thereon, together with egress and ingress thereto, lying and situated at Mouza- Laskarpur, J.L No. 57, R.S, No. 174, Touji No. 3-5, Paragana, comprised in R.S. Dag Nos. 1206 & 1207 under R.S. Khatian Nos. 340 & 662, corresponding to L.R. Dag Nos. 2753 & 2754 under L.R. Khatian No. 3293, Being Holding No. 305, Purba Para, under Ward No. 31, within the limits of the Rajpur Sonarpur Municipality, A.D.S.R.O. formerly Sonarpur now Garia, P.O. Laskarpur, Police Station: formerly Sonarpur now Narendrapur, in the District of South 24 Parganas, West Bengal, which is butted and bounded as follows:-

ON THE NORTH: By 14' feet wide U B Road.

ON THE SOUTH: By C.S. Dag No. 1208.

ON THE EAST: By C.S. Dag No. 1206 & 1207.

ON THE WEST: By C.S. Dag No. 1206 & 1207.



A. D. S. R. Gupta
South 24 Parganas

08 FEB 2024

IN WITNESS WHEREOF, the Principals have executed this Power of Attorney on this the day *9th* of *February*, Two Thousand and Twenty-Four (2024).

SIGNED. SEALED and DELIVERED

by the **EXECUTANTS** within named in the presence of: -

WITNESSES:

1. *Aparash Saha*
Laskarpur - Purbapara
P.O. Laskarpur
Kolkata - 153.

Susha Saha

Signature of
the Owner/Principal

2. *Kuntal Bose*
Batal
Kolkata - 700154

Accepted by us:

1. *[Signature]*

2. *Jiban Ghosh*

Signature of the Attorneys

Drafted & Typed at Advocate Chamber:

Abdul Chalghobosty
Advocate

Alipore Judges' Court,
P.O. & P.S. - Alipore
Kolkata: 700027
Reg. No. WB/F-52/2003














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A.D.S.R. Garia
South 24 Pergama



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08 FEB 2024

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	left hand					
	right hand					

Name SHANTA SAHA

Signature Shanta Saha

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	left hand					
	right hand					

Name BIJAY GHOSH

Signature Bijay Ghosh

		Thumb	1 st finger	Middle	Ring	Small
	left hand					
	right hand					

Name JIBAN GHOSH

Signature Jiban Ghosh



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A.D.S.R. Gurgaon
Gurgaon 24 Haryana

08 FEB 2024



भारत सरकार
GOVERNMENT OF INDIA



আজিজ মন্ডল
Aziz Mondal
জন্মতারিখ/DOB: 29/04/1992
পুরুষ/ MALE
Mobile No: 9874062194

Issue Date: 12/03/2020

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VID : 9125 6085 8490 2438

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O: সাহাবুদ্দিন মন্ডল, দক্ষিণ কুমড়াখালি, রাজপুর
সোনরপুর (বেং), দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700103

Address :

S/O: Sahabuddin Mondal, DAKSHIN
KUMRAKHALI, Rajpur Sonarpur(N), South
24 Parganas,
West Bengal - 700103

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VID : 9125 6085 8490 2438

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box 100,1947,
Bengaluru-560 001

Aziz Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
JONPS3733A



नाम / Name
SHANTA SAHA

पिता का नाम / Father's Name
NIRANJAN ROY

जन्म की तिथि / Date of Birth
24/09/1972

Shanta Saha
हस्ताक्षर / Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTIITSL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614

Shanta Saha



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 0651/91167/01345

To
Shanta Saha

W/O: Apareeth Saha,
Laskarpur purba o dakshin para,
VTC, Rajpur Sonarpur (M), PO: Laskarpur,
Sub District: South 24 Parganas, District: South 24 Parganas,
State: West Bengal, PIN Code: 700153,
Mobile: 9330282410

0100000175



KF660660756FI



आपका आधार क्रमांक / Your Aadhaar No. :

7924 9052 3971

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Shanta Saha
DOB: 24/09/1972
Female

7924 9052 3971

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफलाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 24/03/2022

Address: W/O: Apareeth Saha, Laskarpur
purba o dakshin para, Rajpur Sonarpur (M),
South 24 Parganas, West Bengal, 700153



7924 9052 3971



1047



help@uidai.gov.in



www.uidai.gov.in

Shanta Saha

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIJOY GHOSH

LAL MOHAN GHOSH

01/04/1957

Permanent Account Number

ADYPG4183B

Bijoy Ghosh
Signature



091120312

Bijoy Ghosh
Lal Mohan Ghosh

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चैंबर्स,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045

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

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



ভারত সরকার

Government of India

ভালিকাভুক্তির আই ডি / Enrollment No : 2010/1/527/25633

পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।

পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

is proof of identity, not of citizenship.

To establish identity, authenticate online.

To
বিক্রম ঘোষ
Bijoy Ghosh
S/O: Lalmohan Ghosh
C/9 RAJNARAYAN PARK
Rajpur Sonarpur(m)
Boral
Boral South 24 Parganas
West Bengal 700154

18/06/2014
150412360



আপনার সংখ্যা / Your No. :

4079 8352 1391

আধার - সাধারণ মানুষের অধিকার

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



ভারতীয় অনন্য পরিচয়-প্রমাণকারী
Unique Identification Authority of India

ঠিকানা: S/O: লালমোহন ঘোষ, নী/৯, রাজনারায়ণ পার্ক, রাজপুর সোনারপুর (এম), বোরাল, দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ, 700154
Address: S/O: Lalmohan Ghosh, C/9, RAJNARAYAN PARK, Rajpur Sonarpur(m), Boral, South 24 Parganas, West Bengal, 700154



ভারত সরকার
Government of India



বিক্রম ঘোষ
Bijoy Ghosh
পিতা : লালমোহন ঘোষ
Father: Lalmohan Ghosh
জন্মতারিখ / DOB : 01/04/1957
পুরুষ / Male



4079 8352 1391

আধার - সাধারণ মানুষের অধিকার

(Handwritten signature)

4079 8352 1391

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFDPG8121N



नाम /NAME

JIBAN GHOSH

पिता का नाम /FATHER'S NAME

MANINDRA GHOSH

जन्म तिथि /DATE OF BIRTH

14-02-1970

हस्ताक्षर /SIGNATURE

Jiban Ghosh

आयकर अधिकारी, प.सं.-111

COMMISSIONER OF INCOME-TAX, W.S. - III

Jiban Ghosh



भारत सरकार
GOVERNMENT OF INDIA



Jiban Ghosh
DOB: 14/02/1970
MALE



9854 8929 0836

MERA AADHAAR, MERI PEHCHAN

Jiban Ghosh.



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Download Date: 25/04/2017

Address

S/O Manindra Ghosh, 286, SARAJINI APT. FLAT-
2A, 2ND FLOOR, Laskarpur Purbapara, Netaji
Balak Sangha Club, Laskarpur, Rajpur Sonarpur
(M), South 24 Parganas,
West Bengal - 700153

Generation Date: 14/04/2017



1800 300 1947

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www.uidai.gov.in

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

Major Information of the Deed

Deed No :	I-1629-00627/2024	Date of Registration	08/02/2024
Query No / Year	1629-8000361150/2024	Office where deed is registered	
Query Date	08/02/2024 11:37:04 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debdulal Chakraborty Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9681097915, 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. 10,30,000/-	Rs. 41,82,587/-		
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]:- 162900625/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, , Ward No: 31, Holding No:305 Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1206	RS-340	Bastu Danga	1 Katha 5 Chatak 14 Sq Ft	5,00,000/-	22,77,625/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, , Project Name :



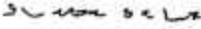
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, , Ward No: 031, Holding No:305 Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1207	LR-662	Bastu Danga	1 Katha 4 Chatak 13 Sq Ft	4,30,000/-	16,43,399/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				4.29Dec	9,30,000 /-	39,21,024 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	500 Sq Ft.	1,00,000/-	2,61,563/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1,00,000 /-	2,61,563 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SHANTA SAHA Wife of Mr APARESH SAHA Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office	 <small>08/02/2024</small>	 Captured <small>LTI 08/02/2024</small>	 <small>08/02/2024</small>
LASKARPUR PURBAPARA, City:- Rajpur-sonarpur, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: JOxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024 ,Place : Office				

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	PHILOMEL CONSTRUCTION 395 BORAL MAIN ROAD, NEAR RANGKAL, City:- Rajpur-sonarpur, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIJOY GHOSH Son of Late LALMOHON GHOSH Date of Execution - 08/02/2024, , Admitted by: Self, Date of Admission: 08/02/2024, Place of Admission of Execution: Office	 <small>Feb 8 2024 11:59AM</small>	 Captured <small>LTI 08/02/2024</small>	 <small>08/02/2024</small>
C/9 RAJNARAYAN PARK, City:- Rajpur-sonarpur, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PHILOMEL CONSTRUCTION (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr JIBAN GHOSH (Presentant) Son of Mr MONINDRA GHOSH Date of Execution - 08/02/2024 , Admitted by: Self, Date of Admission: 08/02/2024, Place of Admission of Execution: Office	 Feb 8 2024 12:00PM	 Captured LTI 08/02/2024	 08/02/2024
LASKARPUR PURBAPARA, City:- Rajpur-sonarpur, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx1N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of ; PHILOMEL CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Aziz Mondal Son of Shri Sahabuddin Mondal Dakshin Kumrakhali, City:- , P.O.- Narendrapur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700103	 08/02/2024	 Captured 08/02/2024	 08/02/2024
Identifier Of Mrs SHANTA SAHA, Mr BIJOY GHOSH, Mr JIBAN GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SHANTA SAHA	PHILOMEL CONSTRUCTION-2.19771 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs SHANTA SAHA	PHILOMEL CONSTRUCTION-2.09229 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SHANTA SAHA	PHILOMEL CONSTRUCTION-500.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, , Ward No: 31, Holding No:305 Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 1206, RS Khatian No:- 340		Owner Name not selected by applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, , Ward No: 031, Holding No:305 Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 1207, LR Khatian No:- 662		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 162900627 / 2024

On 08-02-2024

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 11:42 hrs on 08-02-2024, at the Office of the A.D.S.R. GARIA by Mr JIBAN GHOSH ,.

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 41,82,587/-

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

Execution is admitted on 08/02/2024 by Mrs SHANTA SAHA, Wife of Mr APARESH SAHA, LASKARPUR PURBAPARA, P.O: LASKARPUR, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife

Indetified by Mr Aziz Mondal, , Son of Shri Sahabuddin Mondal, Dakshin Kumrakhali, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Business

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

Execution is admitted on 08-02-2024 by Mr BIJOY GHOSH, PARTNER, PHILOMEL CONSTRUCTION, 395 BORAL MAIN ROAD, NEAR RANGKAL, City:- Rajpur-sonarpur, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Aziz Mondal, , Son of Shri Sahabuddin Mondal, Dakshin Kumrakhali, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Business

Execution is admitted on 08-02-2024 by Mr JIBAN GHOSH, PARTNER, PHILOMEL CONSTRUCTION, 395 BORAL MAIN ROAD, NEAR RANGKAL, City:- Rajpur-sonarpur, P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Aziz Mondal, , Son of Shri Sahabuddin Mondal, Dakshin Kumrakhali, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 34181, Amount: Rs.100.00/-, Date of Purchase: 30/01/2024, Vendor name: Subhankar Das



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2024, Page from 14106 to 14128

being No 162900627 for the year 2024.



Digitally signed by KRISHNENDU TALUKDAR
Date: 2024.02.08 12:23:37 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 08/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.