

15/11/2022

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AM 683657

3389678/2022

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30/11/22

Additional Registrar of Assurances - Kolkata

Certified that the Copy of this document is submitted to the Registrar of Assurances - Kolkata as the part of the registration of this document.

Additional Registrar of Assurances - Kolkata

30 NOV 2022

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS We, **(1).SRI TAMAL HAZRA**, PAN : BNMPH3626P, Aadhaar No. 6597 0350 6127, Mobile No.9674729716, son of Late Banomali Hazra, , by occupation - Service, **(2).SRI PATITPABAN HAZRA**, PAN : ABWPH7626L, Aadhaar No.5427 3648 1497, Mobile No.8420236876, son of Late Bhima Pada Hazra, by occupation – Business and **(3).SRI JITEN HAZRA**, PAN : BNMPH3633L, Aadhaar No.5140 7470 2149, Mobile No.9874777019 son of Late Bhima Pada Hazra, by occupation – Service, all by faith - Hindu ,by Nationality-Indian, all are residing at Premises No. 32F, Gora Chand Bose Road, Post Office – Beadon Street, Police Station - Burtolla, Kolkata - 700006, District: Kolkata, West Bengal, hereinafter called and referred to as "**the LANDOWNER/ PRINCIPAL/ EXECUTANT**" SEND GREETINGS: **contd...p/2**

NOW THESE INDENTURE WITNESSETH WE, (1).SRI TAMAL

HAZRA, PAN : BNMPH3626P, Aadhaar No. 6597 0350 6127, Mobile No.9674729716, son of Late Banomali Hazra, , by occupation - Service,

(2).SRI PATITPABAN HAZRA, PAN : ABWPH7626L, Aadhaar No.5427 3648 1497, Mobile No.8420236876, son of Late Bhima Pada Hazra, by

occupation – Business , **(3).SRI JITEN HAZRA**, PAN : BNMPH3633L, Aadhaar No.5140 7470 2149, Mobile No.9874777019 son of Late Bhima Pada

Hazra, by occupation – Service, all by faith - Hindu ,by Nationality-Indian, all are residing at Premises No. 32F, Gora Chand Bose Road, Post Office – Beadon

Street, Police Station - Burtolla, Kolkata - 700006, District: Kolkata, West Bengal, hereinafter called and referred to as the "**LAND OWNER/**

EXECUTANTS do hereby appoint, nominate, constitute **M/S.**

KAMALESHWAR CONSTRUCTION a Sole Proprietorship Firm having its registered Office at Premises No. 22A, Raja Naba Krishna Street, Post Office-

Hatkholā, Police Station -Shyampukur, Kolkata-700 005, District: Kolkata, in Ward No.010, within limits of the Kolkata Municipal Corporation,represented

by its Proprietor namely **SRI KAMALESH SEAL (PAN - ATKPS6620B,**

AADHAAR No. 3209 8622 4956 and Mobile No.No. 9830024736) , son of Late Sudhir Kumar Seal, by Nationality -Indian, by faith-Hindu, by Occupation-

Business , residing at Premises No:- BD-374,Salt-Lake City, Sector-I, Post Office-Bidhannagar C.C. Block, Police Station- Bidhannagar North, Kolkata-

700 064, District: North 24-Parganas, West Bengal , herein called as the

Power of Attorney Holders,as our true authorised and lawful attorney

in our names and on our behalf and to do exercise , execute and

perform all and *inter alia* the following acts, deeds and things.

contd...p/



(3)

WHEREAS We are the joint and absolute owners of ALL THAT piece and parcel of Bastu Land measuring 2(Two) Cottahs and 2(Two) Chittacks and 19(Nineteen) Square Feet more or less together with partly two storied building measuring an area 1200(One Thousand and Two Hundred) Square Feet on the Ground Floor and one Tin Shade measuring an area 600(Six Hundred) Square Feet on the First Floor more or less lying and situated Premises No. 32F, Gora Chand Bose Road, Post Office – Beadon Street, Police Station - Burtolla, Kolkata - 700006, District: Kolkata, West Bengal being Assessee No. 110161100640, under Kolkata Municipal Corporation Ward No. 016 within the jurisdiction of A.R.A.Kolkata, District -Kolkata, more fully described in the Schedule hereinafter written(hereinafter called as the "SAID PROPERTY/SAID PREMISES).

AND WHEREAS We, the Landowners /Executants herein, entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully described in the Schedule hereinafter written, owned by us with M/S. KAMALESHWAR CONSTRUCTION a Sole Proprietorship Firm having its registered Office at Premises No. 22A, Raja Naba Krishna Street, Post Office- Hatkhola, Police Station -Shyampukur, Kolkata-700 005, District: Kolkata, in Ward No.010, within limits of the Kolkata Municipal Corporation,represented by its Proprietor namely SRI KAMALESH SEAL (PAN - ATKPS6620B, AADHAAR No. 3209 8622 4956 and Mobile No.No. 9830024736) , son of Late Sudhir Kumar Seal, by Nationality -Indian, by faith-Hindu, by Occupation- Business , residing at Premises No:- BD-374,Salt-Lake City, Sector-I, Post Office-Bidhannagar C.C. Block, Police Station- Bidhannagar North, Kolkata-700 064, contd..p/4

District: North 24-Parganas, West Bengal . The said Development Agreement has Registered on 30.11.2022 registered in the Office of the Additional Registrar of Assurances-II, Kolkata and recorded in Book No.1, Volume No. 1902-2022, being Deed No. 1902 14333...for the year 2022.

AND WHEREAS by virtue of referencing above Development Agreement, and for smooth development work, We, the Principal/Landowners herein appointing the said ATTORNEY HOLDER as our true authorised and lawful attorney for our names and on our behalf to look after and take necessary steps of our aforesaid property and to do exercise ,execute and perform all and *inter alia* the following acts, deeds , matters and things as mentioned hereinafter.

- 1) To enter upon the Schedule Property for the purpose of commencing the construction works on the Schedule below Property.
- 2) To appear and represent ourselves and to sign necessary sanction plan, amalgamation in all provisions and all documents,sewerage connection,water connection before the authorities of concerned Kolkata Municipal Corporation,and to appear for and sign fire, lift and the other departments namely Treasury, Kolkata Improvement Trust(K.I.T.), Revenue Offices, the CESC Ltd, Income Tax Department Authorities, under the Town and Country

contd...p/5

(5)

Planning Act, Airport Authority of India, Addl. Registrar of Assurances, Kolkata, and before all other statutory and local bodies as and when necessary or the purpose of construction of the building and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of Flats of Developer Allocation.

- 3) To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for Sanction, modification and /or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
- 4) To manage and maintain the said premises including the building to be constructed thereon.
- 5) To sign, verify and file applications, forms, building plans and revised plans for multi storied building, deeds, documents and papers in respect of our said premises before the concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building over and above the said premises.

contd...p/6

(6)

- 6) To pay all Kolkata Municipal Corporation and other statutory bodies Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
- 7) To enter into any Agreement for Sale, Memorandum of Understanding, Deed of Conveyances and /or any other instruments and deeds & documents in respect of sale of Flats, Units within Developer's Allocation in the said building in favour of the intending Purchasers in terms of the said Registered Development Agreement. To take finance in its name from any financial concerns /Banks from Developer Allocation . To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, Deed of Declaration/Deed of Rectification and /or any others instruments and documents in respect of sale of Flats and units in the said building in favour of the intending purchaser's relating to Developer's Allocation as per said Registered Development Agreement. To sign and execute deed of Amalgamation with neighbours plot of land of the schedule property.
- 8) To receive the consideration money in cash or by cheque/draft and/or in any other modes from the intending purchaser or purchasers for booking of Flats or units relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchasers as our lawful representative.

contd...p/7



(7)

- 9) To sign, verify plaints, Vokatnama, written statements, petitions, objection, memorandum of appeal, revision petition and applications of all kinds and to file the same in any court such as civil court, criminal court, sub-divisional office, District Magistrate Office, Municipality or any other office or offices either central or State Government relating to the construction to be made in the premises .
- 10) To appointing any advocate, revenue agent any other legal practitioner or any person legally authorized to do any act.
- 11) To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgment receipt.
- 12) To apply to court and offices for copies of documents and papers and to withdraw deeds, documents from any court.
- 13) To apply for the inspection of and to inspect judicial records and any records of any records of any office or offices.
- 14) To prepare the building plan for the purpose of construction of building over the Schedule Property in conformity with the building rules and regulation as formulated by the local authority and also to supplementary plan. To sign the building plan or any supplementary plan further.
- 15) To deposit the entire charges, costs for the purpose of taking sanction of building plan and to take delivery of the building plan or revised building plan from the Municipality. contd...p/8

- 16) To appoint Architect, Engineer, Mason, Plumber or any person or worker for the purpose of completion of building.
- 17) To demolish the existing building and to remove the entire building materials and to sale the same and also to pay the cost of demolition from selling the demolished building materials.
- 18) To negotiate on terms for and to agree to enter into agreement for sale with any intending Purchasers at such price or prices in respect of the flat/flats, unit/units in respect of Developers' Allocation which my said attorney in his absolute discretion think fit and proper and/or to cancel and/or repudiate the same.
- 19) To sign and execute all other deeds, any kind of transfer of ownership Flats, and other spaces instruments and assurances which he shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as we could do ourselves, if personally present.
- 20) To signing ,presenting and executing any such conveyance or conveyances for registration to admit execution and receipt of consideration before the A.R.A, Kolkata,Sub-Registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the said property to the said Purchaser or Purchasers as fully and effectually in all respects as

contd...p/9

(9)

we could do the same ourselves within the Developer Allocation only according to the said Development Agreement.

- 21) To give possession respective residential flats and units to the prospective Purchases and to the Owners after completion of the building.
- 22) To give consent of mutation of names to the proposed Purchasers and to give consent in any manner which may be required to the Purchasers.
- 23) To do any kind of deed which the attorney will think fit and proper either in the matter of completion of construction or in the matter of completion to sale of the proposed residential flats or unit of the Schedule below building and to do all works for completion.
- 24) Generally, to do all necessary acts as my attorney in relation to the matter aforesaid and all other matters in which we may be interested or concerned and on our behalf to execute and to do all deeds, acts and things as fully effectually, in all respect as ourselves to do if personally being present.

AND we hereby agree that all acts, deeds and thing lawfully and legally done by our said attorney shall be construed as acts, deeds and things done by ourselves, we undertake to ratify and confirm all whatsoever that our said attorney shall lawfully do or cause to be done for us by virtue of power hereby given.

contd... p/10

THE SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF LAND & PREMISES)

ALL THAT piece and parcel of Bastu Land measuring 2(Two) Cottahs and 2(Two) Chittacks and 19(Nineteen) Square Feet more or less together with partly two storied building measuring an area 1200(One Thousand and Two Hundred) Square Feet on the Ground Floor and one Tin Shade measuring an area 600(Six Hundred) Square Feet on the First Floor more or less lying and situated Premises No. 32F, Gora Chand Bose Road, Post Office - Beadon Street, Police Station - Burtolla, Kolkata - 700006, District: Kolkata, West Bengal being Assessee No. 110161100640, under Kolkata Municipal Corporation Ward No. 016 within the jurisdiction of A.R.A.Kolkata, District - Kolkata and the said property is butted and bounded as follows:

- ON THE NORTH : By common passage and 32J and 32H, Gora Chand Bose Road ;
- ON THE SOUTH : By Gora Chand Bose Road ;
- ON THE EAST : By common passage and thereafter premises No. 32E/1C, Gora Chand Bose Road ;
- ,ON THE WEST : By Premises No. 32G, Gora Chand Bose Road ;

contd...p/11

(11)

IN WITNESS WHEREOF WE, the said Principal and Attorney herein, have hereunto set and subscribed our hands and/or signatures in the Development Power of Attorney on the 30th day of November, Two Thousand and Twenty Two (2022) at A.R.A, Kolkata.

SIGNED AND DELIVERED

At Kolkata in presence of
Witnesses:

1. Subhrajit Hazra
32/F, Gora Chand Bose Road
KOL-6
2. Ashok Ghosh
S/1 Sarita Tukulahare
KOL-700006

1. Tamen Hazra .
2. Patit Palan Hazra
3. স্বপ্না হাজার

Signature of the Landowner/Principal
Accepted the Power of Attorney by me

For KAMALESHWAR CONSTRUCTION
Seal
Proprietor

Signature of the Constituted Attorney/Developer












Attested by us

1. Tamen Hazra .
2. Patit Palan Hazra
3. স্বপ্না হাজার












Signature of the Landowner/Principal ✓

Drafted and Identified by me
Rabindra Nath Bera,
(Rabindra Nath Bera) Advocate.
Sealdah Civil Court. Kolkata-700 014.
Enrolment No.260 of 2011,
Mobile No. 8777069965.












Seal
Computerized by me
Sealdah Civil Court.
Kolkata-700 014.

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name JAMAL HAZRA
 Signature Jamal Hazra

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name PATIT PABAN HAZRA
 Signature Patit Paban Hazra

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name JITEN HAZRA
 Signature Jiten Hazra

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					


Name For KAMALESHWAR CONSTRUCTION

Signature *Bed*
 Proprietor

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BNMPH3626P



नाम / Name
TAMAL HAZRA

पिता का नाम / Father's Name
BANOMALI HAZRA

जन्म की तारीख / Date of Birth
01/01/1972


14052022
संकेत / Signature

इस कार्ड के लोस्ट/चोरी पर पुनर्स्थापित करने/संशोधन
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www.nsdli.com

Tamal Hazra



ভারত সরকার
Government of India



তমাল হাজরা
Tamal Hazra
পিতা : বনমালী হাজরা
Father : BANOMALI HAZRA
জন্ম সাল / Year of Birth : 1972
পুংস্ব / Male



6597 0350 6127

আধার - সাধারণ মানুষের অধিকার



ভারত সরকারের অধীনস্থ প্রতিষ্ঠান
Unique Identification Authority of India

ঠিকানা:
32এফ, গোরা চন্দ্র বোস রোড,
বিডন স্ট্রীট, কোলকাতা,
পশ্চিমবঙ্গ, 700006

Address:
32F, GOR CHAND BOSE ROAD,
Beadon Street S.O, Beadon
Street, Kolkata, West Bengal,
700006

6597 0350 6127



1947
1800 300 1947



help@uidai.gov.in



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Tamal Hazra

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PATITPABAN HAZRA
BHIMAPADA HAZRA
10/11/1962

Permanent Account Number
ABWPH7626L

Patit Paban Hazra
Signature



Patit Paban Hazra



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No. : 1213/40005/12838

To
Patit Paban Hazra

23/12/2016
S/O: Bhima Pada Hazra
32/F
GORA CHAND BOSE ROAD
Beadon Street
Beadon Street, Kolkata, Kolkata,
West Bengal - 700006
8420236876



KA084069155FH
08406915



आपका आधार क्रमांक / Your Aadhaar No. :

5427 3648 1497

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Patit Paban Hazra

DOB: 01/01/1962

Male

5427 3648 1497



मेरा आधार, मेरी पहचान

Patit Paban Hazra



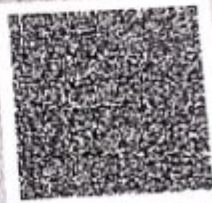
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INCOME TAX DEPARTMENT



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GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
BNMPH3633L



नाम / Name
JITEN HAZRA

पिता का नाम / Father's Name
BHIMA PADA HAZRA

जन्म की तारीख /
Date of Birth
01/01/1957

हस्ताक्षर / Signature
जितेन्द्र २१ ७/२१

14052022

जितेन्द्र २१ ७/२१





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
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Government of India



ভালিকাভুক্তির নম্বর/Enrolment No.: 1040/19511/83076

Jiten Hazra (জীতেন হাজরা)

32F, GORA CHAND BOSE ROAD, Beadon
Street S.O, Kolkata,
West Bengal - 700006

Date: 08/02/2017

আপনার আধার সংখ্যা/Your Aadhaar No.:

5140 7470 2149



আমার আধার, আমার পরিচয়



144

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- আধার সারা দেশে মান্য।
- আমার আধারের জন্য আপনার একবারই ভালিকাভুক্তি করার
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- আমার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র।

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भारत सरकार
GOVERNMENT OF INDIA



জীতেন হাজরা
Jiten Hazra
জন্মতারিখ/ DOB: 01/01/1957
পুরুষ / MALE



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

32-এফ, গোরা চাঁদ বোস রোড,
বিডন স্ট্রীট এস ও, কোলকাতা,
পশ্চিমবঙ্গ - 700006

Address:

32F, GORA CHAND BOSE ROAD,
Beadon Street S.O, Kolkata,
West Bengal - 700006

5140 7470 2149

আমার আধার, আমার পরিচয়

5140 7470 2149

MEERA AADHAAR, MERI PEHACHAN

জীতেন হাজরা



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प्लॉट नं. 3, सेक्टर II, सी.बी.डी. बेलपुर,
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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KAMALESH SEAL
SUDHIR KUMAR SEAL

17/12/1966
Permanent Account Number
ATKPS6620B

Kamalesh Seal
Signature



Kamalesh Seal



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
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■ আধার সারা দেশে মান্য।

■ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

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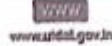
■ Aadhaar will be helpful in availing Government and Non-Government services in future.

ভারতীয় পরিচয়-প্রমাণীকরণ
Unique Identification Authority of India

ঠিকানা: বীচী ৩৭৪, সল্ট লেক সিটি, সেক্টর ১, বিধাননগর (পশ্চিম), বিধাননগর, উত্তর ২৪ পরগণা, পশ্চিম বঙ্গ, ৭০০০৬৪

Address: BD 374, SALT LAKE CITY, SECTOR 1, Bidhannagar(M), Bidhannagar, North 24 Parganas, West Bengal, 700064

3209 8622 4956



1947

help@uidai.gov.in

www.uidai.gov.in



ভারত সরকার
Unique Identification Authority of India
Government of India

অনিকাচুড়ির আইডি / Enrollment No.: 0635/10174/66475

To
Kamlesh Seal
কমলেশ সীল
BD 374
SALT LAKE CITY
SECTOR 1
Bidhannagar(M)
Bidhannagar, North 24 Paraganas, North 24 Parganas,
West Bengal - 700064
9830024736

24/08/2017

79821033



KA798210331FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

3209 8622 4956

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India



কমলেশ সীল
Kamlesh Seal
অনিকাচুড়ি / DOB: 17/12/1986
পুং / Male

3209 8622 4956

আমার আধার, আমার পরিচয়



Kamlesh Seal



BAR COUNCIL OF WEST BENGAL
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1957)
 2 & 3, KRAN BANERJEE ROY ROAD, KOLKATA - 700001
 PHONE : 2248 8966 / 7233

IDENTITY CARD



Name RABINDRANATH BERA

..... Advocate

Father's/Husband's Name

KRISHNA PRASAD BERA

S. Sankar Prasad
 (SRI SIDDHAKANTA BHUGHOSHAY)
 CHAIRMAN EK-COMMITTEE

Anwar Mandal
 (ANSAR MANDAL)
 CHAIRMAN

S. Sankar Prasad
 Secretary/Assistant Secretary

Date 18.2.12
 NB : Valid till WB No. is not assigned

Date of Birth 04.02.1966

Date of Enrolment 10.03.2011

Enrolment No. F / 3 / 2011

Present Address - Do -

Address Recorded on the Roll 20/4, Yogi Para Lane, P.S. Markandeya, Ground Floor, Kolkata-700 006

Card No. C-8936

S. Sankar Prasad

Major Information of the Deed

Deed No :	I-1902-14346/2022	Date of Registration	30/11/2022
Query No / Year	1902-8003389678/2022	Office where deed is registered	
Query Date	30/11/2022 2:15:13 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	RABINDRA NATH BERA SEALDAH CIVIL COURT, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 8777069965, 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. 87,06,739/-		
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]:- 190214333/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



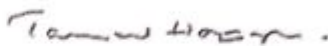


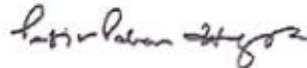


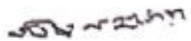
District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gora Chand Bose Road, Premises No: 32F, , Ward No: 016 Pin Code : 700006

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 2 Chatak 19 Sq Ft		78,80,539/-	Property is on Road , Project Name :
Grand Total :				3.5498Dec	0 /-	78,80,539 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	0/-	8,26,200/-	Structure Type: Structure
<p>Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tin Shed, Extent of Completion: Complete</p>					
Total :		1800 sq ft	0 /-	8,26,200 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TAMAL HAZRA Son of Late BANOMALI HAZRA Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office	 30/11/2022	 LTI 30/11/2022	 30/11/2022
32F, Gora Chand Bose Road, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BNxxxxxx6P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr PATITPABAN HAZRA Son of Late BHIMA PADA HAZRA Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office	 30/11/2022	 LTI 30/11/2022	 30/11/2022
32F, Gora Chand Bose Road, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx6L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr JITEN HAZRA Son of Late BHIMA PADA HAZRA Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office	 30/11/2022	 LTI 30/11/2022	 30/11/2022
32F, Gora Chand Bose Road, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BNxxxxxx3L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/11/2022 , Admitted by: Self, Date of Admission: 30/11/2022 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	KAMALESHWAR CONSTRUCTION 22A, Raja Naba Krishna St., City:- Kolkata, P.O:- HATKHOLA, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 , PAN No.:: ATxxxxxx0B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr KAMALESH SEAL (Presentant) Son of Late SUDHIR KUMAR SEAL Date of Execution - 30/11/2022, , Admitted by: Self, Date of Admission: 30/11/2022, Place of Admission of Execution: Office	 Nov 30 2022 2:46PM	 LTI 30/11/2022	 30/11/2022
BD-374,SALT LAKE CITY,, Block/Sector: 1, City:- Bidhannagar, P.O:- BIDHANNAGAR CC BLOCK, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx0B,Aadhaar No Not Provided Status : Representative, Representative of : KAMALESHWAR CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RABINDRA NATH BERA Son of Mr KRISHNA PRASAD BERA SEALDAH CIVIL COURT, City:- Not Specified, P.O:- ENTALLY, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014			
	30/11/2022	30/11/2022	30/11/2022
Identifier Of Mr TAMAL HAZRA, Mr PATITPABAN HAZRA, Mr JITEN HAZRA, Mr KAMALESH SEAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr TAMAL HAZRA	KAMALESHWAR CONSTRUCTION-1.18326 Dec
2	Mr PATITPABAN HAZRA	KAMALESHWAR CONSTRUCTION-1.18326 Dec
3	Mr JITEN HAZRA	KAMALESHWAR CONSTRUCTION-1.18326 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr TAMAL HAZRA	KAMALESHWAR CONSTRUCTION-600.00000000 Sq Ft
2	Mr PATITPABAN HAZRA	KAMALESHWAR CONSTRUCTION-600.00000000 Sq Ft
3	Mr JITEN HAZRA	KAMALESHWAR CONSTRUCTION-600.00000000 Sq Ft

On 30-11-2022

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 14:17 hrs on 30-11-2022, at the Office of the A.R.A. - II KOLKATA by Mr KAMALESH SEAL ..

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 87,06,739/-

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

Execution is admitted on 30/11/2022 by 1. Mr TAMAL HAZRA, Son of Late BANOMALI HAZRA, 32F, Road: Gora Chand Bose Road, , P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service, 2. Mr PATITPABAN HAZRA, Son of Late BHIMA PADA HAZRA, 32F, Road: Gora Chand Bose Road, , P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 3. Mr JITEN HAZRA, Son of Late BHIMA PADA HAZRA, 32F, Road: Gora Chand Bose Road, , P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service

Indetified by Mr RABINDRA NATH BERA, , , Son of Mr KRISHNA PRASAD BERA, SEALDAH CIVIL COURT, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-11-2022 by Mr KAMALESH SEAL, PROPRIETOR, KAMALESHWAR CONSTRUCTION, 22A, Raja Naba Krishna St., City:- Kolkata, P.O:- HATKHOLA, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005

Indetified by Mr RABINDRA NATH BERA, , , Son of Mr KRISHNA PRASAD BERA, SEALDAH CIVIL COURT, P.O: ENTALLY, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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 7315, Amount: Rs.100.00/-, Date of Purchase: 28/11/2022, Vendor name: S C MUKHERJEE

Signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 486104 to 486124
being No 190214346 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.12.05 13:29:22 -08:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/12/05 01:29:22 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)