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


पश्चिम बंगाल  
21/3/22  
81 894393

पश्चिम बंगाल WEST BENGAL

AG 195

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

  
District Sub-Register II  
Alipore, South 24-pargana.

21 MAR 2022

21 MAR 2022

**POWER OF ATTORNEY AFTER REGISTERED  
DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, WE, (1) SRI SWAPAN KUMAR DUTTA, son of Late Sudhanshu Bhusan Dutta alias Sudhansu Dutta, by faith Hindu, by nationality Indian, by occupation Retired person, residing at 2/18, Naktala Govt Scheme No.-II, Post Office Naktala, formerly Jadavpur then Patuli and presently Police Station Netaji Nagar., Kolkata- 700047, PAN AESPD5371B, AADHAAR No. 3148 7779 7187, (2) SRI RATNADEEP DUTTA, son of Late Sudhanshu Bhusan Dutta alias Sudhansu Dutta,

3848 14/9/2022  
 Date 8/9/2022  
 Name 1/4/45, Naktale, Kolke - 700042  
 Age 108/- Sex M  
 Marital Status

राजक भद्रकार  
 राजक भद्रकार  
 राजक भद्रकार



DISTRICT SUB-REGISTRAR  
 SOUTH 24 PARGANAS, ALIPORE  
 21 MAR 2022

Bandita Samal  
 Husband name  
 Raj Kishore Thakur  
 908, Ganda Boral Sout  
 Colony No. 700154  
 Occupation: Service

by faith Hindu, by nationality Indian, by occupation Service, residing at 2/18, Naktala Govt Scheme No.-II, Post Office Naktala, formerly Jadavpur then Patuli and presently Police Station Netaji Nagar, Kolkata-700047, PAN ASVPD9499H, AADHAAR No. 4856 2292 7558, (3) **SMT RITA DUTTA**, wife of Late Chandandeep Dutta, daughter -in-law of Late Sudhanshu Bhusan Dutta alias Sudhansu Dutta, by faith Hindu, by nationality Indian, by occupation Household duties, residing at 2/18, Naktala Govt Scheme No.-II, Post Office Naktala, Police Station formerly Jadavpur then Patuli and presently Police Station Netaji Nagar, Kolkata-700047, PAN FCMPD2665F, AADHAAR No. 6779 8837 5078, (4) **SMT JAYASREE ROY**, wife of Sri Ashok Roy, daughter of Late Sudhanshu Bhusan Dutta alias Sudhansu Dutta, by faith Hindu, by nationality Indian, by occupation Retired person, residing at 8C, Naktala Lane, Post Office Naktala, Police Station formerly Jadavpur then Patuli and presently Police Station Netaji Nagar, Kolkata-700047, PAN BBHPR3386K, AADHAAR No. 9488 3855 8507, (5) **SMT GITASREE MUKHERJEE**, wife of Sri Shovon Mukherjee, daughter of Late Sudhanshu Bhusan Dutta alias Sudhansu Dutta, by faith Hindu, by nationality Indian, by occupation Household duties, residing at 251A/32, N.S.C. Bose Road, Post Office Naktala, Police Station formerly Jadavpur then Patuli and presently Police Station Netaji Nagar, Kolkata-700047, PAN AOPPM4313P, AADHAAR No. 5794 9528 3423, send this greeting:

WHEREAS we are the joint owners and are seized and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of homestead land measuring about 05 (five) Cottahs 03 (three) Chittaks together with very old three storied building covering 3000 square feet of covered area standing thereon which is situated and lying within Kolkata Municipal Corporation, under Ward No. 100, Premises No. 255/91, Netaji Subhas Chandra Bose Road, being Postal Address No. 2/18, Naktala Govt Scheme No.-II, which is comprised in C.S. Dag No. 219 (Part), LOP No.18, in Mouza Naktala, J.L. No. 32, Police Station formerly Jadavpur then Patuli and presently Police Station Netaji Nagar, Kolkata-700047, District South 24 Parganas, together with all easement rights, benefits, facilities and

other advantages attached thereat and which is more fully described in the Schedule written herein below and hereinafter referred to as the 'Said property'.

AND WHEREAS we the principals hereto intended to develop the said property and which is fully described in the Schedule written herein below and as such on this date i.e. on 21st day of March, 2022 A.D. we had entered into an agreement for development with **M/S PUNA ROY LABOUR CONTRACTOR**, a Proprietorship Firm, having its Registered Office at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar (formerly Jadavpur), Kolkata - 700047, West Bengal, represented by its proprietor namely **SRI PUNA ROY**, son of Late Bina Roy, by faith Hindu, by nationality Indian, by occupation Business, residing at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar, Kolkata - 700047, District - South 24 Parganas, PAN ADHPR1923M, AADHAAR No. 3738 2393 1466, for construction of one ground plus four storied building at the said property in accordance with Building Plan to be sanctioned by Kolkata Municipal Corporation upon demolishing the existing three storied building standing thereon and on other terms and conditions contained therein and the said agreement for development is registered in the Office of the D.S.R. - III - Alipore and recorded in Book No. 1, Being No. 16030 4341 for the year 2022 and hereinafter referred to as the 'Said Development Agreement';

AND WHEREAS to at and/or to perform as per terms and conditions contained in the said development agreement a power of attorney is required to be furnished;

AND WHEREAS accordingly we do hereby nominate, appoint and constitute **SRI PUNA ROY**, son of Late Bina Roy, by faith Hindu, by nationality Indian, by occupation Business, residing at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar, Kolkata - 700047, District - South 24 Parganas, PAN ADHPR1923M, AADHAAR No. 3738 2393 1466, the proprietor of **M/S PUNA ROY LABOUR CONTRACTOR**, a Proprietorship Firm, having its Registered Office at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar (formerly Jadavpur), Kolkata - 700047, as

Swapan Kumar Datta

Swapan Kumar Datta

our true and lawful 'ATTORNEY' for and on our behalf who will do and/or perform all acts, deeds, matters and things in our name and on our behalf in respect of the said property as follows:-

1. To take possession and to take charge of the schedule mentioned property including all structure standing thereon for look-after, management, administration and execution of the development scheme of constructing a multi storied building thereon as per said development agreement.
2. To enter upon the schedule property with his men, agents, labours for the purpose of commencing construction work and demolishing the existing structure standing thereon and to take all necessary steps required for completing the project in accordance with terms and conditions contained in the said development agreement.
3. That for the purpose of getting sanction of building plan from the authority of Kolkata Municipal Corporation, the Developer i.e. the Attorney herein shall be able to execute and register Boundary Declaration Deed on behalf of us.
4. That to get the benefit of the height of the building the Developer on our behalf shall be able to execute and register Deed of Gift for making free gift of strip of land of the said property and/or corner plot to Kolkata Municipal Corporation.
5. That to prepare revised and supplementary building plan and to sign upon it on our behalf and submit the same before the concern authority of Kolkata Municipal Corporation.
6. To represent us and to approach all the concern authority including Rajpur Sonarpur Municipality, Revenue Officer, CESC Ltd., Fire Brigade, Police Station and other authorities for the purpose of getting sanction or obtaining necessary permission / permissions for proposed construction work at the said property in accordance with terms and conditions contained in the said development agreement.
7. To enter upon the property in schedule hereinafter written along with his men, agents, stock materials thereupon erect temporary structure thereat for facilitating the construction of the



proposed building thereon and to carry-on the construction work of said building and to supervise the same and do every necessary acts, works, deeds and things to finish the proposed building.

8. To negotiate, enter into agreement for sale of the units in the said proposed building to be constructed on the said property together with proportionate share in land mentioned in the Schedule hereunder written in respect of his allotted portion and/or the attorney's allocation as mentioned in the said development agreement with any prospective purchaser(s) and to receive booking money/advance or earnest money/part of consideration for the same.
9. That the Attorney shall be able to transfer the demarcated self contained flats/car parking/garages/rooms etc. together with super built up area in respect of his allotted portion and/or the attorney's allocation together with undivided proportionate share of land mentioned in the schedule below by way of sale or any other form of dispossession unto the person/s of the choice of our said Attorney after receiving entire consideration amount. Our Attorney shall execute on our behalf in the necessary documents, agreements, sale deeds, lease deeds and/or any other deeds and present the same before the proper registering authority for its registration and completion of the registration work in respect of his allotted portion and/or the attorney's allocation in pursuance of the said development agreement and to deliver possession of the same. The Attorney shall do all and every work, formalities whatever be required to complete the registration in favour of the intending purchaser(s) / lessee(s). Our Attorney shall have every right to deliver possession of the property/portion/flat in favour of the purchaser or intending purchaser(s) / lessee(s) in respect of his allotted portion and/or the attorney's allocation. Our Attorney could do all acts to complete the transfer.
10. To engage masons, labours, architects, engineers, consultant, advocate, security personnel, electricians, plumbers etc. to complete the proposed project and the Attorney shall make

payment of salary, wages, remuneration to them directly and to purchase building materials and fittings whatever be required for the proposed building and to pay all expenses, charges directly to the creditors of the same. The responsibility of such payment shall be borne by our Attorney.

11. To apply for obtaining required water connection and electric connection for the said building to be constructed at the same property also to obtain sewerage connection from any concern authority including Kolkata Municipal Corporation.
12. To accept money/cheque from prospective purchaser/purchasers of any units in respect of his allotted portion and/or the attorney's allocation at the said proposed building and/or from their banker by issuing proper receipt and my Attorney shall receive any other amount towards extra cost and expenses incurred as per instruction of the purchaser/s. Our Attorney shall have every right to take charges for super built-up area and charges for making arrangement of extra facility/facilities for any intending purchaser or purchasers and the Attorney shall be able to refund any amount if ever taken due to miscalculation.
13. To construct the said building on the said property described in the schedule written herein below by casting R.C.C. foundation, columns, beams, roofs and by erecting brick walls with cement and sand plaster and to complete self contained flats/shops/garages etc. to be made and each floor of the proposed multi-storied building as per said development agreement and to install common facilities and amenities as are required and to take proportionate charges separately for the above facilities from the prospective purchasers.
14. To realise common expenses monthly and/or incidentally as the case may be from all dwellers and other inhabitants of the units of building/s for running, and maintaining, repairing, replacing the common areas and common installations and fittings and also the facilities and amenities in common till owners association of the said proposed building/s is formed.

15. To utilise the existing infrastructure facilities like water, electricity etc. in the said property which may be required for the construction work of the building at the said property on our behalf and to affix advertisement boards, hoarding upon the said property and at any appropriate place or on the top roof of the building to be constructed at the said property either temporarily or permanently.
16. To locate, demarcate and modify the design, elevation and specification of the flat(s)/Unit(s) of the multi-storied building/s to be constructed on the said property described in the schedule herein below written.
17. To file all kinds of suits and also to defend any suit in any Court of competent Jurisdiction relating to the said property described in the schedule written herein below.
18. To sign and verify plaints, affidavits, written statements, petitions, objections, Memorandum of appeal, Affidavit-in-Reply, applications of all kinds, writ applications and to file it in any Civil and Criminal Court on our behalf and also to depose on our behalf in any court or office.
19. To compromise or withdraw any case/cases and also to compromise and/or settle any dispute of any nature regarding the property mentioned in the Schedule hereto below.
20. To appear and act in all Civil Courts, Criminal Courts, High Court, Calcutta whether original or appellate jurisdiction, Revenue Office, Settlement Office, Registration office and in any other office or offices which will be required in connection with the schedule mentioned property on behalf of us and to depose on our behalf.
21. For all or any of the aforesaid purposes shall appoint solicitor, advocates, and if necessary revoke such appointments and to reappoint and execute Vokatnamas and other such papers or documents as will be necessary on our behalf.
22. Generally to do and perform all acts, deeds, matters and things necessary for all and/or any of the purpose as aforesaid in pursuance of the said development agreement.



23. We being the Owners/First Parties of the said development agreement do hereby undertake to confirm, agreed to ratify and confirm all acts, deeds and matters as above and whatever other acts be lawfully done, executed, performed or cause to be done, executed or performed in connection with the development of my said property mentioned in schedule hereunder written and the sale of the flat/shops/garages of Attorney's allocation in the said proposed the building to be constructed together with undivided proportionate share of land by virtue of this Deed/authority conferred on my said Attorney in our name, on our behalf and for our benefit shall be deemed to have been done, executed, performed by us personally and we further say that if the said Attorney would act in conformity with said development agreement.
24. That this Power of Attorney will be cancelled automatically after completion of the total project and also after sale of the entire Developer's portion and/or allocations per the said development agreement.

#### SCHEDULE

ALL THAT piece and parcel of homestead land measuring about 05 (five) Cottahs 03 (three) Chiittaks together with very old three storied residential building covering 3000 square feet of covered area having cemented floor standing thereon (each floor is measuring about 1000 sq. ft.) which is situated and lying within Kolkata Municipal Corporation, under Ward No. 100, Premises No. 255/91, Netaji Subhas Chandra Bose Road, being Postal Address No. 2/18, Naktala Govt Scheme No.-II, which is comprised in C.S. Dag No. 219 (Part), LOP No.18, in Mouza Naktala, J.L. No. 32, Police Station formerly Jadavpur then Patuli and presently Police Station Netaji Nagar, Kolkata-700047, District South 24 Parganas, together with all easement rights, benefits, facilities and other advantages attached thereat and which is butted and bounded by-

ON THE NORTH	-	By 25' (twenty five feet) wide K.M.C. Road.
ON THE SOUTH	-	By Scheme Boundary.
ON THE EAST	-	By H.S. Plot No. 19 and by 25' (twenty five

feet) wide K.M.C. Road.

ON THE WEST

By H.S. Plot No. 17.

IN WITNESSESS WHEREOF, we the Principals above named above have executed this power of Attorney on this 21<sup>st</sup> day of March, 2022 A.D.

WITNESSES:

1. Bordita Samal  
908, Sania Boral govt colony  
Kol - 700154

2. Rahul Dutta  
2/18, Nakrala,  
Kolkata - 47.

Suopar in Duta

to the D.H.

Rita Dutta  
Jayamoy Ray  
Gitanjali Mulchay

SIGNATURE OF THE PRINCIPALS

P. M. 73

SIGNATURE OF THE ATTORNEY

Drafted by me

Suma Majumdar  
Advocate  
Howrah Court  
WB/290/99  
Typed by :  
Debdutta Majumdar  
Liluah, Howrah




# FORM FOR TEN FINGER IMPRESSION

		Little	Ring	Middle	Fore	Thumb
	Left Hand					
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature.....*Sarajen W. Datta*.....

		Little	Ring	Middle	Fore	Thumb
	Left Hand					
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature.....*Rajendra P. Datta*.....

		Little	Ring	Middle	Fore	Thumb
	Left Hand					
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature.....*Rita Datta*.....

# FORM FOR TEN FINGER IMPRESSION

		Little	Ring	Middle	Fore	Thumb
	Left Hand					
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature... *Jaya Sheel Ray*...

		Little	Ring	Middle	Fore	Thumb
	Left Hand					
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature... *Gitanjali Mukherjee*...

		Little	Ring	Middle	Fore	Thumb
	Left Hand					
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature... *P. S. S.*...

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AESPD5371B

नाम / Name  
SWAPAN KUMAR DUTTA

पिता का नाम / Father's Name  
SUDHANSU BHUSAN DUTTA

जन्म की तारीख / Date of Birth  
15/08/1953

हस्ताक्षर / Signature



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

इस कार्ड के खोने / पाए जाने पर कृपया सूचित करें / वापस करें :  
आयकर पैन सेवा यूनिट, UTHISI,  
प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,  
नवी मुंबई - 400 614.

Swapan K Dutta





ভারত সরকার  
Government of India



স্বপন কুমার দত্ত  
Swapin Kumar Dutta  
জন্মতারিখ / DOB: 15/08/1993  
লিঙ্গ / Male



3148 7779 7187

আমার , আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় বাণিতা  
Unique Identification Authority of India

ঠিকানা:

সদ/স্ব: স্বপন কুমার দত্ত, ২/১৮,  
নাকতলা, নাকতলা পোস্ট অফিস  
নাকতলা, নাকতলা, কোলকাতা,  
নাকতলা, পশ্চিম বঙ্গ - ৭০০০৪৭

Address:

S/O: Swapin Kumar Dutta, 2/18,  
NAKTALA, NAKTALA POST  
OFFICE: NAKTALA, Naktala  
Kolkata, West Bengal  
700047

3148 7779 7187



1047



help@uidai.gov.in

www

www.uidai.gov.in

Swapin Kumar Dutta,

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RATNADEEP DUTTA  
SUDANGSU BHUSHAN DUTTA

26/12/1959

ASVPD9499H

*Signature*



*Ratna Deep Dutta*



ভারতীয় বিনিয়োগ পরিচয় প্রাপ্তিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

নাম:   
 পিতা/পিতৃসদস্য:   
 জন্ম তারিখ:   
 জন্ম স্থান:   
 বর্তমান ঠিকানা:   
 মোবাইল নম্বর:   
 ইমেইল আইডি:



আপনার অনন্য আইডি Your Aadhaar No

**4856 2292 7558**

অধিবাসন সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



নাম:   
 পিতা/পিতৃসদস্য:   
 জন্ম তারিখ:   
 জন্ম স্থান:   
 বর্তমান ঠিকানা:   
 মোবাইল নম্বর:   
 ইমেইল আইডি:



**4856 2292 7558**

*Handwritten signature*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

FCMPD2665F

नाम / Name  
RITA DUTTA

पिता का नाम / Father's Name  
SUNIL MUKHERJEE

सी.ई.टी. नंबर /  
Date of Birth  
11/06/1970

19/02/2018

*Rita Dutta*  
Signature

Rita Dutta





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

JAYASREE ROY

SUDHANGSHU BHUSAN DUTTA

24/10/1949

Permanent Account Number

BBHPR3386K

Jayasree Roy

Signature

Jayasree Roy



13/03/2011

इस कार्ड के साथ, आप एक प्रमाणित कर्ड रखें।  
असली कर्ड सेना द्वारा, एक एक से एक  
लॉगरी नंबर, कमांडर सेना,  
आपके एडमिनिस्ट्रेशन एकाईट के अनुसार,  
कॉन्ट्रोल - 411 045

If this card is lost, someone's lost card is found,  
Please inform person to  
Income Tax PAN Services Unit, NSDL,  
3rd Floor, Sapphire Chambers,  
New Bazar, Telephone Exchange,  
Bhubaneswar - 751 045

Tel: 91-20-2221 8081 Fax: 91-20-2221 8081  
e-mail: info@nsdl.co.in

Jayasree Roy



ভারত সরকার  
GOVERNMENT OF INDIA



জয়াশ্রী রায়  
Jayasree Roy  
পিতা : সুধাংশু ভূসন দত্ত  
Father : SUDHANGSHU BHUSAN DUTTA  
জন্ম বর্ষ / Year of Birth : 1949  
সংস্কার / Female



9488 3855 8507

আধার - সাধারণ মানুষের অধিকার



জাতীয় পরিচয়পত্র প্রাপ্তিকরণ  
NATIONAL IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
187 নং, রাজদাঙ্গা নবাবপাড়া, কলকাতা,  
ই.কে.ই.বি. কলকাতা, পশ্চিমবঙ্গ,  
700107

Address:  
187 NO. RAJ DANGA NABA  
PALLY, KASBA, E.K.T S.O.,  
E.K.L. Kolkata, West Bengal,  
700107

24x7  
1800 180 1847

help@udia.gov.in

www.udia.gov.in

P.O. Box No 7547,  
Kolkata-500 001

Jayasree Roy

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GITASREE MUKHERJEE

SUDHANSHU BHUSAN DUTTA

03/01/1962

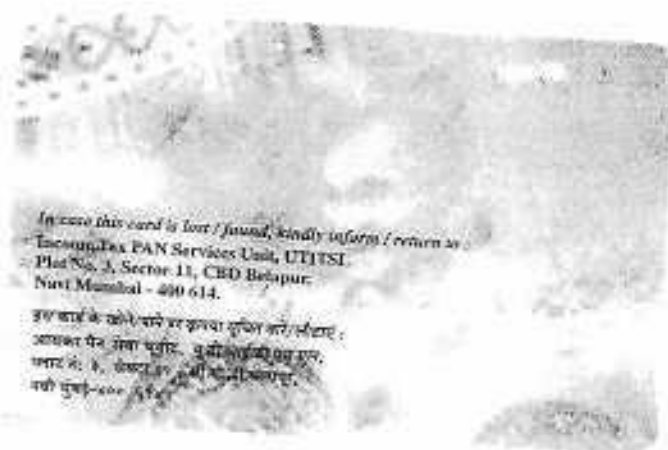
Permit/Account Number

AOPPM4313P

*Gitasree Mukherjee*  
Signature



*Gitasree Mukherjee*



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

इस कार्ड के खोने/पहोचने पर कृपया सूचित करें/सौंपें।  
आयकर पैन सेवा यूनिट, पुणे/मुंबई नवी मुंबई,  
प्लॉट नं. A, सेक्टर 11, सीडी बी बेलपुर,  
नवी मुंबई - 400 614

*Gitasree Mukherjee*



भारत सरकार  
GOVERNMENT OF INDIA



प्रीति मुखर्जी  
Greatest Mukherjee  
पिता: सुधीर मुखर्जी  
Father: Sudhir Mukherjee  
जन्म तिथि: 15/08/1962  
Gender: Female



5794 9528 3423

आधार - साधारण मानव अधिकार

*Greatest Mukherjee*



भारतीय विशिष्ट पहिचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

805A/32, एन.एस.सी. रोड,  
नाकतला, नाकतला, कोलकाता,  
पिनकोड: 700047

Address:

251A/32, N.S.C ROSE  
ROAD, NAKTALA, Naktala  
S.O, Naktala, Kolkata, West  
Bengal, 700047



*Greatest Mukherjee*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PUNA ROY

BINA ROY

02/06/1955

ADHPR1923M

*puth*



04/08/2011

*puth*





भारत सरकार  
GOVERNMENT OF INDIA



পূর্ণা রায়  
Purna Ray  
পিতা: বীণা রায়  
Father: BINA RAY  
জন্ম তারিখ: Date of Birth: 1955  
পুরুষ: Male



3738 2393 1466

সাধারণ সাধারণ মানুষের অধিকার

*Purna Ray*



ভারতীয় বিশিষ্ট পরিচয় প্রাদিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
১/১৪০, নাকতলা, কলকাতা  
কলিকাতা, পশ্চিমবঙ্গ, ৭০০০৪৭

Address:  
1/245, NAKTALA, Naktala  
S O, Naktala, Kolkata West  
Bengal, 700047



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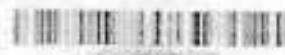


भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No. 1153453148700580

24/01/2012  
Bandita Samal  
C/O Basudeb Samal  
C/O-D SUBHASH GARIA GOVT COLONY  
BORAL  
P.S- SONARPUR Boral S.O  
Boral South Twenty Four Parganas  
West Bengal 700154  
9062093238

SONARPUR



आपका आधार क्रमांक / Your Aadhaar No. :

**2172 2374 8610**

आधार – आम आदमी का अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



Bandita Samal  
Year of Birth: 1982  
Female



**2172 2374 8610**

आधार – आम आदमी का अधिकार

*Bandita Samal*

## Major Information of the Deed

Deed No :	I-1603-04350/2022	Date of Registration	21/03/2022
Query No / Year	1603-8000894393/2022	Office where deed is registered	D.S.R. - III SOUTH 24-PARGANAS, D. South 24-Parganas
Query Date	21/03/2022 1:33:30 PM		
Applicant Name, Address & Other Details	SUMAN MAJUMDER Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9143287876, Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 1,30,43,426/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 53/- (Article:E, E, M(b))		
	Development Power of Attorney after Registered Development Agreement of [D No/Year]- 160304341/2022 Received Rs. 50/- ( FIFTY only ) from the applicant issuing the assement slip.(Urban area)		

### Land Details :












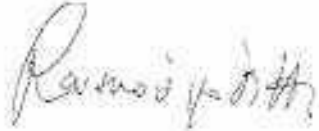


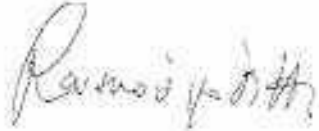


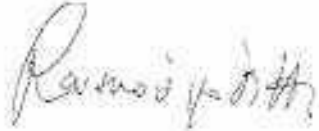









District: South 24-Parganas, P.S.- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S. Road, Road Zone: (Ward No. 100 -- Ward No. 100) , Premises No: 255/91, , Ward No: 100 Pin Code : 7000

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area	SetForth Value (In Rs.)	Market Value	Other Details
L1			Bastu	5 Katha 3 Chatak		1,10,18,426/-	Width of A Road: 25 ft Adjacent to Road, Pr Name :
Grand Total :				8.5594Dec	0/-	110,18,426/-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3000 Sq Ft.	0/-	20,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3000 sq ft	0/-	20,25,000/-	

## Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Swapan Kumar Dutta</b>            Son of Late Sudhanshu Bhusan Dutta            Executed by: Self, Date of Execution: 21/03/2022            , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>21/03/2022</td> <td></td> <td>LTI 21/03/2022</td> <td>21/03/2022</td> </tr> </tbody> </table> <p>2/18, Naktala Govt. Scheme No. II, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AExxxxxx1B, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Swapan Kumar Dutta</b> Son of Late Sudhanshu Bhusan Dutta Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office				21/03/2022		LTI 21/03/2022	21/03/2022
Name	Photo	Finger Print	Signature										
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21/03/2022		LTI 21/03/2022	21/03/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Ratnadeep Dutta</b>            Son of Late Sudhanshu Bhusan Dutta            Executed by: Self, Date of Execution: 21/03/2022            , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>21/03/2022</td> <td></td> <td>LTI 21/03/2022</td> <td>21/03/2022</td> </tr> </tbody> </table> <p>2/18, Naktala Govt. Scheme No. II, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ASxxxxxx9H, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Ratnadeep Dutta</b> Son of Late Sudhanshu Bhusan Dutta Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office				21/03/2022		LTI 21/03/2022	21/03/2022
Name	Photo	Finger Print	Signature										
<b>Mr Ratnadeep Dutta</b> Son of Late Sudhanshu Bhusan Dutta Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office													
21/03/2022		LTI 21/03/2022	21/03/2022										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs Rita Dutta</b>            Wife of Late Chandandeep Dutta            Executed by: Self, Date of Execution: 21/03/2022            , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>21/03/2022</td> <td></td> <td>LTI 21/03/2022</td> <td>21/03/2022</td> </tr> </tbody> </table> <p>2/18, Naktala Govt. Scheme No. II, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.: FCxxxxxx5F, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs Rita Dutta</b> Wife of Late Chandandeep Dutta Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office				21/03/2022		LTI 21/03/2022	21/03/2022
Name	Photo	Finger Print	Signature										
<b>Mrs Rita Dutta</b> Wife of Late Chandandeep Dutta Executed by: Self, Date of Execution: 21/03/2022 , Admitted by: Self, Date of Admission: 21/03/2022 ,Place : Office													
21/03/2022		LTI 21/03/2022	21/03/2022										












Name	Photo	Finger Print	Signature
<b>Mrs Jayasree Roy</b> Wife of Mr Ashok Roy Executed by: Self, Date of Execution: 21/03/2022 Admitted by: Self, Date of Admission: 21/03/2022, Place : Office	 21/03/2022	 LTI 21/03/2022	 21/03/2022
8C, Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District:- South 24- West Bengal PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India No.: BBxxxxxx6K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/03/2022 Admitted by: Self, Date of Admission: 21/03/2022, Place : Office			
Name	Photo	Finger Print	Signature
<b>Mrs Gitasree Mukherjee</b> Wife of Mr Shovon Mukherjee Executed by: Self, Date of Execution: 21/03/2022 Admitted by: Self, Date of Admission: 21/03/2022, Place : Office	 21/03/2022	 LTI 21/03/2022	 21/03/2022
251A/32, N.S.C. Bose Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AOxxxxxx3P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/03/2022 Admitted by: Self, Date of Admission: 21/03/2022, Place : Office			

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Puna Roy Labour Contractor</b> 1/245, Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, PAN No.: ADxxxxxx3M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Puna Roy (Presentant )</b>  Son of Late Bina Roy  Date of Execution : 21/03/2022, Admitted by: Self, Date of Admission: 21/03/2022, Place of Admission of Execution: Office </td> <td>   Mar 21 2022 1:57PM </td> <td>   LTI  21/03/2022 </td> <td>   21/03/2022 </td> </tr> </tbody> </table> 1/245, Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx3M,Aadhaar No Not Provided Status : Representative, Representative of : Puna Roy Lab Contractor	Name	Photo	Finger Print	Signature	<b>Mr Puna Roy (Presentant )</b> Son of Late Bina Roy Date of Execution : 21/03/2022, Admitted by: Self, Date of Admission: 21/03/2022, Place of Admission of Execution: Office	 Mar 21 2022 1:57PM	 LTI 21/03/2022	 21/03/2022
Name	Photo	Finger Print	Signature						
<b>Mr Puna Roy (Presentant )</b> Son of Late Bina Roy Date of Execution : 21/03/2022, Admitted by: Self, Date of Admission: 21/03/2022, Place of Admission of Execution: Office	 Mar 21 2022 1:57PM	 LTI 21/03/2022	 21/03/2022						

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mrs BANDITA SAMAL</b> Daughter of Mr BASUDEB SAMAL GARIA GOVT COLONY, City:-, P.O:- BORAL, P.S.-Sonarpur, District-South 24 Parganas, West Bengal, India, PIN:- 700154			
	21/03/2022	21/03/2022	21/03/2022

Identifier Of Mr Swapan Kumar Dutta, Mr Ratnadeep Dutta, Mrs Rita Dutta, Mrs Jayasree Roy, Mrs Gitasree Mukherjee, Mr Puna Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Dutta	Puna Roy Labour Contractor-1.71187 Dec
2	Mr Ratnadeep Dutta	Puna Roy Labour Contractor-1.71187 Dec
3	Mrs Rita Dutta	Puna Roy Labour Contractor-1.71187 Dec
4	Mrs Jayasree Roy	Puna Roy Labour Contractor-1.71187 Dec
5	Mrs Gitasree Mukherjee	Puna Roy Labour Contractor-1.71187 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Swapan Kumar Dutta	Puna Roy Labour Contractor-600.00000000 Sq Ft
2	Mr Ratnadeep Dutta	Puna Roy Labour Contractor-600.00000000 Sq Ft
3	Mrs Rita Dutta	Puna Roy Labour Contractor-600.00000000 Sq Ft
4	Mrs Jayasree Roy	Puna Roy Labour Contractor-600.00000000 Sq Ft
5	Mrs Gitasree Mukherjee	Puna Roy Labour Contractor-600.00000000 Sq Ft

On 21-03-2022

**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: (g) of Indian Stamp Act 1899.

**Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**

Presented for registration at 13:51 hrs. on 21-03-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Puna Roy.

**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 1,30,43,426/-

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

Execution is admitted on 21/03/2022 by 1, Mr Swapan Kumar Dutta, Son of Late Sudhanshu Bhushan Dutta, 2/18, Naktala Govt. Scheme No. II, P.O: Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 2, Mr Ratnadeep Dutta, Son of Late Sudhanshu Bhushan Dutta, 2/18, Naktala Govt. Scheme No. II, P.O: Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 3, Mrs Rita Dutta, Wife of Late Chandandeep Dutta, 2/18, Naktala Govt. Scheme No. II, P.O: Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 4, Mrs Jayasree Roy, Wife of Mr Ashok Roy, 8C, Naktala, P.O: Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person, 5: Mrs Gitasree Mukherjee, Wife of Mr Shovon Mukherjee, 251A/32, N.S.C. Bose Road, P.O: Naktala, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife

Identified by Mrs BANDITA SAMAL, Daughter of Mr BASUDEB SAMAL, GARIA GOVT COLONY, P.O: BOPAL, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by profession Service

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

Execution is admitted on 21-03-2022 by Mr Puna Roy,

Identified by Mrs BANDITA SAMAL, Daughter of Mr BASUDEB SAMAL, GARIA GOVT COLONY, P.O: BOPAL, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/-, H = Rs 28/-, M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

**Payment of Stamp Duty**

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

Description of Stamp

1 Stamp: Type: Impressed, Serial no 195277, Amount: Rs 100/-, Date of Purchase: 17/03/2022, Vendor name: A. Sarkar

Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1603-2022, Page from 163389 to 163419  
being No 160304350 for the year 2022.



Digitally signed by DEBASISH DHAR  
Date: 2022.03.28 19:24:04 +05:30  
Reason: Digital Signing of I

(Debasish Dhar) 2022/03/28 07:24:04 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)