

09065/22

J- 8813/2021



अष्टिमवर्ग पश्चिम बंगाल WEST BENGAL

AG 751291

9.6.22
8/7/22

Certified that the above document is a true and correct copy of the original document. The signature of the person whose name is mentioned in the document is verified with the original document.

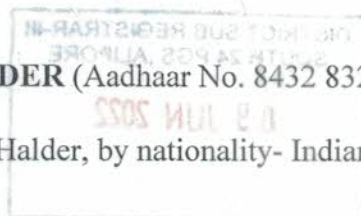
08 JUN 2022
District Sub-Registrar
Alipore, South 24-parganas



THIS JOINT VENTURE DEVELOPMENT POWER OF ATTORNEY is made on the 8th day of June, Two Thousand Twenty Two.

BETWEEN

(1) SMT. ALO HALDER (Aadhaar No. 8432 8323 3688), (PAN AJDPH2533F), wife of late Subodh Chandra Halder, by nationality- Indian, by faith- Hindu, by occupation –



13 MAY 2022

17128

No.....Rs.-100/- Date.....

Name:.....

Abantika cruha.

Address:.....

Advocate

Vendor:.....

Alipur Judge's Court
Kolkata - 27

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipur Police Court, Kol-27

[Handwritten signature]



Identified by me.
Abantika cruha
Advocate.
Alipore Judge's Court.
Kolkata - 700027.

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE

09 JUN 2022

housewife, residing at 206/4, Raipur Road, Post Office - Naktala, Police Station- Netajinagar, Kolkata - 700 047, (2) **SMT. RAKHI BASU** (Aadhaar No. 4399 5039 5939), (PAN BUQPB1006C), daughter of late Subodh Chandra Halder and wife of Sri Avijit Basu, by nationality- Indian, by faith- Hindu, by occupation – housewife, residing at 2, Raja Manindra Road, Police Station- Chitpur, Kolkata - 700 037, (3) **SMT. RUBY HALDER (DEY)** (Aadhaar No. 8491 9818 9014), (PAN ACOPH1801J), daughter of late Subodh Chandra Halder and wife of Sri Pradip Kumar Dey, by nationality- Indian, by faith- Hindu, by occupation – service, residing at 149, Ganguly Bagan, Police Station- Netajinagar, Kolkata - 700 047 and (4) **SMT. SUMANA BARIK** (Aadhaar No. 5900 6485 6831), (PAN BUQPB1067B), daughter of late Subodh Chandra Halder and wife of late Tarak Barik, by nationality- Indian, by faith- Hindu, by occupation – housewife, residing at 6/1E, Nabalia Para Road, Police Station- Haridevpur, Kolkata - 700 008, all hereinafter jointly called and referred to as the **LAND OWNERS** nominate, appoint and constitute **M/S. APJ GROUP** (PAN ABYFA0323M), a partnership firm having its office at 215, Raipur Road, Post Office - Naktala, Police Station - _Netaji Nagar, Kolkata-700 047, carried on by its partners namely (1) **SRI JOY SHANKAR SARKAR** (PAN BPOCPS8365G), (Aadhaar No. 4598 7723 8685), son of late Kamal Sarkar, residing at 287, Ganguly Bagan, Post Office - Naktala, Police Station - _Netaji Nagar, Kolkata-700 047 (2) **SRI AVIJIT MAJUMDAR** (PAN AUDPM1085G), (Aadhaar No. 5730 9868 4457), son of Chamak Majumdar, residing at 3/72, Sanghati Colony, Post Office - Naktala, Police Station - _Netaji Nagar, Kolkata-700 047, and (3) **SRI PRADIP SAHA** (PAN BWJPS3238J), (Aadhaar No. 9937 4752 4739), son of Sri Nimai Ch. Saha, residing at 245A/1, Raipur Road, Post Office - Naktala, Police Station – Netajinagar, Kolkata-700 047, all by nationality – Indian, all by faith – Hindu, all by occupation -Business_, hereinafter referred to as the **DEVELOPERS**, as our true

and lawful attorney to do the acts deeds and things as will appear hereunder :

WHEREAS :

1. We are the Owners sole and absolute owner in respect of ALL THAT homestead land measuring **05 cottah 15 chittack 10 square feet**, be the same or a little more or less, along with a **100 square feet tile shed structure**, standing thereon at the Kolkata Municipal Corporation premises No. 190/10, Raipur Road, corresponding to postal address No206/4, Raipur Road under the Kolkata Municipal Corporation ward No. 99, vide assessee No. 210990407319, Police Station – Netajinagar, Kolkata – 700 047, Dist. : South 24-Parganas, butted and bounded as follows, that is to say :-

| | | |
|--------------|---|----------------------------------|
| On the North | : | by rest portion C.S. Dag No.1056 |
| On the South | : | by C.S. Dag No. 1057 |
| On the East | : | by part C.S. Dag No. 1056 |
| On the West | : | by 20' wide Road |

2. We, with the intent to develop the said premises have entered on **June 8, 2022** into a Joint Venture Development Agreement with **M/S. APJ GROUP** (PAN ABYFA0323M), a partnership firm having its office at 215, Raipur Road, Post Office - Naktala, Police Station - _Netaji Nagar, Kolkata-700 047, carried on by its partners namely (1) **SRI JOY SHANKAR SARKAR** (PAN BPOCPS8365G), (Aadhaar No. 4598 7723 8685), son of late Kamal Sarkar, residing at 287, Ganguly Bagan, Post Office - Naktala, Police Station - _Netaji Nagar, Kolkata-700 047 (2) **SRI AVIJIT MAJUMDAR** (PAN AUDPM1085G), (Aadhaar No. 5730 9868 4457), son of Chamak Majumdar, residing at 3/72, Sanghati Colony, Post Office - Naktala, Police Station - _Netaji

Nagar, Kolkata-700 047, and (3) **SRI PRADIP SAHA** (PAN BWJPS3238J), (Aadhaar No. 9937.4752 4739), son of Sri Nimai Chandra Saha, residing at 245A/1, Raipur Road, Post Office - Naktala, Police Station – Netajinagar, Kolkata - 700 047, all by nationality – Indian, all by faith – Hindu, all by occupation - business, hereinafter referred to as the **DEVELOPER** for the terms and conditions inter alia: (i) the developer would construct a building in the said premises (ii) all cost of construction of the said building would be borne by the developer (iii) **we**, the owner will be provided **ALL THAT** entire **first floor** and **fourth floor** consisting of 3 no. of 2 **BHK flat consisting of 2 (two) Bed room, 2 (two) toilet, 1(one) Balcony, 1(one) Dinning cum Drawing, 1(one) kitchen in G+IV** Storied building will be entitled to in the proposed building **TOGETHER WITH** undivided proportionate share and interest in the land underneath and all rights on the common areas and facilities attached thereto The common areas in the building and/or the said premises will be used in common with the owner. Ground floor – 50% (Car parking), (hereinafter referred to as the **owners' allocation**) (iv) developer will be entitled to get Balance area 50% of the building comprises **ALL THAT** 50% area in the proposed building consisting of entire 2nd and 3rd floor **TOGETHER WITH** undivided proportionate share and interest in the land underneath and all rights on the common areas and facilities attached thereto The common areas in the building and/or the said premises will be used in common with the owners. Ground floor – 50%, 1 BHK flat in 50% and rest portion car parking, (Save and except the owners allocation all the space will be lies with the developer)

The said Joint Venture Development Agreement stands registered with the office of District Sub-Registrar III at Alipore, South 24-Parganas and recorded in Book No. I, Being No. **8806** for the year 2022.

The said developer will be entitled to do the following acts, deeds and things :

- i. To develop the said premises by constructing building thereon.
- ii. To represent to the Kolkata Municipal Corporation, KMDA and/or any competent authority
- iii. To sign the building plan and all the relevant papers in respect of the proposed building.
- iv. To sign all other relevant documents relating to the said premises present the same to the Kolkata Municipal Corporation, KMDA and/or any competent authority for getting the building plan.
- V. to sign all documents and registered the same to the Kolkata Municipal Corporation for getting the said building plan sanctioned
- vi. to sign all documents and registered the same to the Kolkata Municipal Corporation for getting the water supply, inner and outer and ferule connection to the said premises.
- vii. to give parts of said premises, if required, for getting building passed from the Kolkata Municipal Corporation.
- viii. to sign all documents and registered the same to the Kolkata Municipal Corporation for getting the building regularized if any deviation is made within the ambit of the Kolkata bu8log rule of the water supply the Kolkata Municipal Corporation
- ix. to sign all documents and registered the same, if required, for getting Completion Certificate from the building Kolkata Municipal Corporation
- X. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.

- xi. To obtain clearances from all government departments and authorities including Fire Brigade, the Kolkata Municipal Corporation, KMDA, Police and the Authorities of Urban Land ceiling and Department, and all other competent authorities as may be necessary.
- xii. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.
- xiii. To appear before any officer of the Kolkata Municipal Corporation, KMDA or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.
- xiv. To sign in all the documents, understanding, declarations, affidavit, indemnity bond etc. and registration thereof with the competent Registration Authority for approval of the building plan as required by the Kolkata Municipal Corporation.
- xv. To sign in all the documents, understanding, declarations, affidavit, indemnity bond, drawings etc. and registration thereof with the competent Registration Authority for approval of deviation if occurs, required by the Kolkata Municipal Corporation.
- xvi. To sign in all the documents, understanding, declarations, affidavit, indemnity bond, drawings etc. and registration thereof for regularization of the building after completion, required by the Kolkata Municipal Corporation.
- xvii. To sign in all the documents, understanding, declarations, affidavit, indemnity bond, drawings etc. and registration thereof with the competent Registration Authority for approval of completion certificate, after completion of building,

- xviii. To sign all documents, drawings, understanding, declaration, affidavit, indemnity bond and registration thereof with the competent Registration Authority, as required by the Kolkata Municipal Corporation.
- xix. To sign all documents, drawings, understanding, declaration, affidavit, indemnity bond and registration thereof with the competent Registration Authority, as required by the Kolkata Municipal Corporation, for approval of inside and outside drainage.
- XX. To sign all documents, understanding, declaration, affidavit, indemnity bond, drawings etc. and registration thereof with the competent Registration Authority as required by the Kolkata Municipal Corporation, for approval of water connection.
- xxi. To apply for and obtain temporary connections of water, electricity and also to apply for and obtain in our name on our behalf of permanent water electricity, drainage, sewerage connections to the said premises and property and to sign as well as executed all plans, forms, papers, documents in connection therewith for and on our behalf.
- xxii. To represents us before all the office/s concerned and also like such the K.M.C. and to sign all papers, documents on our behalf for mutation of our name in respect of relevant papers and to appear in all hearing before the authorities of the K.M.C. for such mutation, deal in objection and/or appeals on our behalf against the excess valuation assessed by the said K.M.C. and also to prefer appear before the appropriate authorities and represent us at the time of hearing of such objection or appeals on our behalf to move petitions to plead to argue to act on our behalf and file petition, in original assessment, miscellaneous, review, revision or appellate proceedings to accept service of notices, to produce and take documents, to apply for and take delivery of copies, to authorize his

representatives and registered clerks to take delivery of copies and to do clerical work in the office of the K.M.C and Building Rules framed there under and all works covered by the provisions of the K.M.C. Act, before the K.M.C. to apply for depositing or adjust money in connection therewith and the attorney is empowered & authorized to comply with all the requirements and KMC Act & Rules & the building rules including signing on the building plans to be submitted for sanction and take delivery sanction Plan from the KMC.

- xxiii. To sign letters, correspondence and documents and to receive all papers, documents, maps or plan from the K.M.C., Fire Brigade and other authority or authorities and for that purpose to sign and grant proper effectual receipts and discharge thereof.
- xxiv. To sign & submit of all document for the approval of purposed building plan on the K.M.C. building department and also office the approval of proposed building plan during the during construction if any declaration occurred further to sign and submit the building plan for registration to attend and appear for the hearing of the authority of the K.M.C. for additional approval on the Building Department and correspondence and documents and to receive all papers, documents, maps or plans from the K.M.C.
- xxv. To sign & submit the plan of internal & external water connection and appear before the water supply department of the K.M.C. sign and submit the plan of internal and external drainage and sewerage connection and to be appear before the drainage department of the K.M.C. and to apply for the obtain connection for water , sewerage, etc.
- xxvi. To prepare proposed drawing /plan for sanction from K.M.C. and submit and also sign building plan on our behalf of the schedule below property and obtain such sanctioned

plan thereof from the appropriate building purpose and other purposes.

xxvii. To prepare and/or submit the plan or any revision plan or altered building plan by the said attorney on our behalf for and on our said residential building purposes and other purposes.

xxviii. To apply for and for obtain all necessary sanction clearances, the said proposed building on our behalf.

xxix. To represent before any court of law.

xxx. To appear and to act in all courts, civil, criminal and tribunal whenever required

xxxi. To sign and verify complaints and written statements petitions, objections, memo of appeals, affidavits, and applications of all kind and file those in any court of law.

xxxii. To engage and appoint any advocate/pleader or counsel whenever and wherever required.

xxxiii. To represent to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.

xxxiv. To settle any dispute arising in respect of the said property.

xxxv. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said developer's allocation in the building at the said premises and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.

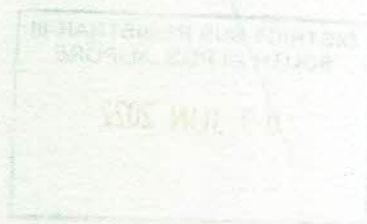
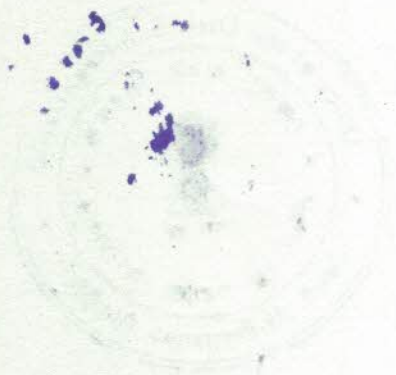
xxxvi. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or

conveyances of the said property and/or part thereof in favour of the said purchaser or his nominee or assignee.

xxxvii. To sign and execute all other deeds, instruments and assurances which our attorneys 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 developer's allocation in the building at the said premises and/or part thereof

xxxviii. To present any such conveyance or conveyances in respect of the said developer's allocation in the building at the said premises and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which the said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

IN WITNESSES WHEREOF We hereto have put our respective hands on these presents on the





| | Thumb | 1st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------|---------------|-------------|--------------|
| Left hand | | | | | |
| Right hand | | | | | |

Name ALO HALDER

Signature Alo Halder



| | Thumb | 1st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------|---------------|-------------|--------------|
| Left hand | | | | | |
| Right hand | | | | | |

Name RAKHI BASU

Signature Rakhi Basu



| | Thumb | 1st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------|---------------|-------------|--------------|
| Left hand | | | | | |
| Right hand | | | | | |

Name RUBY HALDER (DEY)

Signature Ruby Halder (Dey)



| | Thumb | 1st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------|---------------|-------------|--------------|
| Left hand | | | | | |
| Right hand | | | | | |

Name SUMANA BARIK

Signature Sumana Barik

day month and year first above written.

WITNESSES:

1. *Chaitany*
2A, RAJAMANENDRA
ROAD, KOLKATA-700032.

Alo Halder.

SMT. ALO HALDER

Rakhi Basu.
SMT. RAKHI BASU

2. Abhishek Chatterjee
3/64, Sanghati Colony
KOL-47

Ruby Halder (Dee)
SMT. RUBY HALDER (DEY)

Sumana Barik
SMT. SUMANA BARIK

(EXECUTORS)

Receive and accepted

APJ Group
Jayshankar Senkan.
Partner

APJ Group
Shripal Singh
Partner

APJ Group
Rudip Sen.
Attorney
Partner

Drafted by me and prepared in my office

Santanu Singh
Santanu Singh, Advocate (WB/785/1992), Alipore Judges, Court, Bar Library No. 2 Kolkata -



| | Thumb | 1st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------|---------------|-------------|--------------|
| Left hand | | | | | |
| Right hand | | | | | |

Name... Joy SHANKAR SARKAR.

Signature... Jayshankar Sarkar.



| | Thumb | 1st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------|---------------|-------------|--------------|
| Left hand | | | | | |
| Right hand | | | | | |

Name... AVIJIT MAJUMDAR.

Signature... Avijit Majumdar.



| | Thumb | 1st finger | Middle finger | Ring finger | Small finger |
|------------|-------|------------|---------------|-------------|--------------|
| Left hand | | | | | |
| Right hand | | | | | |

Name... PRADIP SAHA.

Signature... Pradip Saha.

| | | Thumb | 1st finger | Middle finger | Ring finger | Small finger |
|-------|------------|-------|------------|---------------|-------------|--------------|
| PHOTO | Left hand | | | | | |
| | Right hand | | | | | |

Name.....

Signature.....

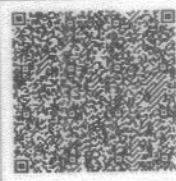
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABYFA0323M



नाम / Name
APJ GROUP

07042022

निगमन / मठन की तारीख
Date of Incorporation / Formation
14/03/2022



आयकर विभाग
INCOMETAX DEPARTMENT


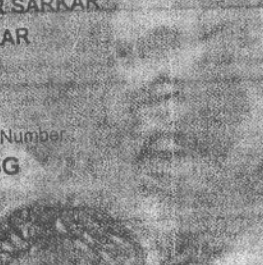
भारत सरकार
GOVT. OF INDIA

JOYSHANKAR SARKAR
KAMAL SARKAR

11/08/1983

Permanent Account Number
BPCPS8365G

Jyothika Sarkar
Signature





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19814/04778

To
জয়শঙ্কর সরকার
Joyshankar Sarkar
287 GANGULY BAGAN
NAKTALA Naktala S.O
Naktala Kolkata
West Bengal 700047

15602938

MN156029382DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4598 7723 8685

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



জয়শঙ্কর সরকার
Joyshankar Sarkar
পিতা : কমল সরকার
Father : KAMAL SARKAR
জন্ম সাল / Year of Birth : 1983
পুরুষ / Male



4598 7723 8685

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AVIJIT MAJUMDAR
CHAMAK MAJUMDAR

06/12/1978

Permanent Account Number

AUDPM1085G

Avijit Majumdar
Signature





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19861/02915

To
অভিজিত মজুমদার
Avijit Majumdar
3/72 SANGHATI COLONY
NAKTALA Naktala S.O
Naktala Kolkata
West Bengal 700047

16456957

MN164569574DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5730 9868 4457

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অভিজিত মজুমদার
Avijit Majumdar
পিতা : চমক মজুমদার
Father : CHAMAK MAJUMDAR
জন্ম সাল / Year of Birth : 1978
পুরুষ / Male

5730 9868 4457



আধার - সাধারণ মানুষের অধিকার





भारत सरकार
GOVERNMENT OF INDIA



प्रदीप साहा
PRADIP SAHA
DOB: 04-09-1982
Gender: Male



9937 4752 4739

आधार- आम आदमी का अधिकार



245a/1, रायपुर रोड, नाक्ताला, कोलकाता,
पश्चिम बंगाल, 700047

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:
245a/1, Raipur Road, Naktala,
Naktala S.o, Kolkata, West Bengal,
700047



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

आयकर विभाग
INCOME TAX DEPARTMENT

RAKHI BASU

SUBODH CHANDRA HALDER

02/11/1971

Permanent Account Number

BUQPB1006C

Rakhi Basu

Signature



भारत सरकार
GOVT. OF INDIA



19032013

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टोरींग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bunglow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8088, Fax: 91-20-2721 8087
e-mail: tininfo@nsdl.co.in



ভারতীয় বিশিষ্ট পরিচয় প্রমাণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তলিকাভুক্ত আই ডি/Enrollment No.: 1040/19568/03736

To
রাক্ষী বাসু
Rakhi Basu
2 A RAJA MANINDRA ROAD
BELGACHIA, Belgachia S.O
Belgachia Kolkata
West Bengal 700037



আপনার আধার সংখ্যা/ Your Aadhaar No.:

4399 5039 5939

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



রাক্ষী বাসু
Rakhi Basu
পিতা : সুবোধ চন্দ্র হালদার
Father : Subodh Chandra Halder
জন্ম সাল / Year of Birth : 1971
মহিলা / Female



4399 5039 5939

- সাধারণ মানুষের অধিকার

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

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

12266906



ভারতীয় বিশিষ্ট পরিচয় প্রমাণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
2 A, RAJA MANINDRA
ROAD, BELGACHIA,
Belgachia S.O, Belgachia,
Kolkata, West Bengal,
700037

স্বাক্ষর
Digitally signed by Rakhi Basu
P.O. Box No. 1947
www.uidai.gov.in



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrollment No. : 2730/00523/36413

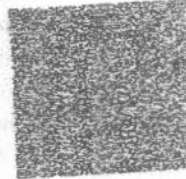
To
Sumana Barik

C/O: Tarak Barik,
6/E,
Nabalia Para Road,
Kalibabur Karkhana,
Purba Barisha,
VTC: Purba Barisha, PO: Barisha,
Sub District: Thakurpukur Mahesola, District: South 24 Pargana,
State: West Bengal, PIN Code: 700008.
Mobile: 9830423862

30108075



KF301080754FI



आपका आधार क्रमांक / Your Aadhaar No. :

5900 6485 6831

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Issue Date: 28/03/2013



Sumana Barik
DOB: 18/07/1974
Female

5900 6485 6831

मेरा आधार, मेरी पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUMANA BARIK

SUBODH CHANDRA HALDER

18/07/1974

Permanent Account Number

BUQPB1067B

Sumana Barik
Signature



19092013

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने
आयकर पेन सेवाइ कार्ड, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

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



Government of India



AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেনটিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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

■ আধার সারা দেশে মান্য।

■ আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

■ Aadhaar is valid throughout the country.

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



ঠিকানা:
149 জা বা, রায়পুর রোড, নাকতলা,
নাকতলা, কোলকাতা,
পশ্চিমবঙ্গ - 700047

ভারতীয় বিনিস্ত্রী পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
149 G B, RAIPUR ROAD,
NAKTALA, NAKTALA S.O, Kolkata,
West Bengal - 700047

8491 9818 9014

www



ভারত সরকার



আধার

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির নম্বর/Enrollment No.: 1040/19712/13462

Download Date: 18/04/2017

To
রুবি দে
Ruby Dey
149 G B
RAIPUR ROAD
NAKTALA
NAKTALA S.O
Kolkata West Bengal - 700047

Signature valid
Date: 18/04/2017
Authority: NAKTALA S.O
ID: 1040/19712/13462

Generation Date: 21/04/2012



আপনার আধার সংখ্যা / Your Aadhaar No.:

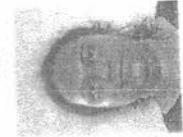
8491 9818 9014

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India


রুবি দে
Ruby Dey
জন্মতারিখ/ DOB: 23/11/1971
মহিলা / FEMALE




8491 9818 9014

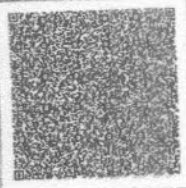
আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA



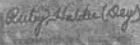
स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACOPH1801J




नाम / Name
RUBY HALDER DEY

पिता का नाम / Father's Name
SUBODH CHANDRA HALDER

जन्म की तारीख
Date of Birth
23/11/1971


हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTHISL
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, UTHISL
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई-400 614.

Aaykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos.

1961
or
18001801961



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19712/12590

To
আলো হালদার
Alo Halder
206/4 RAIPUR ROAD
NAKTALA Naktala S.O
Naktala Kolkata
West Bengal 700047

18948073



MN189480731DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8432 8323 3688

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



আলো হালদার
Alo Halder
পিতা : রাজেন্দ্র নাথ সরকার
Father : RAJENDRA NATH HALDER
জন্ম সাল / Year of Birth : 1955
মহিলা / Female

8432 8323 3688



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

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

18948073



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
২০৬/৪, রায়পুর রোড, নাক্তালা,
নাক্তালা, কোলকাতা, পশ্চিমবঙ্গ,
700047

Address:
206/4, RAIPUR ROAD,
NAKTALA, Naktala S.O,
Naktala, Kolkata, West
Bengal, 700047



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



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

आयकर विभाग

INCOME TAX DEPARTMENT

ALO HALDER

RAJENDRA NATH SARKER

21/11/1954

Permanent Account Number

AJDPH2533F

Alo Halder
Signature



भारत सरकार

GOVT. OF INDIA



19122012



आयकर विभाग, पुणे, महाराष्ट्र, भारत

आयकर सेवा केंद्र, पुणे

पिन कोड - 411 005

जि. १ टेलिफोन एक्चेंज - ११११

बॉक्स - ४११००५

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Income Tax PAN Services Unit, NSDL

3rd Floor, Sapphire Chambers,

Near Bawer Telephone Exchange,

Baner, Pune - 411 015

Tel: 91 20 2721 8081 Fax: 91 20 2721 8081

e-mail: paninfo@nsdl.co.in

✓ Alo Halder.

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1603-08813/2022 | Date of Registration | 09/06/2022 |
| Query No / Year | 1603-8001734307/2022 | Office where deed is registered | |
| Query Date | 09/06/2022 12:31:25 PM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | SANTANU SINGHA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7003493412, 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. 5,10,000/- | | Rs. 78,06,686/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 100/- (Article:48(g)) | | Rs. 53/- (Article:E, E, M(b)) | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160308806/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :



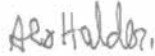






District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road, , Premises No: 190/10, , Ward No: 099 Pin Code : 700047

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---------------|-------------|----------------|---------------|---------|----------------------------|-------------------------|-----------------------|--|
| L1 | | | Bastu | | 5 Katha 15 Chatak 10 Sq Ft | 5,00,000/- | 77,79,686/- | Width of Approach Road: 20 Ft., , Project Name : |
| Grand Total : | | | | | 9.8198Dec | 5,00,000 /- | 77,79,686 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 100 Sq Ft. | 10,000/- | 27,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 100 sq ft | 10,000 /- | 27,000 /- | |

Principal Details :






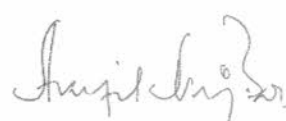
| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|--|---|
| | Name | Photo | Finger Print | Signature |
| 1 | Mrs Alo Halder Wife of Late Subodh Chandra Halder Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office |  09/06/2022 |  LTI 09/06/2022 |  09/06/2022 |
| 206/4, Raipur Road East, City:- Not Specified, 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.: Ajxxxxxx3f, Aadhaar No: 84xxxxxxxx3688, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office | | | | |
| 2 | Mrs Rakhi Basu Wife of Mr Avijit Basu Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office |  09/06/2022 |  LTI 09/06/2022 |  09/06/2022 |
| 2, Raja Manindra Road, City:- Not Specified, P.O:- Chitpur, P.S:-Chitpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Buxxxxxx6c, Aadhaar No: 43xxxxxxxx5939, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office | | | | |
| 3 | Mrs Ruby Halder Wife of Mr Pradip Kumar Dey Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office |  09/06/2022 |  LTI 09/06/2022 |  09/06/2022 |
| 149, GANGULY BAGAN, City:- Not Specified, P.O:- Netajinagar, 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.: Acxxxxxx1j, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office | | | | |




| 4 | Name | Photo | Finger Print | Signature |
|---|---|---|--|---|
| | Mrs Sumana Barik Wife of Mr Tarak Barik Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office |  09/06/2022 |  LTI 09/06/2022 |  09/06/2022 |
| 6/1E, Nabalia Para Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Buxxxxxx7b, Aadhaar No: 59xxxxxxxx6831, Status :Individual, Executed by: Self, Date of Execution: 08/06/2022 , Admitted by: Self, Date of Admission: 09/06/2022 ,Place : Office | | | | |

Attorney Details :




| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | MS APJ GROUP 215, Raipur Road East, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.: Abxxxxxx3m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr Joy Shankar Sarkar Son of Late Kamal Sarkar Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 09/06/2022, Place of Admission of Execution: Office |  Jun 9 2022 12:58PM |  LTI 09/06/2022 |  09/06/2022 |
| 287, GANGULY BAGAN, City:- Not Specified, 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.: BPxxxxxx5G, Aadhaar No: 45xxxxxxxx8685 Status : Representative, Representative of : MS APJ GROUP (as Partners) | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mr Avijit Majumdar (Presentant) Son of Mr Chamak Majumdar Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 09/06/2022, Place of Admission of Execution: Office |  Jun 9 2022 12:57PM |  LTI 09/06/2022 |  09/06/2022 |
| 3/72, GANGULY BAGAN, City:- Not Specified, 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.: AUxxxxxx5G, Aadhaar No: 57xxxxxxxx4457 Status : Representative, Representative of : MS APJ GROUP (as Partners) | | | | |

| Name | Photo | Finger Print | Signature |
|---|---|--|---|
| Mr Pradip Saha Son of Mr Nimai Ch Saha Date of Execution - 08/06/2022, , Admitted by: Self, Date of Admission: 09/06/2022, Place of Admission of Execution: Office |  Jun 9 2022 12:58PM |  LTI 09/06/2022 |  09/06/2022 |
| 248/1, Raipur Road East, City:- Not Specified, 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.:: BWxxxxxx8J, Aadhaar No: 99xxxxxxxx4739 Status : Representative, Representative of : MS APJ GROUP (as Partners) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| Mrs ABANTIKA GUHA Daughter of Mr JAYANTA GUHA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027 |  09/06/2022 |  09/06/2022 |  09/06/2022 |
| Identifier Of Mrs Alo Halder, Mrs Rakhi Basu, Mrs Ruby Halder, Mrs Sumana Barik, Mr Joy Shankar Sarkar, Mr Avijit Majumdar, Mr Pradip Saha | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|---------------------------|
| 1 | Mrs Alo Halder | MS APJ GROUP-2.45495 Dec |
| 2 | Mrs Rakhi Basu | MS APJ GROUP-2.45495 Dec |
| 3 | Mrs Ruby Halder | MS APJ GROUP-2.45495 Dec |
| 4 | Mrs Sumana Barik | MS APJ GROUP-2.45495 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|------------------|--------------------------------|
| 1 | Mrs Alo Halder | MS APJ GROUP-25.00000000 Sq Ft |
| 2 | Mrs Rakhi Basu | MS APJ GROUP-25.00000000 Sq Ft |
| 3 | Mrs Ruby Halder | MS APJ GROUP-25.00000000 Sq Ft |
| 4 | Mrs Sumana Barik | MS APJ GROUP-25.00000000 Sq Ft |

On 09-06-2022

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 12:41 hrs on 09-06-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Avijit Majumdar ,.

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 78,06,686/-

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

Execution is admitted on 09/06/2022 by 1. Mrs Alo Halder, Wife of Late Subodh Chandra Halder, 206/4, Road: Raipur Road East, , P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Mrs Rakhi Basu, Wife of Mr Avijit Basu, 2, Road: Raja Manindra Road, , P.O: Chitpur, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession House wife, 3. Mrs Ruby Halder, Wife of Mr Pradip Kumar Dey, 149, Road: GANGULY BAGAN, , P.O: Netajinagar, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 4. Mrs Sumana Barik, Wife of Mr Tarak Barik, 6/1E, Road: Nabalia Para Road, , P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession House wife Indetified by Mrs ABANTIKA GUHA, , , Daughter of Mr JAYANTA GUHA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-06-2022 by Mr Joy Shankar Sarkar, Partners, MS APJ GROUP, 215, Raipur Road East, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mrs ABANTIKA GUHA, , , Daughter of Mr JAYANTA GUHA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 09-06-2022 by Mr Avijit Majumdar, Partners, MS APJ GROUP, 215, Raipur Road East, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mrs ABANTIKA GUHA, , , Daughter of Mr JAYANTA GUHA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 09-06-2022 by Mr Pradip Saha, Partners, MS APJ GROUP, 215, Raipur Road East, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mrs ABANTIKA GUHA, , , Daughter of Mr JAYANTA GUHA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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/-

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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.

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Volume number 1603-2022, Page from 357085 to 357119
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