

9986/24

I - 9986/2024



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AU 106907

SDA
 9.M. 8003170737/2024
 13.12.24
 3:32 P.M.

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
 Behala, South 24 Parganas

13 DEC 2024

DEVELOPMENT POWER OF ATTORNEY

RELATED WITH

DEVELOPMENT AGREEMENT

DATED 13/12/2024

Tanuja R. Puranik

Arjun Kumar Saha
 Arjun Kumar Saha

Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-1607-09976/2024 | Date of Registration | 13/12/2024 |
| Query No / Year | 1607-8003170737/2024 | Office where deed is registered | |
| Query Date | 13/12/2024 3:26:12 PM | A.D.S.R. BEHALA, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | P P MAJUMDER ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8100961958, 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. 2/- | Rs. 97,77,477/- | | |
| 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]:- 160709972/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

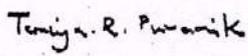
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhu Bhushan Sen Gupta Road, , Premises No: 1, , Ward No: 128 Pin Code : 700034

| 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 | 7 Katha 7 Chatak 6 Sq Ft | 1/- | 90,27,477/- | Width of Approach Road: 25 Ft., , Project Name : |
| Grand Total : | | | | 12.2856Dec | 1/- | 90,27,477 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1000 Sq Ft. | 1/- | 7,50,000/- | 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 | | | | | |
| Total.: | | 1000 sq ft | 1/- | 7,50,000 /- | |

Principal Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|--|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mrs TANUJA PURANIK, (Alias: Mrs TANUJA R PURANIK) Wife of Mr RAJENDRA PURANIK Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office |  <small>13/12/2024</small> |  Captured <small>LTI 13/12/2024</small> |  <small>13/12/2024</small> |
| 1, BIDHU BHUSAN SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: AGxxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/12/2024 , Admitted by: Self, Date of Admission: 13/12/2024 ,Place : Office | | | | |

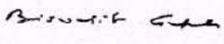
Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | CLASSIC CONSTRUCTION 25/24. BIDHU BHUSAN SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: ALxxxxxx4Q,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 ARUN KUMAR SAHA (Presentant) Son of Late GOUR NETAI SAHA Date of Execution - 13/12/2024 , , Admitted by: Self, Date of Admission: 13/12/2024, Place of Admission of Execution: Office |  <small>Dec 13 2024 3:39PM</small> |  Captured <small>LTI 13/12/2024</small> |  <small>13/12/2024</small> |
| 25/24, BIDHU BHUSAN SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: ALxxxxxx4Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CLASSIC CONSTRUCTION (as PROPRIETER) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|--|
| Mr B GUPTA Son of Late THAKUR PRASAD 5 NO NALAPUKUR LANE, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700034 |  |  Captured |  |
| | 13/12/2024 | 13/12/2024 | 13/12/2024 |

Identifier Of Mrs TANUJA PURANIK, Mr ARUN KUMAR SAHA

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------|----------------------------------|
| 1 | Mrs TANUJA PURANIK | CLASSIC CONSTRUCTION-12.2856 Dec |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------|--|
| 1 | Mrs TANUJA PURANIK | CLASSIC CONSTRUCTION-1000.00000000 Sq Ft |

Endorsement For Deed Number : I - 160709976 / 2024

On 13-12-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:32 hrs on 13-12-2024, at the Office of the A.D.S.R. BEHALA by Mr ARUN KUMAR SAHA ,

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 97,77,477/-

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

Execution is admitted on 13/12/2024 by Mrs TANUJA PURANIK, Alias Mrs TANUJA R PURANIK, Wife of Mr RAJENDRA PURANIK, 1, BIDHU BHUSAN SENGUPTA ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Indetified by Mr B GUPTA, , , Son of Late THAKUR PRASAD, 5 NO NALAPUKUR LANE, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

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

Execution is admitted on 13-12-2024 by Mr ARUN KUMAR SAHA, PROPRIETER, CLASSIC CONSTRUCTION, 25/24. BIDHU BHUSAN SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Indetified by Mr B GUPTA, , , Son of Late THAKUR PRASAD, 5 NO NALAPUKUR LANE, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

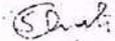
Payment of Fees

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 106907, Amount: Rs.100.00/-, Date of Purchase: 06/12/2024, Vendor name: H Mukherjee



Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2024, Page from 278755 to 278773
being No 160709976 for the year 2024.



S. Chakraborty

Digitally signed by SOURAV CHAKRABORTY
Date: 2024.12.17 11:58:54 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 17/12/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

KNOW ALL MEN BY THESE PRESENTS, I, MRS. TANUJA PURANIK ALIAS MRS. TANUJA R. PURANIK (PAN AGLPP4915E & AADHAAR NO. 8742 4023 4916 & MOBILE NO. 9953107692), Wife of Mr. Rajendra Puranik and Daughter of Late Subrata Sengupta alias Subrato Sengupta, by Nationality Indian, by religion Hindu, by Occupation – Housewife, permanent resident of 1, Bidhu Bhusan Sengupta Road, Post Office Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, West Bengal and presently residing at G-65, 2nd Floor, Saket (South Delhi), Malviya Nagar, Post Office Malviya Nagar, Police Station - Saket, Delhi – 110017, hereinafter called and referred to as the **PRINCIPAL/EXECUTANT.**

: SEND GREETINGS :

WHEREAS the Executant herein being the absolute owner of **ALL THAT** piece and parcel of Bastu land measuring **07 (Seven) Cottahs 07 (Seven) Chittaks 06 (Six) Sq. ft.** be the same or a little more or less **together with Cemented Flooring Pucca One Storey residential Building having an area of 1000 Sq. ft. (more or less) standing thereon comprising ALL THAT piece and parcel of Bastu land measuring 12 (Twelve) Chittaks 30 (Thirty) Sq. ft.** be the same or a little more or less lying and situated in Dag Nos. 206/372 and 206 under Khatian Nos. 192 and 184 corresponding to L. R. Dag No. 206 under Khatian No. 887 and **ALL THAT** piece and parcel of Bastu land measuring **06 (Six) Cottahs 10 (Ten) Chittaks 21 (Twenty One) Sq. ft.** be the same or a little more or less lying and situated in Dag No. 208 under Khatian Nos. 88 and 173 corresponding to L. R. Dag No. 208 under L. R. Khatian No. 887 both in Mouza Gangarampur, J. L. No. 5 (L. R. 105), R. S. No. 43½, Touzi Nos. 1-6, 8-10, 12-16, Pargana Magura, Police Station Behala presently Parnasree, District Sub-Registration Office at Alipore and Addl. District Sub-Registration Office at Behala and its **Municipal Premises No.1, Bidhu Bhusan Sengupta Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 1, Bidhu Bhusan Sengupta Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-07-0001-4 in the District of South 24 Parganas** along with right to enjoy the 4.260 M (14'-0") Wide K.M.C. Road on the Southern Side, 1.80 M (6'-0") Wide I.P.S. Road on the Eastern Side and 7.50 M (24'-7") Wide Becharam Chatterjee Road on the Western Side of said property together with all right of easements, facilities and amenities annexed thereto morefully mentioned in the Schedule hereunder written entered into a Development Agreement with **M/S. CLASSIC CONSTRUCTION,** a

Tanuja, R. Puranik

Anu Kumar Saha

Proprietorship Concern having its registered Office at 25/24, Bidhu Bhusan Sengupta Road, Post Office Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, West Bengal, represented by its Proprietor **MR. ARUN KUMAR SAHA (PAN ALSPS9394Q & AADHAAR NO. 8083 8136 5184 & MOBILE NO. 9635146002)**, Son of Late Gour Netai Saha, by Nationality – Indian, by religion – Hindu, by Occupation – Business, residing at 25/24, Bidhu Bhusan Sengupta Road, Post Office Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, West Bengal, on 13/12/2024 with the terms and conditions incorporated in the said Development Agreement and the said Development Agreement duly registered in the Office of the Addl. District Sub-Registrar, Behala, South 24 Parganas and recorded in Book No. I, Deed No. 9972 for the year 2024.

AND WHEREAS as per the terms and conditions of the said Development Agreement dated 13/12/2024 the owner of the said property i.e. the Executant herein decided to appoint **M/S. CLASSIC CONSTRUCTION**, a Proprietorship Concern having its registered Office at 25/24, Bidhu Bhusan Sengupta Road, Post Office Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, West Bengal, represented by its Proprietor **MR. ARUN KUMAR SAHA (PAN ALSPS9394Q & AADHAAR NO. 8083 8136 5184 & MOBILE NO. 9635146002)**, Son of Late Gour Netai Saha, by Nationality – Indian, by religion – Hindu, by Occupation – Business, residing at 25/24, Bidhu Bhusan Sengupta Road, Post Office Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, West Bengal, as her Constituted Attorney who will do all acts, deeds, matters and things in respect of the development of the said property in pursuance of the said Development Agreement.

NOW KNOW YE BY THESE PRESENTS I, the said **MRS. TANUJA PURANIK ALIAS MRS. TANUJA R. PURANIK (PAN AGLPP4915E & AADHAAR NO. 8742 4023 4916 & MOBILE NO. 9953107692)**, Wife of Mr. Rajendra Puranik and Daughter of Late Subrata Sengupta alias Subrato Sengupta, by Nationality Indian, by religion Hindu, by Occupation – Housewife, permanent resident of 1, Bidhu Bhusan Sengupta Road, Post Office Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, West Bengal and presently residing at G-65, 2nd Floor, Saket (South Delhi), Malviya Nagar, Post Office Malviya Nagar, Police Station - Saket, Delhi –

Tanuja . R. Puranik

Arun Kumar Saha

110017, do hereby nominate constitute and appoint **M/S. CLASSIC CONSTRUCTION**, a Proprietorship Concern having its registered Office at 25/24, Bidhu Bhusan Sengupta Road, Post Office Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, West Bengal, represented by its Proprietor **MR. ARUN KUMAR SAHA (PAN ALSPS9394Q & AADHAAR NO. 8083 8136 5184 & MOBILE NO. 9635146002)**, Son of Late Gour Netai Saha, by Nationality – Indian, by religion – Hindu, by Occupation – Business, residing at 25/24, Bidhu Bhusan Sengupta Road, Post Office Behala, Police Station Behala presently Parnasree, Kolkata – 700034, District South 24 Parganas, West Bengal, as my true and lawful Attorney for me in my name and on my behalf to do execute and perform inter alias the following acts, deeds, matters and things in respect of the property described in the Schedule hereunder written.

1. To look after work, manage, control and supervise the affairs of my said property referred to in the Schedule hereunder written on my behalf.
2. To appoint plan maker or Architect, to prepare a Revised Building plan and/or Building plans, if any and to sign on my behalf in the said plan or plans and all drawings sketches, maps and other relevant documents, declarations and deed of Gift/s, if any, in favour of The Kolkata Municipal Corporation as would be necessary for such sanction and to submit the same before The Kolkata Municipal Corporation for sanction, to deposit sanction fee and other fee for plan and for alteration, amendment and/or modification thereof and/or to re-submit the same before the competent authorities of The Kolkata Municipal Corporation for sanction in my name and on my behalf and to collect and receive such Revised Building plan or Building plans after sanction from The Kolkata Municipal Corporation.
3. To supervise the construction of the building or Buildings at **Municipal Premises No. 1, Bidhu Bhusan Sengupta Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 1, Bidhu Bhusan Sengupta Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-07-0001-4 in the District of South 24 Parganas** morefully and particularly described in the Schedule hereunder written.

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Arun Kumar Saha

4. To Revised plan, design, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan already sanctioned by The Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.
5. To appear for and on my behalf before the appropriate authorities of The Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Metropolitan Development Authority, the C.E.S.C. Ltd. and any local and/or statutory authorities and all Govt./Semi Govt./Quasi Govt. Offices and Police Stations and to sign on my behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.
6. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning my said property or concerning special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all complaints, written statements, accounts, petitioners, inventories to accept service of all summons, notices and other judicial processes, to execute any judgment decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama or other authority to act and plead.
7. To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, car parking Space/s or other spaces if any, to any intending Purchaser or Purchasers.
8. To enter into agreement or agreements with the intending purchaser or purchasers for the sale of Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to be constructed on the said premises and to receive the consideration and/or advance money from intending purchaser or

Tamija, R. Ruranik

Arjun Kumar Saha

purchasers and also the balance of consideration money on completion of such sale or sales for the sale of Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building and give valid receipt and discharge for the same.

9. To do soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/property.
10. To construct Building on the said plot of land or any amalgamated plot of land as per Building Plan to be obtained from The Kolkata Municipal Corporation.
11. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.
12. To issue No-Objection Certificate to any intending Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be purchased by such Purchaser/s without creating any financial liability to the Owner for the same.
13. To file and defend any or all suits, cases, appeals, complainants and applications of whatsoever manner or nature for and on my behalf that is to be instituted and/or preferred against me in respect of the said property or any portion thereof, which is morefully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder written in any Court of Law and to appear, file and defend any case or cases whatsoever manner or nature before any Judicial Authority and/or Quasi Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.
14. To sign and verify all plaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, memorandum of appeal and

Tamija.R, Puranik

Arjun Kumar Saha

generally to do all other acts, deeds and things related to above matter/ proceedings for and on my behalf as the said Attorney in its absolute discretion shall think fit and proper in respect of the Schedule mentioned property.

15. To sign and receive registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.
16. To present any Agreement for Sale/Sales, Deed of conveyance or conveyances, Deed of Gift for registration, to admit execution and receipt of consideration before the 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 Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to the said purchaser or purchasers as fully and effectually in all respect as I could do the same by myself and also present Deed of Gift for amalgamation, Deed of Exchange for amalgamation and present for registration the same before the registering authority.
17. To sign, execute, admit, execution of and present for registration and register Sale Deed, Release Deed, Exchange Deed, Deed of Gift, Deed of Gift for amalgamation, Deed of Amalgamation and all Deed of Conveyance or Conveyances or Agreement on my behalf in respect of Sale of the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be constructed on the said premises as mentioned in the Third Schedule of the said Development Agreement in favour of the intending purchaser/purchasers before competent Registering Authority and have them registered according to law which I could do the same by myself.

AND GENERALLY to do all acts, deeds and things in connection with the aforesaid property or any part thereof and for better exercise of the Authorities herein contained which I could have lawfully done under my own hand and seal, if personally present.

Taniya.R, Puranik

Asw Kumar Sahg

AND I do hereby ratify and confirm all or whatsoever other act or acts my said Attorney shall lawfully do execute or perform or caused to be done and executed or performed in connection with the said property morefully mentioned in the Schedule below or any portion thereof under and by virtue of this Power of Attorney NOTWITHSTANDING no express power in that behalf hereunder is provided.

THE SCHEDULE ABOVE REFERRED TO:

(Description of the total property)

ALL THAT piece and parcel of Bastu land measuring **07 (Seven) Cottahs 07 (Seven) Chittaks 06 (Six) Sq. ft.** be the same or a little more or less together with **Cemented Flooring Pucca One Storey residential Building** having an area of 1000 Sq. ft. (more or less) standing thereon comprising **ALL THAT** piece and parcel of Bastu land measuring **12 (Twelve) Chittaks 30 (Thirty) Sq. ft.** be the same or a little more or less lying and situated in Dag Nos. 206/372 and 206 under Khatian Nos. 192 and 184 corresponding to L. R. Dag No. 206 under Khatian No. 887 and **ALL THAT** piece and parcel of Bastu land measuring **06 (Six) Cottahs 10 (Ten) Chittaks 21 (Twenty One) Sq. ft.** be the same or a little more or less lying and situated in Dag No. 208 under Khatian Nos. 88 and 173 corresponding to L. R. Dag No. 208 under L. R. Khatian No. 887 both in Mouza Gangarampur, J. L. No. 5 (L. R. 105), R. S. No. 43½, Touzi Nos. 1-6, 8-10, 12-16, Pargana Magura, Police Station Behala presently Parnasree, District Sub-Registration Office at Alipore and Addl. District Sub-Registration Office at Behala and its **Municipal Premises No.1, Bidhu Bhusan Sengupta Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 1, Bidhu Bhusan Sengupta Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-07-0001-4 in the District of South 24 Parganas** along with right to enjoy the 4.260 M (14'-0") Wide K.M.C. Road on the Southern Side, 1.80 M (6'-0") Wide I.P.S. Road on the Eastern Side and 7.50 M (24'-7") Wide Becharam Chatterjee Road on the Western Side of said property. The said property is butted and bounded in the following manner :

Tanuja, R. Ramanik

Arjun Kumar Saha

- ON THE NORTH : By Partly Drain and Partly Building namely "LOKENATH APARTMENT"
- ON THE SOUTH : By Partly 4.260 M (14'-0") Wide K.M.C. Road and the property of Others;
- ON THE EAST : By 1.80 M (6'-0") Wide I.P.S. Road;
- ON THE WEST : By Partly 7.50 M (24'-7") Becharam Chatterjee Road and Partly Land of Others.

IN WITNESS WHEREOF both the parties hereunto set our hand and seal on this the
 13th day of December 2024.

WITNESSES :

1. Anirudh
 ANIRUDH PURANIK
 G-65, 2ND FLOOR
 SAKET, NEW DELHI -17

Tanya R. Puranik

SIGNATURE OF THE EXECUTANT

2. Biswajit Ghosh

Accepted by

For CLASSIC CONSTRUCTION

Arun Kumar Saha

Proprietor

SIGNATURE OF THE ATTORNEY

Drafted & Prepared by me,

Parvati Rastogi Majumdar.
 ADVOCATE
 Alipore Judges' Court, Kol-27.
 WB / 14 05 / 1981

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

| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name TANUJA PURANIK

Signature Tanuja R. Puranik



Thumb 1st finger Middle Finger Ring Finger Small Finger

| | | | | | |
|------------|--|--|--|--|--|
| left hand | | | | | |
| right hand | | | | | |

Name ARUN KUMAR SAHA

Signature Arun Kumar Saha

Thumb 1st finger Middle Finger Ring Finger Small Finger

| | | | | | | |
|-------|------------|--|--|--|--|--|
| PHOTO | left hand | | | | | |
| | right hand | | | | | |

Name

Signature

Kanjo



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

| | | |
|---|--|--|
| Query No / Year | 8003170737/2024 | Office where deed will be registered |
| Query Date | 13/12/2024 3:26:12 PM | Deed can be registered in any of the offices mentioned on Note: 11 |
| Applicant Name, Address & Other Details | P P MAJUMDER ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8100961958, 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. 2/- | Rs. 97,77,477/- | |
| Total Stamp Duty Payable(SD) | Total Registration Fee Payable | |
| Rs. 70/- (Article:48(g)) | Rs. 21/- (Article:E, E) | |
| Mutation Fee Payable | Expected date of Presentation of Deed | Amount of Stamp Duty to be Paid by Non Judicial Stamp |
| | | Rs. 100/- |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160709972/2024 | |

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhu Bhushan Sen Gupta Road, , Premises No: 1, , Ward No: 128 Pin Code : 700034

| 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 | 7 Katha 7 Chatak 6 Sq Ft | 1/- | 90,27,477/- | Width of Approach Road: 25 Ft., , Project Name : |
| Grand Total : | | | | 12.2856Dec | 1/- | 90,27,477/- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1000 Sq Ft. | 1/- | 7,50,000/- | 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 | | | | | |
| Total : | | 1000 sq ft | 1/- | 7,50,000/- | |

Principal Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|--|------------|--|
| 1 | Mrs TANUJA PURANIK, (Alias: Mrs TANUJA R PURANIK) Wife of Mr RAJENDRA PURANIK1, BIDHU BHUSAN SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: AGxxxxx5E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self | Individual | Executed by: Self To be Admitted by: Self |

Attorney Details :

| SI No | Name & address | Status | Execution Admission Details : |
|-------|---|--------------|-------------------------------|
| 1 | CLASSIC CONSTRUCTION 25/24. BIDHU BHUSAN SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: ALxxxxxx4Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative | Organization | Executed by: Representative |

Representative Details :

| SI No | Name & Address | Representative of |
|-------|--|--------------------------------------|
| 1 | Mr ARUN KUMAR SAHA Son of Late GOUR NETAI SAHA25/24, BIDHU BHUSAN SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: ALxxxxxx4Q,Aadhaar No Not Provided by UIDAI | CLASSIC CONSTRUCTION (as PROPRIETER) |

Identifier Details :

| Name & address |
|---|
| Mr B GUPTA Son of Late THAKUR PRASAD 5 NO NALAPUKUR LANE, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs TANUJA PURANIK, Mr ARUN KUMAR SAHA |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------|----------------------------------|
| 1 | Mrs TANUJA PURANIK | CLASSIC CONSTRUCTION-12.2856 Dec |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|--------------------|--|
| 1 | Mrs TANUJA PURANIK | CLASSIC CONSTRUCTION-1000.00000000 Sq Ft |

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12-01-2025) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 12-01-2025)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

HSV2491090

পরিচয় পত্র



Elector's Name Arun Kumar Saha

নির্বাচকের নাম অরুন কুমার সাহা

Father's Name Gour Nitai Saha

পিতার নাম গৌর নিতাই সাহা

Sex M

লিঙ্গ পুরুষ

Age as on 1.1.2002 43

১.১.২০০২-এ বয়স ৪৩

Assembly Constituency: 113-Behala West
District: South 24 Parganas

বিধানসভা নির্বাচন কেন্দ্র : ১১৩-বেহালা পশ্চিম
জেলা : দক্ষিণ ২৪ পরগণা

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অধিকারিক

Assembly Constituency: 113-Behala West

বিধানসভা নির্বাচন কেন্দ্র : ১১৩-বেহালা পশ্চিম

District: South 24 Parganas জেলা : দক্ষিণ ২৪ পরগণা

Date: 01.08.2002 তারিখ: ০১.০৮.২০০২

HSV202

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ALSPS9394Q



नाम /NAME

ARUN KUMAR SAHA

पिता का नाम /FATHER'S NAME

GOUR NETAI SAHA

जन्म तिथि /DATE OF BIRTH

07-01-1958

हस्ताक्षर /SIGNATURE

Arun Kumar Saha

आयकर अधिकारी, प.ब. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI



भारत सरकार

GOVERNMENT OF INDIA



अरुण कुमार साहा
Arun Kumar Saha
जन्मतिथि / DOB : 07/01/1958
पुरुष / MALE



8083 8136 5184

आधार - साधारण मानुषेअर अधिकार

सिद्धार्थ सिन्हा

INCOME TAX DEPARTMENT

TANUJA PURANIK

SIBRATO SENGUPTA

20011909

PROFESSOR & ACCOUNT NUMBER

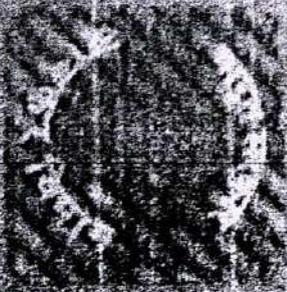
ADL 100015E

TANUJA



भारत सरकार

GOVT. OF INDIA





राष्ट्रीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
25/24, बि बि सेनगुप्त रोड,
बेहला, कोलकाता, पश्चिम बंगाल,
700034

Address:
25/24, B B SENGUPTA ROAD,
Behala, Kolkata, West Bengal,
700034



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

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



भारत सरकार
GOVERNMENT OF INDIA



तनुजा पुराणिक
Tanuja Puranik

जन्म तिथि / DOB: 28/04/1966
महिला / Female



8742 4023 4916

आधार - आम आदमी का अधिकार