

000 531/2019

I-900/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

13.2.19  
at 7 PM  
Q-1-34691/19

L.V: R 45,25,35/- Case No. 11/ Dt. 13/2/19

Y 052862

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

J (I) Rs. .... 250/-  
J (II) Rs. .... 300/-  
Total Rs. .... 550/-  
Realised on 13/2/19

D.S. R-1  
Dipore South 24 Pgs.

District Sub-Registrar,  
Dipore South 24 Pargana  
15 MAR 2019

## DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS WITNESSTH that WE,

1. SMT SANDHYA DAS, having Pan No "ALNPD6916A" daughter of LATE SMT. KAMALA RANI DAS alias SMT. KAMALA DAS and LATE HARENDRALAL DAS, by birth "HINDU", by occupation "BUSINESS", residing at B-96 BANDIPUR ROAD, KOLKATA :- 700 070, POST OFFICE "BANSDRONI", POLICE STATION "REGENT PARK, District - 24 Parganas (South)

.....CONTD. PAGE "2"

Rinky bhattacharya



15718

13 FEB 2019

No.....Rs. 50/- Date.....

Name:..... Smt. Rinku Sharma.

Address:..... 5A, Vivekananda Nagar.  
KM 40.

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

13 FEB 2019

50-220=70/-

Rinku Sharma



369

Rinku Sharma



370

Sumittra Das



371

Sumittra Das



372

Kalita Paul



District Sub-Registrar-I  
Alipore, South 24 Parganas

13 FEB 2019

IDENTIFIED BY ME :-

Prasad Mukherjee

RAM PRASAD MUKHERJEE.  
S/O LATE N.C. MUKHERJEE.  
14-C KHANPUR ROAD





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

24AA 010026

2. SMT ANITA DAS, having Pan No "BKTPD7734G" daughter of LATE SMT. KAMALA RANI DAS alias SMT. KAMALA DAS and LATE HARENDRALAL DAS, by birth "HINDU", by occupation "BUSINESS", residing at B-96 BANDIPUR ROAD, KOLKATA :- 700070, POST OFFICE "BANSDRONI", POLICE STATION "REGENT PARK, District - 24 Parganas (South)
3. SMT SUNITA KAR, having Pan No "HGWPK4919P" wife of PRASANTA KUMAR KAR and daughter of LATE SMT. KAMALA RANI DAS alias SMT. KAMALA DAS and LATE HARENDRALAL DAS, by birth "HINDU", by occupation "HOUSE WIFE", residing at B-96 BANDIPUR ROAD, KOLKATA :- 700070, POST OFFICE "BANSDRONI", POLICE STATION "REGENT PARK, District - 24 Parganas (South)
4. SMT SUMITRA DAS, having Pan No "AKCPD4999F" wife of ARUN KUMAR DAS and daughter of LATE SMT. KAMALA RANI DAS alias SMT. KAMALA DAS and LATE HARENDRALAL DAS, by birth "HINDU", by occupation "HOUSE WIFE", residing at 27/D K.M.NASKAR ROAD, KOLKATA :- 700040, POST OFFICE "BANSDRONI", POLICE STATION "REGENT PARK, District - 24 Parganas (South)
5. SMT SABITA DAS, having Pan No "BDPPD3702F" wife of DILIP KUMAR DAS and daughter of LATE SMT. KAMALA RANI DAS alias SMT. KAMALA DAS and LATE HARENDRALAL DAS, by

Rinku Sharma



15719

13 FEB 2019

birth "HINDU"  
KOLKATA

No.....Rs. **20/-** Date.....

Name:..... **Smt. Rishu Sharma,**

Address:..... **5A, Vivekananda Nagar,**

Vendor:..... **KOI-40**

Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

 **373**

**Sandhya Das**

 **374**

**সান্ধ্য দাস**

 **375**

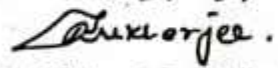
**I Sunita Kar**



**District Sub-Registrar-I**  
**Alipore, South 24 Parganas**

13 FEB 2019

IDENTIFIED BY ME:-



**1) RAM PRASAD MUKHERJEE,**  
**c/o LATE N.C. MUKHERJEE,**  
**14-C KHANPUR RD, KOL-47.**  
**POST OFFICE:- NAKTALA,**  
**P.S:- "NETATI NAGAR"**

birth "HINDU", by occupation "HOUSE WIFE", residing at 41 BRAMHAPUR RABINDRAPALLY, KOLKATA :- 700096, POST OFFICE "BRAMHAPUR", POLICE STATION "BANSDRONI", District - 24 Parganas (South)

6. SMT KABITA PAUL, having Pan No "DBRPP0332K" wife of PANCHANAN PAUL and daughter of LATE SMT. KAMALA RANI DAS alias SMT. KAMALA DAS and LATE HARENDRALAL DAS, by birth "HINDU", by occupation "HOUSE WIFE", residing at B-96 BANDIPUR ROAD, KOLKATA :- 700070, POST OFFICE "BANSDRONI", POLICE STATION "REGENT PARK, District - 24 Parganas (South) hereinafter collectively called and referred to as "THE OWNERS / EXECUTANTS" (which expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to mean and include their respective heir/s, successor/s, executor/s, administrator/s, legal representative/s, assign/s and persons deriving title under them individually and/or severally) ON THIS 12 th Day of FEBRUARY, 2019, do hereby nominate, constitute and appoint Smt. Rinku Sharma, having Pan No "BQNP3284G" wife of SRI JOGINDAR SHARMA residing at 5A, Vivekananda Nagar, KOLKATA :- 700 040, POST OFFICE and POLICE STATION "REGENT PARK", KOLKATA :- 700 040, by Nationality "Indian", by religion Hindu, by occupation "BUSINESS", and proprietor of M/S ARYAN ENTERPRISE, a proprietorship concern having its registered office at 5A, Vivekananda Nagar, KOLKATA :- 700 040 as our TRUE AND LAWFUL ATTORNEY to act and do all the following deeds and things for and on our behalf in respect to THE PREMISES NO "117 BANDIPUR", KOLKATA :- 700070 POST OFFICE and POLICE STATION "REGENT PARK", 24 Parganas (south)

AND WHEREAS, we, the OWNERS herein wanted to develop our plot of land by constructing a multistoried building there on to commercially exploit the same consisting of several flats/parking spaces/units/godowns/shop and other storage space/s and after holding 50% constructed area including car parking space for our own and dispose the balance part to the intending purchasers. However due to lack of experience, time and manpower, I was in a search of an experienced builder who is financially sound enough to construct the said building over the said plot of land in accordance with the sanctioned plan and elevation with best quality construction materials and also with a good workmanship and a better elevation.

AND WHEREAS, "M/S ARYAN ENTERPRISE" – A PROPRIETORSHIP COMPANY engaged in the business of construction and promotion having its registered office at 5A, Vivekananda Nagar, KOLKATA :- 700 040 approached the said OWNERS herein with the proposal for construction

Rinku Sharma

and copy  
COB...



District Sub-Registrar-I  
Alipore, South 24 Parganas

13 FEB 2019



and completion of the building as per the plan to be sanctioned by the KOLKATA MUNICIPAL CORPORATION containing several self-contained Apartment/flats and other constructed spaces ON 117 BANDIPUR ROAD as aforementioned and also to transfer the undivided proportionate share of land attributable to the said constructed areas of the developer's allocation.

AND WHEREAS, WE, the OWNERS, accepted the said offer of the said, "M/S ARYAN ENTERPRISE" -THE PARTY OF THE SECOND PART herein for the DEVELOPMENT of the said plot of land as per the plan to be sanctioned by the KOLKATA MUNICIPAL CORPORATION and as per the sections and elevations and the specifications detailed thereof.

AND WHEREAS, on 10<sup>th</sup> day of **DECEMBER** Two thousand and **Eighteen**, both the Developer and our self entered into a JOINT VENTURE AGREEMENT for development of the aforementioned plot of land with terms and conditions detailed therein.

AND WHEREAS, In accordance to the terms and conditions of the said Development agreement dated **10.12.2018**, the owner is nominating the said Smt. Rinku Sharma wife of SRI JOGINDAR SHARMA residing at 5A, Vivekananda Nagar, KOLKATA :- 700 040, POST OFFICE and POLICE STATION "REGENT PARK", KOLKATA :- 700 040, by Nationality "Indian", by religion Hindu, by occupation "BUSINESS", and proprietor of M/S ARYAN ENTERPRISE, a proprietorship concern having its registered office at 5A, Vivekananda Nagar, KOLKATA :- 700 040 on this 12<sup>th</sup> Day of February, 2019 to do the following acts and deeds and things for and on behalf of them to complete the plan sanction, construction and completion of the said building to commercially exploit the said land :

that is to say :-

To hold, defend possession, manage and maintain "THE SAID PREMISES" as may be required from time to time inclusive of any separation, amalgamation etc. of the total land held by me.

TO repair, construct further, make addition and alteration or demolish the existing structure completely "THE SAID ATTORNEY" may deem fit and proper including demolition of the existing structure, prepare a plan through an LBS duly approved by KMC, SIGN ON THE PLAN FOR AND ON BEHALF OF ME, enter into any agreement for sale and receive advance, full and final payment for the same and register the same before any REGISTRAR and discharge valid receipts for and on behalf of me as may be required from time to time inclusive of any separation, amalgamation etc. of

Rinku Sharma



7

District Sub-Registrar-I  
Alipore, South 24 Parganas

13 FEB 2019



the total land held by me measuring 4k 11ch 32 Square Feet Only.

TO receive payments and deposits and part of the consideration amount/s in his account as the reimbursement of the investment made for the development of our "A" Scheduled property as well as for the payment made to me from time to time, enjoy, give on rent and issue valid receipt for and on our behalf, encumber or alienate in any way "THE ATTORNEY" may deem fit and proper with respect of the developer's allocation.

TO sign, execute, and submit all papers, statements, affidavits, declarations, appeals, objections and/or plans, drawings, design of building to KOLKATA MUNICIPAL CORPORATION or to any other Relevant authority or authorities and all other act/acts as the attorney shall deem fit and proper related to our "A" Scheduled property

TO pay fees / taxes to KOLKATA MUNICIPAL CORPORATION/ BL & LRO or any other authority, obtain permission and such other order/orders from the necessary/competent bodies for sell, gift, donate, permit, to make necessary signatures for sanction of any plan and/or modification/or addition or alteration of the sanctioned plan and also to take delivery of title deeds relating to the said premises and other papers and documents as to be required by the concerned authorities.

TO demand, sue for, enforce payment to recover, receive and give proper receipt and discharges for all money debts, goods, effects, securities for money, which receipts and discharges will exonerate any or all persons so paying without seeing thereof to institute suits or other appropriate proceedings for receiving and compelling payments or delivery thereof in respect to our "A" Scheduled property.

TO demand, commence, prosecute, carry on or defend or resist all suits or be non suited or withdrawn the same concerning our property or any part thereof or concerning anything in which we may be parties in any court in civil, criminal, revenue or revisional jurisdiction including special jurisdiction of the High Court under "article 226" of the constitution of India etc. before income tax, sales tax and wealth tax Authorities and to sign and verify all plaints, written statements, accounts, inventories, to accept service of all summons, notices and other judicial process to execute any judgment, decree or order and to appoint and engage any solicitor, pleader, counsel or advocate and to sign and execute any "VOKALATNAMA" warrant or attorney or other authority to act and plead in respect to our "A" Scheduled property.

*Rinku Sharma*

TO settle, adjust, compound, compromise or submit to arbitration all action suits, accounts, claims disputes between me and any other person or persons to compound or compromise the same with respect of the same premises.

TO execute, carry into effect and perform all agreements and contract entered into by him for and on our behalf in respect to the developer's allocation with any other person or persons including issue valid receipts against any payment received as our own act and deed and/or to cancel and/or repudiate the same without making me liable for any loss or damage by reasons thereof.

TO enter into agreement/s for sale, to sell, exchange, surrender, lease or otherwise dispose of any of developer's allocation or properties or portion or portions thereof and to transfer, release any mortgage or charge or also to execute or enforce any powers of sale or other powers under any such mortgages or charges or as otherwise to realize or obtain the benefit thereof in such manner as our said attorney shall think proper to execute and register any document or documents in that behalf before the learned DSR or ADSR at Alipore or at any registration office having valid jurisdiction thereof in respect of the developer's allocation of in respect to our "A" Scheduled property.

TO delegate any of the powers / authorities and liberties hereunder vested for any one or more purpose or purposes as the said attorney shall from time to time desire in that behalf for the commercial exploitation of in respect to our "A" Scheduled property without any liability on me or encumbering of our allocation in the said property. And generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the option of our said attorney ought to be done, executed and performed in relation to our property or our concern engagements and business or affairs ancillary or incidental thereto as fully and effectually as we ourselves could do the same if I was personally present.

TO receive the advance and full and final consideration money from the purchasers In respect of the developer's allocation of above referred property and register the same in favour of such purchasers in any registration office with jurisdiction.

**AND GENERALLY** to act as our **ATTORNEY** in relation to the sanctioned building plan, Mutation in the record of the KOLKATA MUNICIPAL CORPORATION, BL & LRO and obtaining electric connection and installation of electric meter and ancillary obligations thereto in which the said plan

Rinky Sharma



may be sanctioned and/or to execute and to do all acts or things, as fully and effectual in all respect mentioned above **AND WE** do hereby confirm and agree to confirm whatsoever our said attorney shall do by virtue of these presents as stated hereinabove with respect to "A" Schedule Property.

### **SCHEDULE OF THE PROPERTY " A "**

**(ABOVE REFERRED TO )**

ALL THAT piece or parcel of residential plot of land measuring 4 cottahs 11 Chittacks 32 Square feet be the same a little more or less together with a Kaccha structure measuring 100 Square feet comprised in under the Zilla Collectorate in Pargana "Magura", Mouza "Bansdroni Gram", Khatian No formerly "302" at present "1010", J.L No "45", and Dag No 174 Of MOUZA "BANSDRONI GRAM". Police Station formerly "JADAVPUR", AT PRESENT "REGENT PARK", Kolkata - 700 070 Within the limits of Kolkata Municipal Corporation being Premises NO. 117 BANDIPUR, MUNICIPAL WARD NO "113", District South 24-Parganas, and butted and bounded by :-

ON THE NORTH	-	12'-0" wide BANDIPUR ROAD.
ON THE SOUTH	-	LB-85 BANDIPUR ROAD.
ON THE EAST	-	B-105 RIFLE CLUB WEST
ON THE WEST	-	1B-92 RIFLE CLUB WEST.
OR HOWSOEVER :-		The same may be butted & bounded / described identified and distinguished.

*Linky Sharma*

The P A R T I E S have here unto set and subscribed their hands and seals on this 12<sup>TH</sup> Day of FEBRUARY, and the year 2019 first above written.

SIGNED, SEALED AND DELIVERED BY THE  
IN THE PRESENCE OF

- 1) Kayal Bhawal  
322 N.S.C. Bose Road  
Kol - 47.
- 2) Rekha Dalui  
Rania Udhyan Pally  
Kol - 154
- 3) Reba Sinha  
219 N.S.C. Bose Road  
Kolkata - 47
- 4) Arabindu Das  
322 NSC Bose Rd  
Kol - 47
- 5) Ritu Nath  
322 NSC Bose Road  
Kolkata - 47
- 6) Anjali Sengupta  
3/B Bandroni Pimpakute Kol - 70070

1. Sandhya Das

2. সন্ধ্যা দাস

3. Sumita Kora

4. Sumitra Das .

5. Salita Das

6. Kalita Paul

OWNERS



Ramprasad Mukherjee

RAMPRASAD MUKHERJEE

19-e KHANPUR RD.

KOLKATA:- 700 047.

Rinku Sharma

**SMT RINKU SHARMA**

PROP.

For M/S ARYAN ENTERPRISE

DRAFT  
DRAWN BY ME.

Ratan kr. Datta  
Advocate  
WB/277/88  
Shikhar KOL-27

Typed By ME

Bhawal

KAJAL BHAWAL  
14-C KHANPUR ROAD,  
KOLKATA :- 700 047

THUMB

1<sup>ST</sup>  
FINGERMIDDLE  
FINGERRING  
FINGERSMALL  
FINGERLIGHT  
HANDRIGHT  
HAND

NAME

SMT. SANDHYA DAS (OWNER)

SIGNATURE

:- Sandhya Das

THUMB

1<sup>ST</sup>  
FINGERMIDDLE  
FINGERRING  
FINGERSMALL  
FINGERLIGHT  
HANDRIGHT  
HAND

NAME

SMT. ANITA DAS (OWNER)

SIGNATURE

:- Anita Das

THUMB

1<sup>ST</sup>  
FINGERMIDDLE  
FINGERRING  
FINGERSMALL  
FINGERLIGHT  
HANDRIGHT  
HAND

NAME

SMT. SUNITA KAR (OWNER)

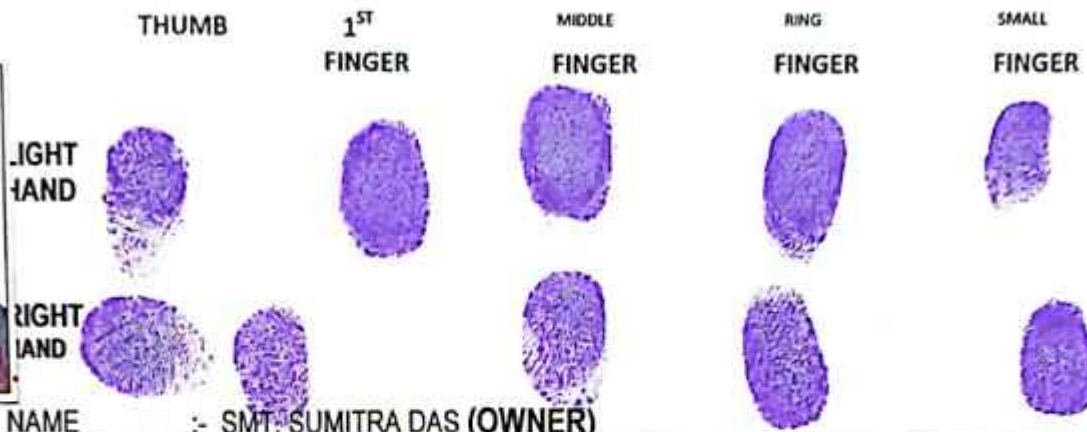
SIGNATURE

:- Sunita Kar





Sumitra

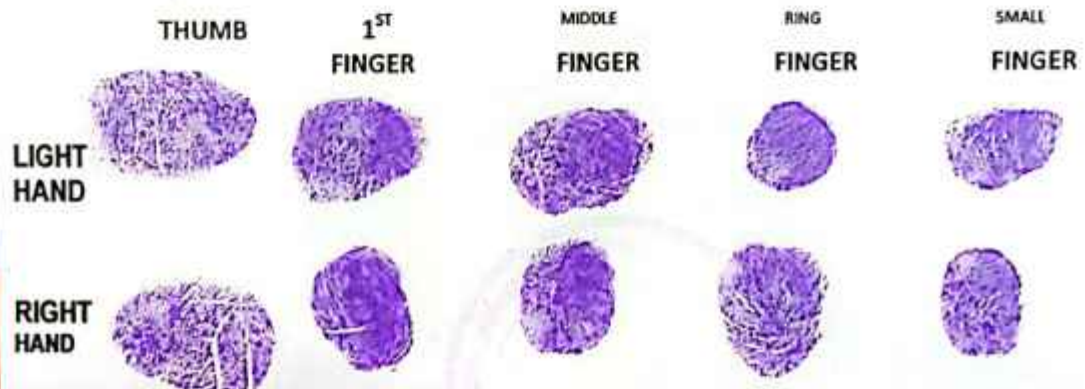


NAME :- SMT. SUMITRA DAS (OWNER)

SIGNATURE :- Sumitra Das



Sabita



NAME :- SMT. SABITA DAS (OWNER)

SIGNATURE :- Sabita Das

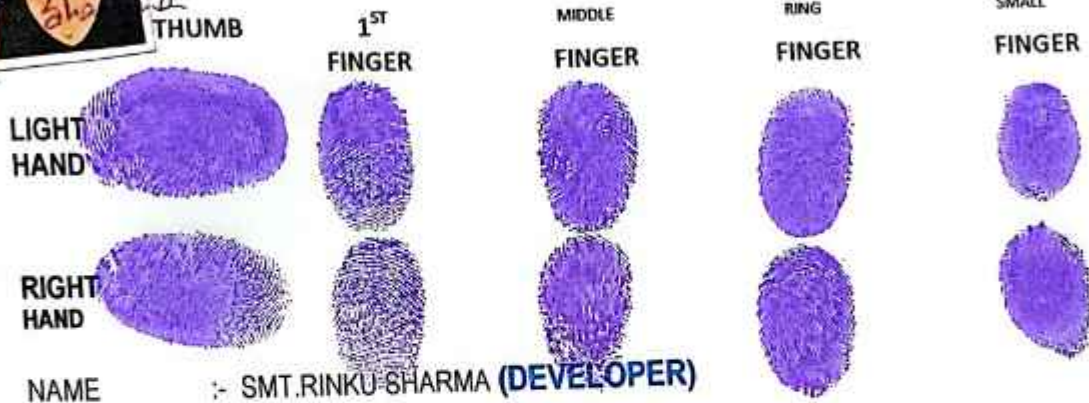


Kabita Paul



NAME :- SMT. KABITA PAUL (OWNER)

SIGNATURE :- Kabita Paul



SIGNATURE :- Rinku Sharma







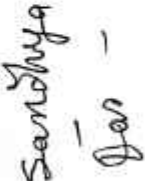


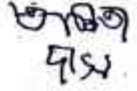


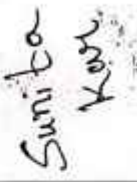
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue









OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16011000034691/2019


I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	SANDHYA DAS B-96, BANDIPUR ROAD, P.O:- BANSDRONI, P.S:- Regent Park, District:-South 24- Parganas, West Bengal, India, PIN - 700070	Principal			
2	ANITA DAS B-96, BANDIPUR ROAD, P.O:- BANSDRONI, P.S:- Regent Park, District:-South 24- Parganas, West Bengal, India, PIN - 700070	Principal			
3	SUNITA KAR B-96, BANDIPUR ROAD, P.O:- BANSDRONI, P.S:- Regent Park, District:-South 24- Parganas, West Bengal, India, PIN - 700070	Principal			

**I. Signature of the Person(s) admitting the Execution at Private Residence.**

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	SUMITRA DAS 27/D, K M NASKAR ROAD, P.O:- BANSDRONI, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040	Principal			Sumitra Das.
5	SABITA DAS 41, BRAHMAPUR RABINDRAPALLY, P.O:- BRAHMAPUR, P.S:- Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN - 700096	Principal			Sabita Das
6	KABITA PAUL B-96, BANDIPUR ROAD, P.O:- BANSDRONI, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070	Principal			Kabita Paul
7	RINKU SHARMA 5A, VIVEKANANDA NAGAR, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040	Representative of Attorney [ARYAN ENTERPRISE ]			Rinku Sharma



SI No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr RAM PRASAD MUKHERJEE Son of Mr MR MUKHERJEE 14C, KHANPUR ROAD, P.O:- NAKTALA, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047	SANDHYA DAS, ANITA DAS, SUNITA KAR, SUMITRA DAS, SABITA DAS, KABITA PAUL, RINKU SHARMA	

(Maitreyee Ghosh)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. - I  
SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANDHYA DAS

HARENDRA LAL DAS

18/03/1957  
Permanent Account Number

ALNPD6916A

*Sandhya Das*  
Signature



*Sandhya Das*



आयकर विभाग

INCOME TAX DEPARTMENT

ANITA DAS

HARENDRALAL DAS

22/12/1968

BKTPD7734G

आनंद दास

भारत सरकार

GOVT. OF INDIA



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

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाने :  
आयकर पैन सेवा यूनिट, UTHITSU  
प्लॉट नं: 3, सेक्टर 11, सी. बी. डी. बेलपुर,  
नवी मुंबई - 400 614.

आनंद दास

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
HGWPK4919P

नाम / Name  
SUNITA KAR

पिता का नाम / Father's Name  
HARENDRA LAL DAS

जन्म की तारीख / Date of Birth  
12/02/1970

हस्ताक्षर / Signature  
Sunita Kar



Sunita Kar



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUMITRA DAS

HARENDRA LAL DAS

12/01/1958

Permanent Account Number

AKCPD4999F

Sumitra Das

Signature



05102006

इस कार्ड के खोने / पाले पर कृपया सूचित करें : लौटाने :  
आयकर पैन सेवा इकाई, एन एस डी एल  
चौथी मंजिल, 'ए' विंग, ट्रेड वर्ल्ड, कमला मिल्स कंपाउंड,  
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
4th Floor, 'A' Wing, Trade World,  
Kamala Mills Compound,  
S. B. Marg, Lower Perel, Mumbai - 400 013.

Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,  
e-mail: [uninfo@nsdl.co.in](mailto:uninfo@nsdl.co.in)

Sumitra Das.

आयकर विभाग

INCOME TAX DEPARTMENT

SABITA DAS

HARENDRA LAL DAS

10/10/1965

Joint Joint Account Number

BDPPD3702F

*Sabita Das*

Signature

भारत सरकार

GOVT. OF INDIA



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/वापस करें :  
आयकर पैन सेवा यूनिट, UTIITSI,  
प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,  
नवी मुंबई-400 614.

*Sabita Das*

आयकर विभाग

INCOME TAX DEPARTMENT

KABITA PAUL

HARENDRA LAL PAUL

02/05/1974

Permanent Account Number

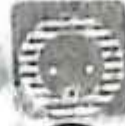
DBRPP0332K

Kalita Paul

Signature

भारत सरकार

GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to  
Income Tax PAN Services Unit, UTTISL  
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, UTTISL  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.

Kalita Paul





Rinku Sharma



### Major Information of the Deed

Deed No :	I-1601-00900/2019	Date of Registration	15/03/2019
Query No / Year	1601-1000034691/2019	Office where deed is registered	
Query Date	05/02/2019 5:13:49 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAMPRASAD MUKHERJEE ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830344225, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 45,25,351/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 70/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160104068/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bandipur, Premises No: 117, , Ward No: 113 Pin Code : 700070

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	4 Katha 11 Chatak 32 Sq Ft		44,95,351/-	Width of Approach Road: 11 Ft., , Project Name :
Grand Total :				7.8077Dec	0 /-	44,95,351 /-	

### 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.	0/-	30,000/-	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	0 /-	30,000 /-	

Major Information of the Deed :- I-1601-00900/2019-15/03/2019



## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>SANDHYA DAS</b> Daughter of Late HARENDRALAL DAS B-96, BANDIPUR ROAD, P.O:- BANSDRONI, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALNPD6916A, Status :Individual, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence
2	<b>ANITA DAS</b> Daughter of Late HARENDRALAL DAS B-96, BANDIPUR ROAD, P.O:- BANSDRONI, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BKTPD7734G, Status :Individual, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence
3	<b>SUNITA KAR</b> Wife of PRASANTA KUMAR KAR B-96, BANDIPUR ROAD, P.O:- BANSDRONI, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: HGWPK4919P, Status :Individual, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence
4	<b>SUMITRA DAS</b> Wife of ARUN KUMAR DAS 27/D, K M NASKAR ROAD, P.O:- BANSDRONI, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AKCPD4999F, Status :Individual, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence
5	<b>SABITA DAS</b> Wife of DILIP KUMAR DAS 41, BRAHMAPUR RABINDRAPALLY, P.O:- BRAHMAPUR, P.S:- Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN - 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BDPPD3702F, Status :Individual, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence
6	<b>KABITA PAUL</b> Wife of PANCHANAN PAUL B-96, BANDIPUR ROAD, P.O:- BANSDRONI, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DBRPP0332K, Status :Individual, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/02/2019 , Admitted by: Self, Date of Admission: 13/02/2019 ,Place : Pvt. Residence

## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ARYAN ENTERPRISE</b> 5A, VIVEKANANDA NAGAR, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 , PAN No.: BQNPS3284G, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1601-00900/2019-15/03/2019

01/04/2019 Query No:-16011000034691 / 2019 Deed No :I - 160100900 / 2019, Document is digitally signed.

Page 29 of 34



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>RINKU SHARMA (Presentant )</b> Wife of JOGINDAR SHARMA 5A, VIVEKANANDA NAGAR, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BQNPS3284G Status : Representative, Representative of : ARYAN ENTERPRISE (as PROPRIETOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAM PRASAD MUKHERJEE</b> Son of Mr MR MUKHERJEE 14C, KHANPUR ROAD, P.O:- NAKTALA, P.S:- Jadavpur, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700047			
Identifier Of SANDHYA DAS, ANITA DAS, SUNITA KAR, SUMITRA DAS, SABITA DAS, KABITA PAUL, RINKU SHARMA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	SANDHYA DAS	ARYAN ENTERPRISE-1.30128 Dec
2	ANITA DAS	ARYAN ENTERPRISE-1.30128 Dec
3	SUNITA KAR	ARYAN ENTERPRISE-1.30128 Dec
4	SUMITRA DAS	ARYAN ENTERPRISE-1.30128 Dec
5	SABITA DAS	ARYAN ENTERPRISE-1.30128 Dec
6	KABITA PAUL	ARYAN ENTERPRISE-1.30128 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	SANDHYA DAS	ARYAN ENTERPRISE-16.66666700 Sq Ft
2	ANITA DAS	ARYAN ENTERPRISE-16.66666700 Sq Ft
3	SUNITA KAR	ARYAN ENTERPRISE-16.66666700 Sq Ft
4	SUMITRA DAS	ARYAN ENTERPRISE-16.66666700 Sq Ft
5	SABITA DAS	ARYAN ENTERPRISE-16.66666700 Sq Ft
6	KABITA PAUL	ARYAN ENTERPRISE-16.66666700 Sq Ft

**Endorsement For Deed Number : I - 160100900 / 2019**

Major Information of the Deed :- I-1601-00900/2019-15/03/2019

01/04/2019 Query No:-16011000034691 / 2019 Deed No :I - 160100900 / 2019, Document is digitally signed.

On 06-02-2019

**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 45,25,351/-

*Maltreyee Ghosh*

**Maltreyee Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 13-02-2019

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

Presented for registration at 19:00 hrs on 13-02-2019, at the Private residence by RINKU SHARMA ..

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

Execution is admitted on 13/02/2019 by 1. SANDHYA DAS, Daughter of Late HARENDRALAL DAS, B-96, BANDIPUR ROAD, P.O: BANSDRONI, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. ANITA DAS, Daughter of Late HARENDRALAL DAS, B-96, BANDIPUR ROAD, P.O: BANSDRONI, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 3. SUNITA KAR, Wife of PRASANTA KUMAR KAR, B-96, BANDIPUR ROAD, P.O: BANSDRONI, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 4. SUMITRA DAS, Wife of ARUN KUMAR DAS, 27/D, K M NASKAR ROAD, P.O: BANSDRONI, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 5. SABITA DAS, Wife of DILIP KUMAR DAS, 41, BRAHMAPUR RABINDRAPALLY, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife, 6. KABITA PAUL, Wife of PANCHANAN PAUL, B-96, BANDIPUR ROAD, P.O: BANSDRONI Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

Indetified by Mr RAM PRASAD MUKHERJEE, , Son of Mr MR MUKHERJEE, 14C, KHANPUR ROAD, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-02-2019 by RINKU SHARMA, PROPRIETOR, ARYAN ENTERPRISE (Sole Proprietorship), 5A, VIVEKANANDA NAGAR, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Pargana: West Bengal, India, PIN - 700040

Major Information of the Deed :- I-1601-00900/2019-15/03/2019

01/04/2019 Query No:-16011000034691 / 2019 Deed No :I - 160100900 / 2019, Document is digitally signed.

Page 31 of 34



Identified by Mr RAM PRASAD MUKHERJEE, . . Son of Mr MR MUKHERJEE, 14C, KHANPUR ROAD, P.O:  
NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by  
caste Hindu, by profession Advocate

*Maltreyee Ghosh*

**Maltreyee Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 15-03-2019**

**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.

**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 70/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 15718, Amount: Rs.50/-, Date of Purchase: 13/02/2019, Vendor name: S DAS
2. Stamp: Type: Impressed, Serial no 15719, Amount: Rs.20/-, Date of Purchase: 13/02/2019, Vendor name: S DAS

*Maltreyee Ghosh*

**Maltreyee Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1601-00900/2019-15/03/2019

01/04/2019 Query No:-16011000034691 / 2019 Deed No :I - 160100900 / 2019, Document is digitally signed.

Page 32 of 34



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2019, Page from 48020 to 48053

being No 160100900 for the year 2019.



Digitally signed by MAITREYEE GHOSH  
Date: 2019.04.01 11:17:03 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh*

(Maitreyee Ghosh) 01-04-2019 11:13:58  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)