

0003182/2021

I-03120/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 610792

Certified that the document is a true copy of the original document as per the registration. The document is a true copy of the original document as per the registration.

18 NOV 2021

--- GENERAL POWER OF ATTORNEY

**FOR DEVELOPMENT AFTER REGISTRATION
OF THE DEVELOPMENT AGREEMENT:-**

KNOW ALL MEN BY THESE PRESENTS that we,

- (1) **SRI SWAPAN DEY**, (PAN-FNRPD0261D, Aadhaar No. 2478 2263 7862), son of Late Rashu Chandra Dey, by faith – Hindu, by Nationality – Indian, by occupation – Service, residing at 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata -

4221

08.10.2021

Date

Issued to M/S Shivam

293 Sam Sanyal

Amount

31

Satish Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kolk.



7

Identified by me.

Gargi Das.

S/o Ratam Das.

Alipore. Judges court-

Rol - 27

District Sub-Registrar-I
Alipore, South 24 Parganas

18 NOV 2021

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700047, (2) **SRI TAPAN DEY**, (PAN-FCMPD4360R, Aadhaar No. 8864 9688 7180), son of Late Rashu Chandra Dey, by faith – Hindu, by Nationality – Indian, by occupation – Retired, residing at 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, hereinafter jointly called the "**PRINCIPALS**" do hereby **SEND GREETINGS:-**

WHEREAS a Saf Bikray Kobala Deed being dated 12/01/1968 registered at A.D.S.R. Alipore office and entered in Book No. I, Volume No. 3, Pages from 240 to 244, Deed No. 208, for the year 1968, Smt. Subhasini Dey, wife of Late Rashu Chandra Dey of 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, became the sole and absolute owner of land measuring more or less 2 Cottahs 7 Chattacks 26 Sq.ft. lying and situated at Mouza - Raipur, J.L. No. - 33, Pargana - Khaspur, Touzi No. 56, comprising in C.S. Dag No. 1074, under C.S. Khatian No. 237, within the limits of the Kolkata Municipal Corporation, being Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100, which was purchased from the previous owners Sukran Bibi and Ralbani Ustanagar and others.

Shamsher U Das.

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AND WHEREAS by virtue of the said Saf Bikray Kobala Deed, said **Subhasini Dey** became the sole and absolute owner of the land and thereafter constructed a residential house on the said plot of land and mutated her name in the records of Assessment Registered Book of K.M.C. The said property is now recorded as K.M.C. Premises 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100 and had been enjoying the said property by paying taxes to the authority of K.M.C.

AND WHEREAS after purchasing the said land together with dwelling house said **Subhasini Dey** adjacent plot holder made a road for smooth walking from road to their own property and after physical measurement said Subhasini Dey got her land measuring more or less 2 Cottahs 1 Chattack 14 Sq.ft. and thereafter for residential purpose said Subhasini Dey constructed a dwelling house with asbestos shed and mutated her name in the records of Assessment Registered Book of K.M.C. The said property is now recorded as K.M.C. Premises 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100 being Assessee No. 211000900982

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and had been enjoying the said property by paying taxes to the authority of K.M.C.

AND WHEREAS said Subhasini Dey while had been enjoying the said property out of love and affection Gifted the entire property unto and in favour of her two sons namely (1) SRI SWAPAN DEY, son of Rashu Chandra Dey, (2) SRI TAPAN DEY, son of Rashu Chandra Dey, by way of a registered Deed of Gift which was registered in the office of Additonal District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 1605-2021, Pages from 32652 to 32674, being No. 160500669. for the year 2021.

AND WHEREAS by virtue of a Deed of Gift said (1) SRI SWAPAN DEY, son of Rashu Chandra Dey, (2) SRI TAPAN DEY, son of Rashu Chandra Dey, both are the joint owners of the above mentioned property and seized and possessed of well and sufficiently entitled the said property and have been jointly enjoying the same.

AND WHEREAS by virtue of the Saf Bikray Kobala Deed being registered at A.D.S.R. Alipore office and entered in Book No. I, Volume

Shamshu K. Dey

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No. 48, Pages from 278 to 284, Deed No. 4133, for the year 1962, Rashu Chandra Dey, the husband of Smt. Subhasini Dey and the father of Sri Tapan Dey and Swapan Dey and Supriya Biswas (Dey), wife of Late Ajay Biswas, became the sole and absolute owner of land measuring more or less 2 Cottahs 8 Chattacks lying and situated at Mouza - Raipur, J.L. No. - 33, Pargana - Khaspur, Touzi No. 56, comprising in C.S. Dag No. 1074, under C.S. Khatian No. 237, within the limits of the Kolkata Municipal Corporation, being Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100.

AND WHEREAS by virtue of the said Saf Bikray Kobala Deed, said **Rashu Chandra Dey** became the sole and absolute owner of the land and thereafter constructed a residential house on the said plot of land and mutated his name in the records of Assessment Registered Book of K.M.C. The said property is now recorded as K.M.C. Premises 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100, being Assessee No. 211000900994 and had been enjoying the said property by paying taxes to the authority of K.M.C.

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AND WHEREAS said Rashu Chandra Dey while had been enjoying the said property died intestate on 22/11/2006 leaving behind his widow Smt. Subhasini Dey and two sons Sri Tapan Dey and Swapan Dey and one daughter Supriya Biswas (Dey), wife of Late Ajay Biswas, as his only legal heirs and successors.

AND WHEREAS the said legal heirs of said Rashu Chandra Dey became the joint owners of the said property know and recorded as Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100 and the said property is free from all encumbrances.

AND WHEREAS thereafter said Smt. Subhasini Dey and Supriya Biswas (Dey), wife of Late Ajay Biswas, out of love of affection gifted their 1/2 share of the land measuring 1 Cottah 3 Chattacks 18 Sq.ft. together with 1/2 share structure measuring 200 Sq.ft. out of total undivided land measuring 2 Cottahs 6 Chattacks 36 Sq.ft. together with 400 Sq.ft. kuncha Structure, lying at Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100 unto and in favour of (1) **SRI SWAPAN DEY**, son

Sham Sun K. Dey.

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of Rashu Chandra Dey, (2) SRI TAPAN DEY, son of Rashu Chandra Dey, which was registered in the office of Additonal District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 1605-2021, Pages from 3328 to 33315, being No. 160500723, for the year 2021.

Shamshu K Das

AND WHEREAS by virtue of two separate Deed of Gift (1) SRI SWAPAN DEY, son of Rashu Chandra Dey, (2) SRI TAPAN DEY, son of Rashu Chandra Dey are the joint owners of the above mentioned undivided land measuring 4 Cottah 8 Chattacks 5 Sq.ft. together with kuncha structure more or less 400 Sq.ft. lying and situate at the Kolkata Municipal Corporation being two separate Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, and the Kolkata Municipal Corporation Premises No. 23/1-H/2, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100 of the K.M.C. and physical enjoyment in respect of the said property free from all encumbrances.

AND WHEREAS the Owners herein for better enjoyment and to develop the said land of the two premises amalgamated the said two plots

of land into a single Premises in the record of the Assessment register Book of K.M.C. and recorded as Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100, being Assessee No. 211000900994.

AND WHEREAS we have entered into an Agreement for Development of our said premises No. 23/1-H/1 Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047 with '**M/S. SHIVCON**', PAN-ADZFS6294C, a partnership firm, having its office at 39B, Beni Banerjee Avenue, P.S. - Garfa, Kolkata - 700031, represented by its partners namely (1) **SRI RANADEV MAJUMDER**, (Aadhaar No. 6438 2078 3337, PAN-AYFPM8636D & Mobile No. 9830911213), son of Late Jatindra Mohan Majumder, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 4/ 110B, Vidyasagar Colony, P.S. - Netaji Nagar, Kolkata - 700047, (2) **SRI SHAMBHU KUMAR DAS**, (Aadhaar No. 6718 1405 7293, PAN-AHPPD8741H & Mobile No. 9830157090), son of Late Sachindra Nath Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 37/2, Beni Banerjee Avenue, P.S. - Garfa, Kolkata - 700031 and said Development Agreement has been registered in the office of the

Shamshu Kumar Das

District Sub-Registrar-I at Alipore and recorded in Book No. I, being No. I-1603114, for the year 2021.

AND WHEREAS in pursuant to the said Development Agreement, we the Principals hereby do hereby appoint, nominate and constitute '**M/S. SHIVCON**', PAN-ADZFS6294C, a partnership firm, having its office at 39B, Beni Banerjee Avenue, P.S. - Garfa, Kolkata - 700031, represented by its partners namely (1) **SRI RANADEV MAJUMDER**, (Aadhaar No. 6438 2078 3337 & PAN-AYFPM8636D), son of Late Jatindra Mohan Majumder, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 4/110B, Vidyasagar Colony, P.S. - Netaji Nagar, Kolkata - 700047 and (2) **SRI SHAMBHU KUMAR DAS**, (Aadhaar No. 6718 1405 7293 & PAN-AHPPD8741H), son of Late Sachindra Nath Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 37/2, Beni Banerjee Avenue, P.S. - Garfa, Kolkata - 700031, the Developers, as our true and lawful attorneys in respect of **ALL THAT** piece and parcel of Bastu land measuring 4 Cottah 8 Chattacks 5 Sq.ft. together with kuncha structure more or less 400 Sq.ft. lying and situated at Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar,

Shambhu K. Das.

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Kolkata - 700047, under Ward No. 100 of the K.M.C. in the District 24 Parganas (now South 24 Parganas) to do the following deeds, acts and things on our behalf.

1. To work, manage, control and supervise the management of all and administration of the Schedule below property and to develop the said property morefully described in the Schedule below by whatsoever manner or way on our behalf.
2. To appoint Engineers, Architects and agent or agents and sub-contractor or sub-contractors as the said Attorney shall think fit and proper and to make all payment of their fees and charges of Architects, Engineers and their agent or agents and/or sub-Contractors, for and on our behalf.
3. That the Attorney herein shall always be able to sign, execute, issue and deliver all affidavits, indemnity bonds, undertaking, sale agreement or deed of Declarations or such other deeds or documents or papers or writings of whatsoever manner or nature that is required to be done by the K.M.C. Authority or any other authorities of

Shamsher Nath

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whatsoever manner or nature and at the same time the Attorney herein shall always be able to register the aforesaid document before all the registering authority and shall be able to present for registration and admit execution of the same before the registering authority.

4. To deposit any fees and charges or any other amount which may have to be paid to the K.M.C. and any other authorities before starting and/or while in course of construction of the building of the said premises mentioned in the schedule property written hereunder and/or in any such period of time also.
5. To apply for and to obtain permanent connection of filtered and unfiltered water, electricity, drainage, sewerage and/or other inputs and facilities required from the appropriate body or bodies and/or authority or authorities.
6. To Submit any petition/petitions to the police station and also lodges diary to the police station and to appear before any court to defend any case as and when required and to sign in all relevant papers and documents, vokatnama, petition or petitions on our behalf in respect of the schedule mentioned property.

Shamshu K. M.

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7. That the Attorney herein shall be able to avail necessary permission or permission of whatsoever manner or nature from the Road Department of the KMC for and on our behalf.
8. To construct, supervise the construction of the multi storied building and/or structure of whatsoever manner or nature according to the building plan approved by the Owners/Principals at the Kolkata Municipal Corporation being Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, and Premises No. 23/1-H/2, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, under Ward No. 100 of the K.M.C., in the District 24 Parganas (now South 24 Parganas) by demolishing old structure of the said premises and to construct the multi storied building in the said premises as per building plan approved by the owners.
9. To file and defend any or all suits, cases, appeals, complaints and applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said premises which is morefully described in the schedule below and also to present and prosecute writ application or petitions in

Shamshu K. Das

respect thereof in any court of law. To appear, file and defend any case or cases of whatsoever manner or nature before any Judicial authority and/or Chief Judicial authority in respect of the schedule below property and premises.

10. To sign and verify all complaints, 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 generally to do all other acts, deeds and things for and on our behalf as the said Attorney in his absolute discretion shall think fit and proper on our behalf.
11. To take steps in all suits appeals, cases and/or any other legal proceedings in any court of law, tribunal authority of whatsoever manner or nature and to sign and verify all applications and sole name thereof for and on our behalf.
12. To sign, and receive any registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said premises and property mentioned in the

Shamsher Singh

schedule below and to grant proper and effectual receipt or receipts in respect thereof.

13. To represent us in all the dealings and negotiations and for execution of agreement of whatsoever manner or nature, agreement for sale with the intending buyers of the Developers' Allocation in the said premises or the schedule below property save and except the Owners' Allocation according to the terms and conditions of the Development Agreement dated 18.11.2021 which is duly registered in the office of A.D.S.R. Alipore, South 24 Parganas, vide Book. No. I, Deed No. T-160103114 for the year 2021 and to that effect to sign, present, execute and deliver the contracts, agreements in favour of the intending purchaser or purchasers by the Attorneys herein at their sole discretion in respect of the Developers' Allocation save and except the Owners' Allocation according to the terms and conditions of the Development Agreement and the said Attorney in respect thereof shall be able to sign, issue, receive and acknowledge the necessary consideration or considerations and to issue necessary effectual receipt or receipts thereof. Moreover the Attorney in all circumstances shall be able to appear before the

Shamsher K. Das,

Sham John K. S. S.

registrar or Sub-Registrar or District Registrar or Registrar of Assurances or any other authority or authorities having the necessary jurisdiction in that behalf and thereof to present for registration and to registrar and admit execution thereof in respect of the agreement for sale, in respect of the Developer's Allocation for and on our behalf as the said Attorney in their absolute discretion shall think fit and proper to fulfil our interest in all respect.

OWNERS' ALLOCATION :- After completion of the said Three storied Building by the Developer, the Owners shall be entitled to retain their allocation in new Building out of 50% of the total area of the construction in each floor as detailed hereunder:-

- (1) The Owners shall get complete residential flat, on the Ground Floor, North side, built up area.
- (2) The Owners shall get One complete residential flat, on the First Floor, North side, built up area and another One complete residential flat, on the First Floor, East side.
- (3) The Owners shall get complete residential flat, on the Second Floor, South side, built up area AND Car Parking Space, on the Ground Floor of the building, together with undivided proportionate share

of the land along with all other common areas and facilities of the proposed straight Three storied building of the said premises.

14. To make payment of all rates and taxes and other outgoing in respect of the said premises mentioned in the schedule below and/or buildings to be constructed thereon.
15. This power of Attorney shall remain restricted till completion and disposal of Developers' share of the proposed multi storied building and also to the said premises building and/or building plans etc.
16. To sign, present, execute, deliver, issue and receive all papers, documents, writings, undertakings, representations and letters etc. of whatsoever manner or nature so as to deal and/or negotiate and/or to settle all matters etc. in respect of the part or whole of the said premises and/or the property mentioned in the Schedule below for and on our behalf in all occasions.
17. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending purchaser or purchasers and/or party or parties thereof for selling developer's allotted portion.

Sham Shun & Co.

Be it mentioned that the Attorney shall in all occasions be able to receive any amount of consideration in part or in full by cash or Cheques and/or as being paid by the party or parties and/or purchaser or purchasers of the Developers' allocation on its own capacity and shall also be able to issue proper and effectual, receipt or receipts therefore.

18. That the Attorney herein shall always be able to exercise the necessary power or powers conferred on them by virtue of this instrument at all occasions and period of time.
19. To receive any money in cash or by cheque or draft against agreement for sale from the intending purchaser or purchasers in respect of the developers' allocation only of the proposed building.
20. To engage, appoint, technical persons/experts contractors and architect for erection or supervision and maintenance of the said proposed building of the said premises.
21. To appoint or engage pleaders, advocates or solicitors if required in connection with the schedule below property and to file petition/petitions

Shamsher K. Singh

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in respective court of law and offices and to receive back the document from any court or Government offices in connection with my schedule below property as and when required on our behalf and in our names.

22. To pay all taxes of K.M.C. and charges in respect of the said premises on our behalf and in our names as and when the same will become due and payable and to obtain proper receipts in respect thereof.
23. Only after delivering possession of the owners' allocation to us as per terms of the said Development Agreement dated 18.11.2021 our Attorney shall have power to deliver possession and execute Deed of Conveyance/s in respect of Developers' allocation of the proposed building.

AND GENERALLY to do all acts, deeds and things as will be necessary for implementing the said agreement and for raising and completing the construction of the multi storied building on the land of the said premises AND we hereby confirm and ratify and do agree and undertake to ratify and confirm all the said acts, deeds and things that shall be done by our constituted Attorney as our own acts, deeds and things as if we were personally present and doing the same.

Shamshu W Das.

We DO HEREBY agree and undertake to ratify and confirm all and whatsoever our said Attorney under this power in that behalf hereinbefore in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this Power.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring 4 Cottah 8 Chattacks 5 Sq.ft. together with kuncha structure more or less 400 Sq.ft. having cemented floor, lying and situate at Premises No. 23/1-H/1, Raipur Mondal Para Road, P.O. - Naktala, P.S. - formerly Jadavpur now Netajinagar, Kolkata - 700047, in Mouza - Raipur, J.L. No. - 33, Pargana - Khaspur, Touzi No. 56, comprising in C.S. Dag No. 1074, under C.S. Khatian No. 237, under Ward No. 100 of the K.M.C., being Assessee No. 211000900994, in the District 24 Parganas (now South 24 Parganas) along with use all easement right which is butted and bounded as follows :-

ON THE NORTH : 23/1/C/2, Raipur Mondal Para Road, Kolkata - 700047.

ON THE SOUTH : 21/1B/3, Raipur Mondal Para Road, Kolkata - 700047.

ON THE EAST : 23/6, Naktala Lane, 23/5/3/1, D.P.P. Road, 4/114,
Vidyasagar Colony, Kolkata - 700047.

ON THE WEST : 8'-0" ft. wide Road and 15'-0" ft. wide Road.

Shamsher K. Das

IN WITNESS WHEREOF we, the above named Principals and the Attorneys have hereunto set and subscribed our respective hands and seals on the 18th day of November 2021.

In presence of

WITNESSES:

1. *Ajay Kumar Sen*
3/188 Vidyasagar Rd
P.S. Netaji Park
Kolkata - 700047.

2) *Amil Kumar Basu*
N-5, Panchsara Road
Kolkata - 700024

Swapan Dey
Tapan Dey

SIGNATURE OF THE PRINCIPALS

Drafted by me,

Gorgi Das

Indy Advocate
Alipore Police Court
Kolkata - 700 027.

Computer Print by

Biswajit Karmakar
BISWAJIT KARMAKAR
Alipore Police Court
Kolkata - 700 027.

We accept this Power

For SHIV CON

Shambhu K. Das

For SHIV CON

Partner

Ranadev Majumdar
Partner

SIGNATURE OF THE ATTORNEYS



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Swapan Dey

Signature Swapan Dey



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Tapan Dey

Signature Tapan Dey



pic baba passport size

Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SHAMBU KUMAR DAS

Signature Shambhu Kumar



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name Ranadev Majumdar

Signature Ranadev Majumdar



भारत सरकार
GOVERNMENT OF INDIA



স্বপন দে
SWAPAN DEY
জন্মতারিখ/DOB: 28/06/1971
পুরুষ/ MALE
Mobile No: 9903419430



2478 2263 7862

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O Rasu Chandra Dey, 23/1এইজ/1, বামপূর
মণ্ডল পাড়া রোড, নাকতলা, কোলকাতা,
পশ্চিম বঙ্গ - 700047

Address :
S/O Rasu Chandra Dey, 23/1H/1,
RAIPUR MONDAL PARA ROAD,
Naktala, Kolkata,
West Bengal - 700047



2478 2263 7862

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Swapam Dey

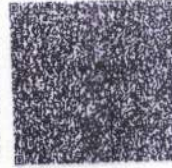
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
FNRPD0261D



नाम/Name
SWAPAN DEO

पिता का नाम/Father's Name
RASU CHANDRA DEO

जन्म की तारीख/
Date of Birth
28/06/1971

स्वापन देव
Signature

15042019

इस कार्ड को खोने/पाने पर कृपया सूचित करें/लीज़र:

आयकर पेन सेवा इकाई, एन एस डी एल
चौधी मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मोडल 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,
4th 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: tinfo@nsdl.co.in

Swapan Deo



आधार

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

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19753/19832

To
তপন দে
TAPAN DEY
23/1H/1 RAIPUR MONDAL PARA ROAD
NAKTALA Naktala S.O
Naktala Kolkata
West Bengal 700047



MN156020437DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8864 9688 7180

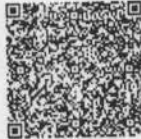
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



তপন দে
TAPAN DEY
পিতা : রাসু চন্দ্র দে
Father : RASU CHANDRA DEY
জন্ম তারিখ / Year of Birth : 1968
পুরুষ / Male



8864 9688 7180

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.

15602043



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
২৩/১এইচ/১, রায়পুর মন্ডল পাড়া
রোড, নাকতলা, নাকতলা,
কোলকাতা, পশ্চিমবঙ্গ, 700047

Address:
23/1H/1, RAIPUR MONDAL
PARA 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

Tapan De

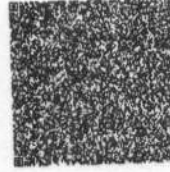
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card



FCMPD4360R



15122018

नाम / Name
TAPAN DEY

पिता का नाम / Father's Name
RASU CHANDRA DEY

जन्म की तारीख /
Date of Birth
18/03/1968

हस्ताक्षर / Signature
Tapan Dey

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें:
आयकर पैन सेवा इकाई, एन एस डी एल
चौथी 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
4th 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

Tapan Dey

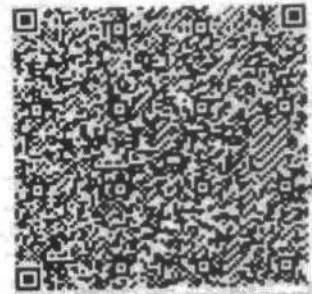
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADZFS6294C



नाम / Name
SHIV CON

निष्पन्न / गठन की तारीख
Date of Incorporation / Formation
05/12/2012



 **भारत सरकार**
GOVERNMENT OF INDIA

 **शम्भु कुमार दास**
Shambhu Kumar Das
जन्मतिथि/ DOB: 29/09/1963
पुरुष / MALE



6718 1405 7293

आधार-साधारण मानुषेर अधिकार

 **भारतीय विधिपत्र-पहचान प्राधिकरण**
INDIAN LEGAL AUTHORITY OF INDIA

ठिकाना:
S/O शचीन्द्र नाथ दास, ३९
बि., बेनि ब्यानार्जी एडिनिड,
सूईमिंग पुल एर निकट,
टाकुरिया, टाकुरिया, कलकत्ता,
पश्चिमवङ्ग - 700031

Address:
S/O Sachindra Nath Das, 39 B., Beni
banerjee Avenue, Near Swimming
Pool, Dhakuria, Dhakuria S.O,
Kolkata,
West Bengal - 700031

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAMBHU KUMAR DAS
SACHINDRA NATH DAS
28/09/1963
Permanent Account Number
AHPPD8741H

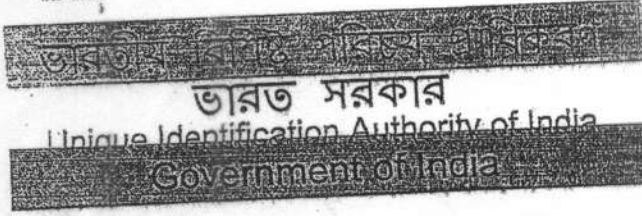


Shambhu Kumar Das

Signature

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

यह कार्ड खो जाने पर कृपया सूचित करें/वापस करें।
आयकर पान सेवा यूनिट, UTHSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई 400 614.



তালিকাভুক্তি আইডি / Enrollment No.: 1215/80006/62842

To
Ranadev Majumder
রানদেব মজুমদার
4/110B
VIDYASAGAR COLONY
Naktala
Naktala, Kolkata
West Bengal - 700047
9830911213

07/12/2015

KH597794070FT
59779407



আপনার আধার সংখ্যা / Your Aadhaar No.:
6438 2078 3337

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

রানদেব মজুমদার
Ranadev Majumder
পিতা : যতীন্দ্র মোহন মজুমদার
Father : Jatindra Mohan Majumder

জন্মতারিখ / DOB: 22/11/1964
পুরুষ / Male

6438 2078 3337

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



তথ্য

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

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- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা: ৷/বি, বিজ্ঞানাগর কল্যাণী
নাকতলা, নাকতলা, কোলকাতা, পশ্চিম বঙ্গ
700047

ভারত সরকার
Government of India

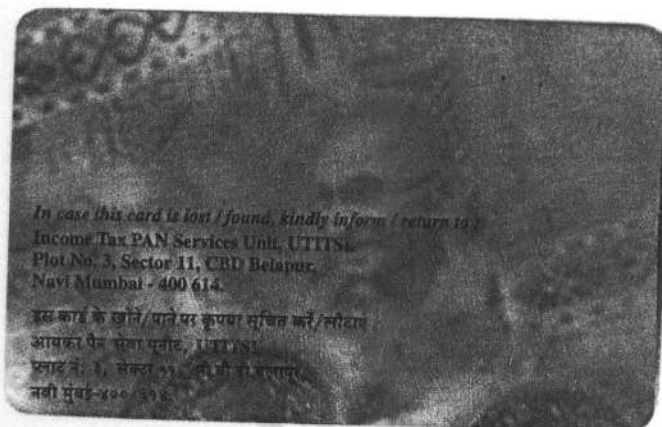
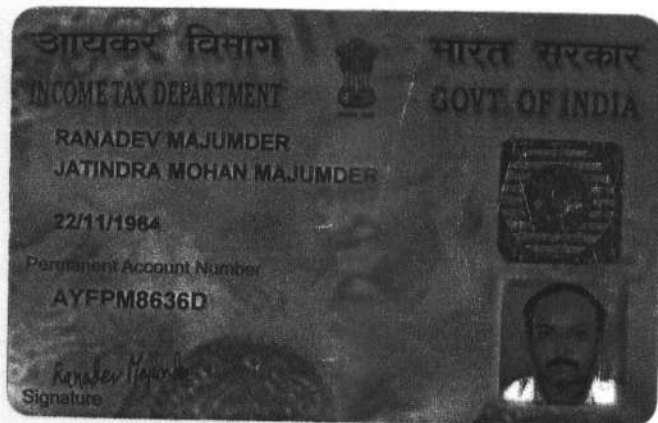
Address: 4/110B,
VIDYASAGAR COLONY,
Naktala, Kolkata, Naktala
West Bengal, 700047

6438 2078 3337

1847
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in



Major Information of the Deed

Deed No :	I-1601-03120/2021	Date of Registration	18/11/2021
Query No / Year	1601-8002387386/2021	Office where deed is registered	
Query Date	18/11/2021 1:34:28 PM	1601-8002387386/2021	
Applicant Name, Address & Other Details	GARI DAS ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8981028767, 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. 2/-		Rs. 55,43,126/-	
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]:- 160103114/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

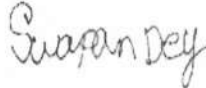
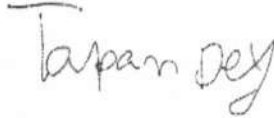
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Mondal Para Road, , Premises No: 23/1H/1, , Ward No: 100 Pin Code : 700047

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 8 Chatak 5 Sq Ft	1/-	52,73,126/-	Property is on Road , Project Name :
Grand Total :				7.4365Dec	1 /-	52,73,126 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	2,70,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SWAPAN DEY Son of Mr RASHU CHANDRA DEY Executed by: Self, Date of Execution: 18/11/2021 , Admitted by: Self, Date of Admission: 18/11/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	18/11/2021	LTI 18/11/2021	18/11/2021	
23/1- H/1, RAIPUR MONDAL PARA ROAD P.S- NETAJI NAGAR, City:- , P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: FNxxxxxx1D, Aadhaar No: 24xxxxxxxx7862, Status :Individual, Executed by: Self, Date of Execution: 18/11/2021 , Admitted by: Self, Date of Admission: 18/11/2021 ,Place : Office				
2	Name Mr TAPAN DEY Son of Mr RASHU CHANDRA DEY Executed by: Self, Date of Execution: 18/11/2021 , Admitted by: Self, Date of Admission: 18/11/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	18/11/2021	LTI 18/11/2021	18/11/2021	
23/1-H/1, RAIPUR MONDAL PARA ROAD P.S- NETAJI NAGAR, City:- , P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: FCxxxxxx0R, Aadhaar No: 88xxxxxxxx7180, Status :Individual, Executed by: Self, Date of Execution: 18/11/2021 , Admitted by: Self, Date of Admission: 18/11/2021 ,Place : Office				

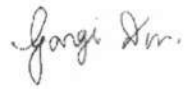
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SHIV CON 39B, BENI BANERJEE AVENUE P.S- GARFA, City:- , P.O:- DHAKURIA, P.S:-Purba Jadabpur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700031 , PAN No.: ADxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SHAMBHU KUMAR DAS (Presentant) Son of Late SACHINDRA NATH DAS Date of Execution - 18/11/2021, , Admitted by: Self, Date of Admission: 18/11/2021, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Nov 18 2021 2:06PM	LTI 18/11/2021	18/11/2021
	37/2, BENI BANERJEE AVENUE P.S- GARFA, City:- , P.O:- DHAKURIA, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx1H, Aadhaar No: 67xxxxxxxx7293 Status : Representative, Representative of : SHIV CON (as PARTNER)			
2	Name Mr RANADEV MAJUMDER Son of Late JATINDRA MOHAN MAJUMDER Date of Execution - 18/11/2021, , Admitted by: Self, Date of Admission: 18/11/2021, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
		Nov 18 2021 2:07PM	LTI 18/11/2021	18/11/2021
	4/110B, VIDYASAGAR COLONY P.S- NETAJI NAGAR, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx6D, Aadhaar No: 64xxxxxxxx3337 Status : Representative, Representative of : SHIV CON (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs GARGI DAS Daughter of Mr RATAN DAS ALIPORE JUDGES COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	18/11/2021	18/11/2021	18/11/2021
Identifier Of Mr SWAPAN DEY, Mr TAPAN DEY, Mr SHAMBHU KUMAR DAS, Mr RANADEV MAJUMDER			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN DEY	SHIV CON-3.71823 Dec
2	Mr TAPAN DEY	SHIV CON-3.71823 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN DEY	SHIV CON-200.00000000 Sq Ft
2	Mr TAPAN DEY	SHIV CON-200.00000000 Sq Ft

On 18-11-2021

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 13:49 hrs on 18-11-2021, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SHAMBHU KUMAR DAS ,

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 55,43,126/-

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

Execution is admitted on 18/11/2021 by 1. Mr SWAPAN DEY, Son of Mr RASHU CHANDRA DEY, 23/1- H/1, RAIPUR MONDAL PARA ROAD P.S- NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Mr TAPAN DEY, Son of Mr RASHU CHANDRA DEY, 23/1-H/1, RAIPUR MONDAL PARA ROAD P.S- NETAJI NAGAR, P.O: NAKTALA, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Retired Person

Indetified by Mrs GARGI DAS, , , Daughter of Mr RATAN DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 18-11-2021 by Mr SHAMBHU KUMAR DAS, PARTNER, SHIV CON (Partnership Firm), 39B, BENI BANERJEE AVENUE P.S- GARFA, City:- , P.O:- DHAKURIA, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mrs GARGI DAS, , , Daughter of Mr RATAN DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 18-11-2021 by Mr RANADEV MAJUMDER, PARTNER, SHIV CON (Partnership Firm), 39B, BENI BANERJEE AVENUE P.S- GARFA, City:- , P.O:- DHAKURIA, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mrs GARGI DAS, , , Daughter of Mr RATAN DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4221, Amount: Rs.100/-, Date of Purchase: 08/10/2021, Vendor name: S Das

Maitreyee Ghosh

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2021, Page from 164842 to 164881
being No 160103120 for the year 2021.



Digitally signed by MAITREYEE GHOSH
Date: 2021.11.30 17:22:04 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2021/11/30 05:22:03 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)