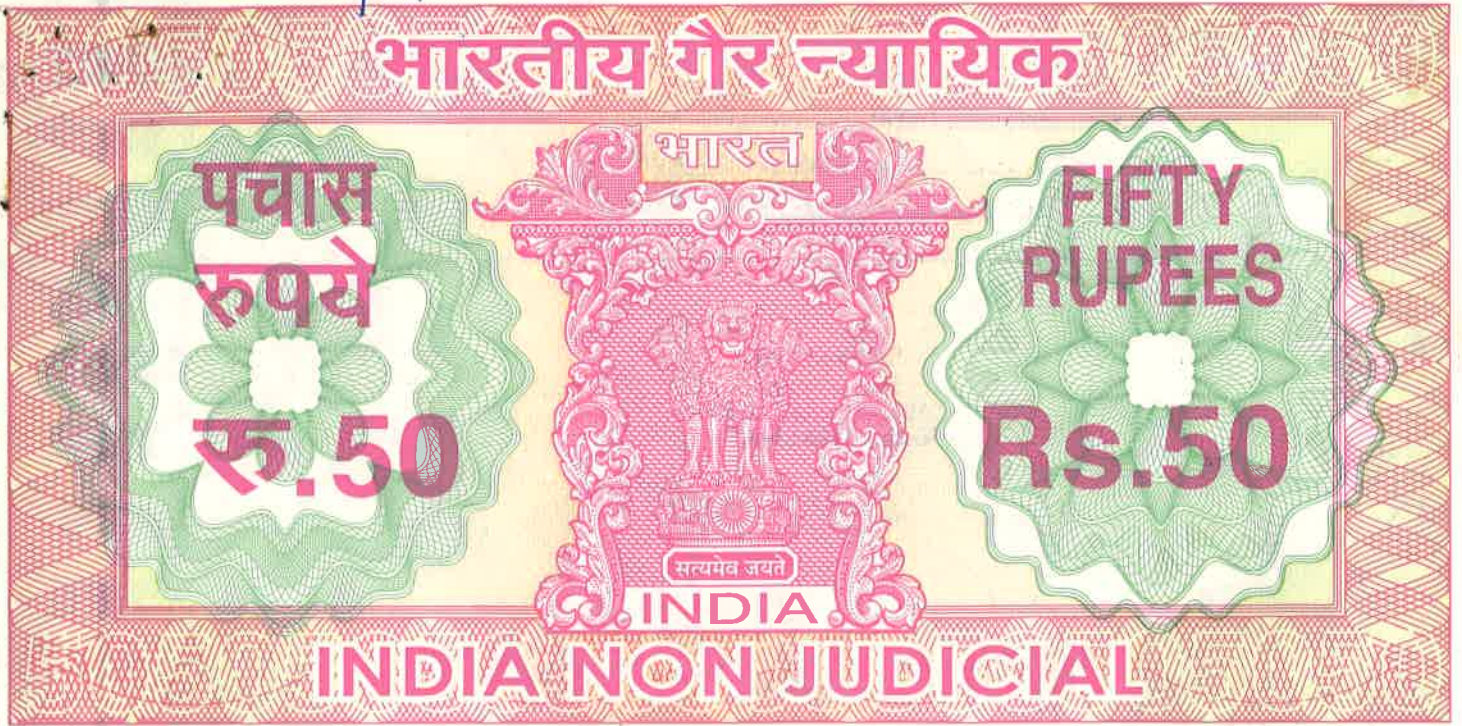


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

X 436940

জন্মস্মারক এই পত্র প্রমাণিত করিতে পারিবে  
যে স্বাক্ষরকারী, ১৯১৮ সালের ১৭ ফেব্রুয়ারি  
কলিকাতা নগর পৌরসভায় জন্মগ্রহণ করিয়াছেন।  
স্বাক্ষরকারীর নাম: গুরুদাস

- 6 FEB 2019

DEVELOPMENT  
REGISTERED POWER OF ATTORNEY AFTER REGISTERED  
DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS, We,

@GAURAVDAS  
SRI GAURAB DAS (PAN - AHEPD4483D) son of Sri Manick Kumar Das,  
by faith - Hindu, by occupation - Service, residing at Premises No. 19A, Charu  
Chandra Avenue, Police Station - Charu Market, Post Office - Tollygunge,  
K.M.C. Ward- 81, Kolkata - 700 033,

13048 Date 20/12/18  
said to...  
Rupees...

Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Knt.

K. Saha



net 27  
27

K. Saha  
(KALYANSAHA)



net 28  
28

Gyanadas



net 29  
29

- Moumisa Majumdar nee Das.

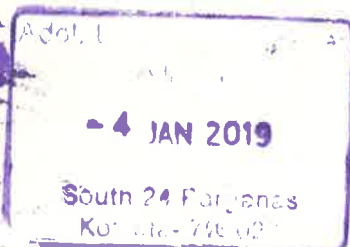


net 30  
30

- Thumpa Sarkar nee Das



Pradeep Roy  
S/o. Lt. Parimal Roy  
Alipore Police Court.  
Knt. 27.



2. **SMT. MOUMITA MAJUMDER** nee Das (PAN-AEVPD0796H), wife of Sri Sukanta Majumder and daughter of Manick Kumar Das, by faith- Hindu, by occupation - Housewife, presently residing at Premises No. T-2, 3<sup>rd</sup> Floor, WELCOME ENCLAVE, Bittal Nagar, Bhopal - 462030, Police Station - KOHEFIZA, Post Office- Lalghati, Bhopal.,

3. **SMT. JHUMPA SARKAR** nee Das (PAN- ADSPD3452A ), wife of Sri Debjit Sarkar and daughter of Sri Manick Kumar Das, by faith- Hindu, by occupation - Housewife, presently residing at Premises No. 19B, Charu Chandra Avenue, Police Station - Charu Market, Post Office- Tollygunge, KMC Ward- 081, Kolkata - 700 033,

hereinafter jointly and collectively called and referred to as the PRINCIPALS,  
SEND GREETINGS.

@GAURAV DAS

WHEREAS We the Principals (1) **SRI GAURAB DAS** son of Sri Manick Kumar Das, (2) **SMT. MOUMITA MAJUMDER** nee Das wife of Sri Sukanta Majumder and daughter of Manick Kumar Das and (3) **SMT. JHUMPA SARKAR** nee Das, wife of Sri Debjit Sarkar and daughter of Sri Manick Kumar Das, now absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring 1 Cottah 1 Chittak and 26 Sq.ft. be the same a little more or less with old building situate lying at and being Municipal Premises No. 18/1B, Charu Chandra Avenue, Police Station - Charu Market, Kolkata - 700 033 AND ALL THAT piece and parcel of land measuring 3 Cottahs 02 Chittacks and 37 Sq. ft. be the same a little more or less with old building situated lying at Municipal Premises No. 19B, Charu Chandra Avenue, Police Station - Charu Market, Kolkata- 700 033, together with the right over the adjoining common passage AND ALL THAT piece and parcel of land measuring 03 Cottah 03 Chittak and 4.42 Sq. ft. be the same a little more or less with old building situate lying at and being Municipal Premises No. 19A, Charu Chandra Avenue, Police Station - Charu Market, Kolkata - 700 033, all situated within the municipal limits of the then Calcutta Corporation at present within the limits of the Kolkata Municipal



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Kolkata- 700027

Corporation , Ward No. 81, aggregating to the total land measuring 07 Cottahs 07 Chittack and 22 Sq. ft. more or less including the common passage and the brick built house standing thereon with all fittings and fixtures TOGETHER WITH all easement rights thereto comprised in Municipal Premises Nos. 18/1B, Charu Chandra Avenue and 19A, Charu Chandra Avenue and 19B, Charu Chandra Avenue, all within Police Station- Charu Market , Kolkata - 700 033 and/or such other number as to be allotted by the Kolkata Municipal Corporation after amalgamation of said three premises into a single premises and are enjoying the same free from all encumbrances paying taxes regularly which is morefully and particularly described in the SCHEDULE written hereunder and hereinafter called and referred to as the 'SAID PREMISES' .

AND WHEREAS since we are busy with our day to day affairs and most of time staying outside Kolkata , it is not possible for us to look after and supervise all our affairs to develop the said property and / or to construct a new building there as per the building plan to be sanctioned by The Kolkata Municipal Corporation and in this circumstances we have decided to develop the aforesaid three Premises, lying and situate at being Municipal Premises Nos. 18/1B, Charu Chandra Avenue and 19A, Charu Chandra Avenue and 19B, Charu Chandra Avenue, all within Police Station- Charu Market , Kolkata - 700 033 and/or such other number as to be allotted by the Kolkata Municipal Corporation after amalgamation of said three premises into a single premises, through a Developer, the particular of such property is morefully described in the SCHEDULE hereunder written .

AND WHEREAS we the Principals have entered into a registered Agreement dated 13.01.2018 , registered in the office of the Additional District Sub-Registrar at Alipore and recorded in Book No. I , Volume No. 1605-2018 , Pages 13900 to 13952, Being No. 160500239 , for the year 2018 with SRI KALYAN SAHA son of Laxmi Narayan Saha, by faith- Hindu , by occupation- Business, residing at Premises No. 148/3Q , Swinhoe Lane, Police Station- Kasba, Post Office- Tiljala Kolkata- 700 039, thereafter called and referred to as the Developer for developing the said three premises after amalgamation with the right to construct a building as per the building plan to be sanctioned by The Kolkata Municipal Corporation in or upon the said Municipal



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Premises Nos. 18/1B, Charu Chandra Avenue and 19A, Charu Chandra Avenue and 19B, Charu Chandra Avenue, all within Police Station - Charu Market, Kolkata - 700 033 and/or such other number as to be allotted by the Kolkata Municipal Corporation after amalgamation of said three premises into a single premises, the particular of such property morefully described in Schedule there under written with such terms and conditions as clearly written therein.

AND WHEREAS in pursuance of the aforesaid Agreement entered into between ourselves mentioned therein as Owners of the One Part and Sri Kalyan Saha son of Laxmi Narayan Saha, mentioned therein as Developer of the Other Part and in pursuance of understanding between the parties thereto it is necessary and also expedient for us to appoint an agent to look after all our affair during our absence.

NOW KNOWN BY THESE PRESENTS, We, (1) <sup>@GAURAV DAS</sup> ~~SRI GAURAB DAS~~ son of Sri Manick Kumar Das, (2) ~~SMT. MOUMITA MAJUMDER~~ nee Das wife of Sri Sukanta Majumder and daughter of Manick Kumar Das and (3) ~~SMT. JHUMPA SARKAR~~ nee Das, wife of Sri Debjit Sarkar and daughter of Sri Manick Kumar Das, do hereby and hereunder nominate, appoint and constitute SRI KALYAN SAHA son of Laxmi Narayan Saha, ( PAN - AKFPS3303P ), by faith- Hindu, by occupation- Business, residing at Premises No. 148/3Q, Swinhoe Lane, Police Station- Kasba, Kolkata- 700 039, to be our true and lawful Attorney for us, in our names and on our behalf to do the following acts, deeds and things, that is to say :-

1. To construct a new building on the Said property according to the sanctioned and/or modified building plan as to be granted by The Kolkata Municipal Corporation in and upon the said property being Municipal Premises Nos. 18/1B, Charu Chandra Avenue and 19A, Charu Chandra Avenue and 19B, Charu Chandra Avenue, all within Police Station - Charu Market, Kolkata - 700 033 and/or such other number as to be allotted by the Kolkata Municipal Corporation after amalgamation of said three premises into a single premises as described in the SCHEDULE hereunder written,



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South 2nd  
Kothakota

2. To apply, submit, sign and receive from The Kolkata Municipal Corporation / Kolkata Improvement Trust (KIT) / KMDA/ CESC and/or any other Authority or Authorities concerned for such or relevant applications, maps, sanction plans in building department, modification plans U/R-26 of KMC, completion plans U/R-27 of KMC, writings, drawings, design, forms and/or any representation or representations, too, as or may be required in respect of the said three Premises after amalgamation by the said Attorney at his discretion shall think fit and proper for and on behalf of us in our names.
3. To deposit any fees, charges or any other amount on behalf of us which may have to be paid to The Kolkata Municipal Corporation and/or any other Authorities in respect of the said three premises after amalgamation or at the Schedule mentioned property written hereunder.
4. To appoint Architect or Architects, Contractors, Masons, Labours, Plumbers, Engineers, Painters, Electricians etc. for the purpose of executing the construction of the proposed building on the Said three Property to be amalgamated according to the sanctioned building plan and to terminate their service or services as and when required.
5. To apply before Electricity, Telephone, Water(KMC), Sewerage (KMC), Gas and Drainage, Lift installation (Directorate of Electricity Govt. of West Bengal), West Bengal Fire and Emergency Services, Kolkata Police and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and /or documents and/or plans and/or Drawings and/or Designs and/or Sketches and/or Undertaking and/or Representations and/or all relevant documents etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorney before the various Department or Departments of The Kolkata Municipal Corporation and/or proper Authority or Authorities of various Public and/or Private and/or Government or Semi-Government organization and/or Autonomous Body or Bodies.



- 4 JAN 2019  
South 2<sup>nd</sup> Field  
Kolkata - 700 001

6. To sign and receive 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 three Premises after amalgamation and/or property written in the Schedule mentioned here in below and to grant proper and effectual receipt or receipts in respect thereof.
7. To sign and apply for and obtain necessary permissions and / or approvals and / or sanctions and / or licence from any statutory authority including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and the West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent ourselves before the necessary authorities including Land Acquisition Department, Dist. South 24 Parganas (South), P. W. D. Department, the Kolkata Metropolitan Development Authority and concerned Kolkata Police Stations, South 24 Parganas in connection with the sanction, modification and/ or alteration of plans, construction and development in respect of the above said three premises after amalgamation.
8. To sign and submit all papers statements undertakings and declarations as may be further required for construction of the proposed building on the Said three Premises after amalgamation according to the sanctioned building plan to be granted by The Kolkata Municipal Corporation.
9. To appoint any agent or agents, servant or servants on our behalf for the purpose of managing the Said three Premises after amalgamation.
10. To appear for and represent us before all authorities including those under The Kolkata Municipal Corporation for fixation and /or finalization of the annual valuation of the Said three Premises after amalgamation and for that to sign execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.



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Kolkata-700

11. To make sign and verify all applications or objections to appropriate authorities for all any license permission or consent etc. required by law in connection with the management and development of the Said three Premises after amalgamation and also to execute register and present any declaration or undertaking before Registrar and Sub-Registrar and/ or any other statutory authority if required .
12. To develop the Said three Premises after amalgamation by making construction of a new building in and upon the amalgamated premises as our said Attorneys may deem fit and proper .
13. To engage and appoint Solicitor , Advocate or Advocates to act and plead otherwise conduct the case whenever our said Attorneys think proper to do so.
14. In case of acquisition by State Government or Union Government of the Said amalgamated property our Attorney will have full power to file objection or written statement or petition and to apply for compensation before such authorities.
15. To file and defend any or all Suits , Cases , Appeals , Complaints and Application 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 three Premises after amalgamation which is morefully described in the Schedule written hereunder and also to present and prosecute Writ Application or Petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder in any Court of Law. To appear, file and defend any case or cases whatsoever manner or nature before and Judicial Authority and/or Quasi-Judicial Authority in respect of the Schedule mentioned property written hereunder .
16. 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 GENERALLY to do all other Acts, deeds and things related to above



- 4 JAN 2019

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Kotkata-7000

matters/proceedings for and on our behalf as the said Attorney in his absolute discretion shall think fit and proper in respect of the said schedule below property.

17. To compromise all Suits, Appeals, Cases and/or any other Legal proceedings in any Court of Law, Tribunal Authority of whatsoever manner of nature and to sign and verify all Application and Solenama thereof for and on our behalf.
18. To apply for and obtain and renew all licences, permits etc. as may be necessary or required for purchasing cement, iron, steel and other building materials for the purpose or carrying on the said construction on the said Property.
19. To negotiate for sale or to enter into agreement for sale, lease, construction, assignment or nomination over and / or any covered area or open areas or any part thereof or any Flats and Garage spaces and office space in respect of the Developer's Allocation more fully described in the aforesaid Development Agreement in the said proposed building to be constructed in and upon the amalgamated premises with the prospective buyers of Flats and Garage spaces as our said Attorney may deem fit and proper.
20. To receive all or any money or monies as earnest or part consideration from the intending purchaser or purchasers of the Developer's allocation and to give good valid receipt and discharge thereof and also to accept the full and final payment from intended Purchasers as our said Attorney may deem fit and proper.
21. Upon such receipt as aforesaid in his name, on our behalf and as our act and deed, to sign, execute and deliver deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the said Developer's allocated property in favour of the Purchaser and/or Purchasers or his/their nominee or nominees and assignees, as the case may be.

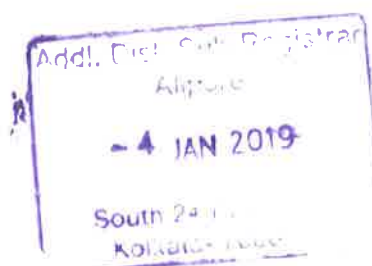


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South 24 P  
Kolkata-700.

22. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar i.e. ADSR Alipore, DSR-I Alipore or ARA- I, Kolkata having the jurisdiction and authority for the same and to have the said conveyance and/or conveyances registered and to do all acts, deeds and things which our said Attorneys shall consider necessary for conveying and/or transferring the said Developer's allocated portions of the property as mentioned in the said Development Agreement written to the Purchaser or Purchasers as fully and effectually in all respects as we could do the same ourselves .
23. To execute Deed of Rectification, Declaration and register the same before any registration office in connection with the said properties on our behalf.
24. To receive any notice relating to our Said Property from The Kolkata Municipal Corporation or from the offices of the Government or Semi Government and other Department .
25. To accept , sign enter into and acknowledge and perform all such deeds, instruments , contracts , agreements acts and things as shall be required or deemed proper for or in relation to all or any of the purpose , matters or subjects herein specified.
26. For all or any of the purpose herein before stated , to appear and represent us before all authorities having jurisdiction and to sign , execute and submit all papers and documents relating to our Said Property .

AND GENERALLY to do all acts deeds matters and things concerning the authorities hereby granted in respect of the said property which we could have done lawfully , under our own hands seals , if personally present.

AND we, do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorneys shall lawfully do or cause to be done in or about the Said property . Notwithstanding no express power in that behalf is herein provided .



# SCHEDULE OF THE PROPERTY AS REFERRED TO ABOVE

## Part – I

ALL THAT piece and parcel of brick built sheds and/or structures together with the piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cottah 1 Chittak and 26 Sq.ft. be the same a little more or less situate lying at and being Municipal Premises No. 18/1B, Charu Chandra Avenue (formerly a partition of premises No. 10/18, Deshpran Sasmal Road and prior thereto a portion of Plot No. 18 of Premises No. 41, Russa Road South within the municipal limits of the Kolkata Municipal Corporation Ward No. 81 and butted and bounded in the manner following that is to say:-

ON THE NORTH : By 21' ft. wide Road known as Charu Chandra Avenue.  
 ON THE EAST : By Premises No. 18/1A, Charu Chandra Avenue.  
 ON THE SOUTH : By Premises No. 18A, Charu Chandra Avenue.  
 ON THE WEST : By partly by Premises No. 19A, Charu Chandra Avenue and partly by Premises No. 19B, Charu Chandra Avenue.

## Part – II

ALL THAT piece and parcel three storied brick built building messuage tenement or dwelling house together with the piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built containing an area of 3 Cottahs 2 Chittaks and 37 Sq.ft. be the same a little more or less situate lying at and being Premises No. 19B, Charu Chandra Avenue (formerly No. 10/19B, Deshpran Sasmal Road and prior thereto a portion of Plot No. 19 of Premises No. 41, Russa Road South) within the municipal limits of the Kolkata Municipal Corporation Ward No. 081 and butted and bounded in the manner following, that is to say:

ON THE NORTH : By 21' ft. wide Road known as Charu Chandra Avenue.  
 ON THE EAST : By Premises No. 18/1B, Charu Chandra Avenue.  
 ON THE SOUTH : By Premises No. 19A, Charu Chandra Avenue.  
 ON THE WEST : By 4'ft. wide common passage leading from 21'ft. road known as Charu Chandra Avenue belonging to Premises No. 19A, Charu Chandra Avenue.



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South 24 P.W.  
Kolkata- 7000

## Part – III

ALL THAT two storied brick built building messuage tenement or dwelling house together with the piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built containing an area of 3 Cottahs 3 Chittaks and 4.42 Sq.ft. be the same a little more or less situate lying at and being Premises No. 19A, Charu Chandra Avenue (formerly No. 10/19A, Deshpran Sasmal Road and prior thereto a portion of Plot No. 19 of Premises No. 41, Russa Road South) within the municipal limits of the Kolkata Municipal Corporation Ward No. 081 and butted and bounded in the manner following, that is to say:

ON THE NORTH :	By Partly by Premises No. 19B, Charu Chandra Avenue and partly by 21' ft. wide Road known as Charu Chandra Avenue.
ON THE EAST :	By Partly by Premises No. 18/1B, Charu Chandra Avenue and partly by Premises No. 18A, Charu Cahndra Avenue..
ON THE SOUTH :	By Premises No. 14B, Deshapran Sasmal Road.
ON THE WEST :	By Partly by Premises No. 20, Charu Chandra Avenue and partly by Premises No. 19B, Charu Chandra Avenue.

aggregating to the total land measuring 07 Cottahs 07 Chittacks 22 Sq. ft. inclusive of the common passage with the brick built house admeasuring 2500 Sq. ft. Built up area standing thereon with all fittings and fixtures TOGETHER WITH all easement thereto which is known as being Municipal Premises Nos. 19A, Charu Chandra Avenue and 19B, Charu Chandra Avenue and 18/1B, Charu Chandra Avenue, Police Station- Charu Market, Kolkata- 700 033 and/or such other number as to be allotted by the Kolkata Municipal Corporation after amalgamation of said three premises into a single premises, Sub Registry office at Alipore , District 24 Parganas (South) .



A.C.C.  
- 4 JAN 2019  
South 2-  
Kolkata

IN WITNESSES WHEREOF We the Principals and the Attorney have hereto and hereunto set and subscribed our respective hands on this 4th day of January Two thousand and Nineteen A. D.

SIGNED SEALED AND DELIVERED  
By the PRINCIPALS  
in presence of :-

1) Pradheep Roy  
Alipore Police Court.  
Kol-27.

Gyanan Das.

Naumita Majumdar nee Das.

2) Krishnendu Saha  
148/3A, Swinhoe Lane  
Kol-700 039

Thumpa Sarkar nee Das

SIGNED SEALED AND DELIVERED  
By the ATTORNEY  
in presence of :-

1) Pradheep Roy  
Alipore Police Court.  
Kol-27

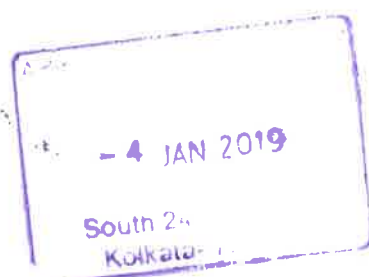
K. Saha  
(KALYAN SAHA)

2) Naumita Majumdar nee Das.  
T2-3B, Diamond City South  
58, N.G. Road, Kolkata-41.

DRAFTED BY:

Subir Kumar Dutta

SUBIR KUMAR DUTTA, Advocate WB-2165/99.  
Alipore Civil & Criminal Court, Kolkata - 700 027.



Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



*Gaurab*

Name: **GIAURAB DAS .**

Signature *Gaurab Das .*

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name: **MOUMITA MAJUMDER**

Signature *Moumita Majumdar nee Das*



- 4 JAN 2019

South  
KORREKT

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Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name: JHUMPA SARKAR

Signature Jhumpa Sarkar  
nee Das

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Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name: KALYAN SAHA

  
Signature



Addl. Dist. S. I. Arang  
Arang  
- 4 JAN 2019  
Sd/-  
K. S. S.









Government of West Bengal

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

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas



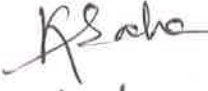
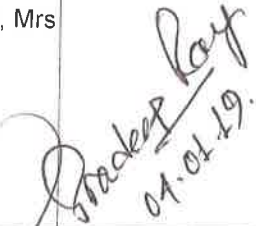
Signature / LTI Sheet of Query No/Year 16051000334125/2018

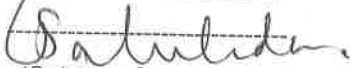
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Gaurab Das 19a Charu Chandra Avenue, P.O:- Tollygunge, P.S:- Charu Market, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700033	Principal			<i>Gaurab Das</i> 04.01.19
2	Mrs Moumita Majumder Alias Mrs Moumita Das T-2, 3rd Floor, Bittal Nagar Welcome Enclave, P.O:- Lalghati, P.S:- KOHEPHIZA, District:-Bhopal, Madhya Pradesh, India, PIN - 462030	Principal			<i>Moumita Majumder</i> nee Das. 04.01.19
3	Mrs Jhumpa Sarkar Alias Mrs Jhumpa Das 19B Charu Chandra Avenue, P.O:- Tollygunge, P.S:- Charu Market, Kolkata, District:-South 24- Parganas, West Bengal, India, PIN - 700033	Principal			<i>Jhumpa Sarkar</i> nee Das 04.01.19



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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mr Kalyan Saha 148/3Q Swinhoe Lane, P.O:- Tiljala, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039	Attorney			 4/01/2019
SI No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr Pradeep Roy Son of Late Parimal Roy Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mr Gaurab Das, Mrs Moumita Majumder, Mrs Jhumpa Sarkar, Mr Kalyan Saha			 04.01.19.



  
(Sukanya Talukdar)

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



आयकर विभाग  
INCOME TAX DEPARTMENT  
JHUMPA SARKAR  
MANIK KUMAR DAS  
16/02/1978  
PAN Card Account Number  
ADSPD3452A  
Signature  
Jhumpa Sarkar

भारत सरकार  
GOVT. OF INDIA



17082011

**आयकर विभाग**  
INCOME TAX DEPARTMENT

**भारत सरकार**  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
**AEVPD0796H**

नाम / Name  
**MCJUMITA MAJUMDAR**

पिता का नाम / Father's Name  
**MANICK KUMAR DAS**

जन्म की तारीख / Date of Birth  
**19/02/1982**

हस्ताक्षर / Signature  
*McJumita Majumdar*

09012018

इस कार्ड के खोले जाने पर प्रत्यक्ष मुद्रित करें। नवीकरण  
आवश्यक है। पैन कार्ड, एन एन डी एन  
5 की प्रतिलिपि, नवीकरित कार्ड नं. 341, सर्वो नं. 997/8,  
नोकर कार्डिंग, सेवा बंगला चौक, बंगलूर,  
पिन - 411 016

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

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [income@panindia.com](mailto:income@panindia.com)

आयकर विभाग.

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

GALEAV DAS

MANICK KUMAR DAS

24/02/1986

Permanent Account Number

AHEPD4483D

  
Signature



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AKFPS3303P



नाम /NAME

KALYAN SAHA

पिता का नाम /FATHER'S NAME

LAKSHMI NARAYAN SAHA

जन्म तिथि /DATE OF BIRTH

12-11-1962

हस्ताक्षर /SIGNATURE

*Kalyan Saha*

*K. Saha*

आयकर आयुक्त, प.ब.-XI

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

## Major Information of the Deed

Deed No :	I-1605-00715/2019	Date of Registration	06/02/2019
Query No / Year	1605-1000334125/2018	Office where deed is registered	
Query Date	31/12/2018 5:00:49 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subir Kumar Dutta Alipore,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836974709, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 6/-		Rs. 2,14,08,817/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160500239/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Charu Chandra Avenue, Premises No: 18/1B, , Ward No: 081 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		1 Katha 1 Chatak 26 Sq Ft	1/-	28,73,357/-	Width of Approach Road: 21 Ft,

District: South 24-Parganas, P.S:- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Charu Chandra Avenue, Premises No: 19B, , Ward No: 081 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu		3 Katha 2 Chatak 37 Sq Ft	1/-	83,07,672/-	Width of Approach Road: 21 Ft,

District: South 24-Parganas, P.S:- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Charu Chandra Avenue, Premises No: 19A, , Ward No: 081 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3			Bastu		3 Katha 3 Chatak 4.42 Sq Ft	1/-	83,52,788/-	Width of Approach Road: 21 Ft,
Grand Total :					12.3233Dec	3 /-	195,33,817 /-	

Major Information of the Deed :- I-1605-00715/2019-06/02/2019

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L2	1100 Sq Ft.	1/-	8,25,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
S3	On Land L3	1200 Sq Ft.	1/-	9,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>2500 sq ft</b>	<b>3 /-</b>	<b>18,75,000 /-</b>	

**Principal Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><b>Mr Gaurab Das</b>  Son of Mr Manick Kumar Das 19a Charu Chandra Avenue, P.O:- Tollygunge, P.S:- Charu Market, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AHEPD4483D, Status :Individual, Executed by: Self, Date of Execution: 04/01/2019 , Admitted by: Self, Date of Admission: 04/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2019 , Admitted by: Self, Date of Admission: 04/01/2019 ,Place : Pvt. Residence</p>
2	<p><b>Mrs Moumita Majumder, (Alias: Mrs Moumita Das)</b>  Wife of Mr Sukanta Majumder T-2, 3rd Floor, Bittal Nagar Welcome Enclave, P.O:- Lalghati, P.S:- KOHEPHIZA, District:-Bhopal, Madhya Pradesh, India, PIN - 462030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AEVPD0796H, Status :Individual, Executed by: Self, Date of Execution: 04/01/2019 , Admitted by: Self, Date of Admission: 04/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2019 , Admitted by: Self, Date of Admission: 04/01/2019 ,Place : Pvt. Residence</p>
3	<p><b>Mrs Jhumpa Sarkar, (Alias: Mrs Jhumpa Das)</b>  Wife of Mr Debjit Sarkar 19B Charu Chandra Avenue, P.O:- Tollygunge, P.S:- Charu Market, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADSPD3452A, Status :Individual, Executed by: Self, Date of Execution: 04/01/2019 , Admitted by: Self, Date of Admission: 04/01/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 04/01/2019 , Admitted by: Self, Date of Admission: 04/01/2019 ,Place : Pvt. Residence</p>

Major Information of the Deed :- I-1605-00715/2019-06/02/2019

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Kalyan Saha (Presentant )</b> Son of Mr Laxmi Narayan Saha 148/3Q Swinhoe Lane, P.O:- Tiljala, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKFPS3303P, Status :Individual, Executed by: Self, Date of Execution: 04/01/2019 , Admitted by: Self, Date of Admission: 04/01/2019 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Pradeep Roy</b> Son of Late Parimal Roy Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mr Gaurab Das, Mrs Moumita Majumder, Mrs Jhumpa Sarkar, Mr Kalyan Saha			

Major Information of the Deed :- I-1605-00715/2019-06/02/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Gaurab Das	Mr Kalyan Saha-0.604236 Dec
2	Mrs Moumita Majumder	Mr Kalyan Saha-0.604236 Dec
3	Mrs Jhumpa Sarkar	Mr Kalyan Saha-0.604236 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Gaurab Das	Mr Kalyan Saha-1.74701 Dec
2	Mrs Moumita Majumder	Mr Kalyan Saha-1.74701 Dec
3	Mrs Jhumpa Sarkar	Mr Kalyan Saha-1.74701 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Gaurab Das	Mr Kalyan Saha-1.7565 Dec
2	Mrs Moumita Majumder	Mr Kalyan Saha-1.7565 Dec
3	Mrs Jhumpa Sarkar	Mr Kalyan Saha-1.7565 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Gaurab Das	Mr Kalyan Saha-66.66666667 Sq Ft
2	Mrs Moumita Majumder	Mr Kalyan Saha-66.66666667 Sq Ft
3	Mrs Jhumpa Sarkar	Mr Kalyan Saha-66.66666667 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr Gaurab Das	Mr Kalyan Saha-366.66666667 Sq Ft
2	Mrs Moumita Majumder	Mr Kalyan Saha-366.66666667 Sq Ft
3	Mrs Jhumpa Sarkar	Mr Kalyan Saha-366.66666667 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	Mr Gaurab Das	Mr Kalyan Saha-400.00000000 Sq Ft
2	Mrs Moumita Majumder	Mr Kalyan Saha-400.00000000 Sq Ft
3	Mrs Jhumpa Sarkar	Mr Kalyan Saha-400.00000000 Sq Ft

Endorsement For Deed Number : I - 160500715 / 2019

Major Information of the Deed :- I-1605-00715/2019-06/02/2019

**On 02-01-2019**

**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 2,14,08,817/-



**Sukanya Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

**On 04-01-2019**

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

Presented for registration at 17:15 hrs on 04-01-2019, at the Private residence by Mr Kalyan Saha ,Claimant.

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

Execution is admitted on 04/01/2019 by 1. Mr Gaurab Das, Son of Mr Manick Kumar Das, 19a Charu Chandra Avenue, P.O: Tollygunge, Thana: Charu Market, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Service, 2. Mrs Moumita Majumder, Alias Mrs Moumita Das, Wife of Mr Sukanta Majumder, T-2, 3rd Floor, Bittal Nagar Welcome Enclave, P.O: Lalghati, Thana: KOHEPHIZA, , Bhopal, MADHYA PRADESH, India, PIN - 462030, by caste Hindu, by Profession House wife, 3. Mrs Jhumpa Sarkar, Alias Mrs Jhumpa Das, Wife of Mr Debjit Sarkar, 19B Charu Chandra Avenue, P.O: Tollygunge, Thana: Charu Market, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession House wife, 4. Mr Kalyan Saha, Son of Mr Laxmi Narayan Saha, 148/3Q Swinhoe Lane, P.O: Tiljala, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr Pradeep Roy, , , Son of Late Parimal Roy, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business



**Sukanya Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1605-00715/2019-06/02/2019

On 06-02-2019

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

Admissibility 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 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 13048, Amount: Rs.50/-, Date of Purchase: 20/12/2018, Vendor name: S Das



**Sukanya Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1605-00715/2019-06/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2019, Page from 26705 to 26732  
being No 160500715 for the year 2019.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2019.02.13 17:59:26 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 13/02/2019 17:59:08  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)