

0001690/2020

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पश्चिम बंगाल WEST BENGAL

...document is attested to the fact that the signatory sheet signed by the person mentioned in the document is the part of this document.

9
Notary Sub-Registrar
South 24 Parganas
11 DEC 2020

L 473798
207
250/-
300/-
550/-
27/11/2020
R-1
South 24 Parganas

GENERAL POWER OF ATTORNEY

(AFTER REGISTRATION OF THE DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THESE PRESENTS that, (1) SM. SABITA DAS (PAN CBMPD 1472 L) (AADHAAR NO. 5259 6412 0172) (Mobile No. 9073077413), wife of Late Ramkrishna Das, by religion Hindu, by nationality Indian, a widow and residing at Brahmapur Battala, Post Office Brahmapur, Police Station Banskroni (previously Regent Park), Kolkata 700096, District : South 24 Parganas, (2) SMT. KAKALI DAS (PAN AGRPD 7292 A) (AADHAAR NO. 8649 2684 8811) (Mobile No. 8777039587), wife of Sri Sanjay Chakraborty and daughter of Late Ramkrishna Das, by religion Hindu, by nationality Indian, a housewife and residing at Brahmapur Battala, Police Station Banskroni (previously Regent Park),

27/11/20
25/11/20
1563729/20
Kakali Das
Amit Das

Die Handwritten
Santam B1520

SL. No. 336 Date 13 OCT 2020

Rs. 500/-

Name Sabyasachi Arnab (ADU)
Judges' Court, Alipore, Koli-27

Address

SABYASACHI ARNAB (ADU)
Judges' Court, Alipore, Koli-27

Amit Kumar



584

Tamal Dutta
Stamp Vender
Alipore Police Court
Koli-27

Amit Kumar

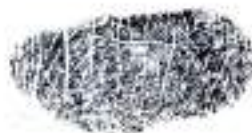


585

Kakali Das



586



587

Sabyasachi Arnab

Distt. Sub-Registrar
Alipore, Koli-27

27 NOV 2020



588

Sanjay Biswas

Identified by me:-

Sujit Dutta

S/o Late B. K. Dutta

Law Clerk

Alipore Judges' Court, Koli-27

Kolkata 700096, District : South 24- Parganas AND (3) SRI AMIT KUMAR DAS (PAN BBQPD 7051 Q) (AADHAAR NO. 7395 3248 1248) (Mobile No. 8981166441), son of Late Ramkrishna Das, by religion Hindu, by nationality Indian, by occupation self employed and residing at Brahmapur Battala, Post Office Brahmapur, Police Station Bansdrone, Kolkata 700096, District : South 24 - Parganas, herein after jointly and/or severally called & referred to as the **PRINCIPALS**, do hereby give & grant this **GENERAL POWER OF ATTORNEY** to & in favour of S. H. CONSTRUCTION (PAN ADLFS 2381 N) , a Partnership Firm, having it's Office at 310, Sardar Para, Post Office Brahmapur, Police Station Bansdrone (previously Regent Park), Kolkata 700096, District : South 24- Parganas, herein after called & referred to as the **ATTORNEY / ATTORNEY FIRM** and being represented by it's **PARTNERS** namely (1) SHEIKH HOSSAIN ALI (also known as SK. HOSSAIN ALI) (PAN ADLPA 4336 P) (AADHAAR NO. 9438 9142 2391) (Mobile No. 9831256104), son of Late Mukshed Ali, by faith Islam, by nationality Indian, by occupation Business and residing at 948, Brahmapur, Badamtala, Police Station Bansdrone (previously Regent Park), Post Office Brahmapur, Kolkata 700096, District : South 24-Parganas AND (2) SRI SANTANU BISWAS (PAN ALKPB 6577 G) (AADHAAR NO. 8332 5742 0682) (Mobile No. 9038066991), son of Late Dakshineswar Biswas, by religion Hindu, by nationality Indian, by occupation Business and of Sainthia College Road, Ward No.6, Post Office & Police Station Sainthia, PIN 731234, District : Birbhum and presently residing at 310, Sardar Para, Post Office Brahmapur, Police Station Bansdrone (previously Regent Park), Kolkata 700096, District : South 24- Parganas.

WHEREAS the Principals herein-named are the joint & absolute Owners, in respect of the Schedule mentioned Property being ALL THAT the total area of Land of about 06 (Six) Cottah 10 (Ten) Chittack 40 (Forty)

Sri Amit Kumar Das

Rakali Das

Amritan Das

Santanu Biswas

Sri Hossain Ali

Sq. Ft., along with a Pucca Two Storied Structure having 1100 (Eleven Hundred) Sq. Ft. of construction in each of the Floors (having Cemented Flooring) and Asbestos Sheded Cemented Floor Structures totally measuring about 660 (Six Hundred & Sixty) Sq. Ft., within the District : South 24- Parganas, Police Station Bansdroni, Additional District Sub-Registry Office at Alipore, Pargana Magura, Touji No. 60, J. L. No. 48, R. S. No. 169, MoujaBrahmapur, appertaining to Khatian No. 276, comprising in Dag No. 49, under the jurisdiction of Kolkata Municipal Corporation Ward No. 112, Borough XI, being the KMC Premises No. 223, Brahmapur Road, Kolkata 700096 and having the Assessee No. 31-112-07-0223-7.

During their such joint, absolute & peaceful possession & enjoyment of the said property, the Principals herein named being the Owners of the Property have decided to raise a Multi-Storied Building, on the said Land Property through a Developer and for the same has entrusted S. H. CONSTRUCTION, a Partnership Firm, having it's Office at 310, Sardar Para, Post Office Brahmapur, Police Station Bansdroni (previously Regent Park), Kolkata 700096, District : South 24- Parganas and being represented by it's PARTNERS namely SK. HOSSAIN ALI (son of Late Mukshed Ali) & SRI SANTANU BISWAS (son of Late Dakshineswar Biswas).

Accordingly the Land Owners has entered into an Agreement for Development on **25.11.2020** with the above-named S. H. CONSTRUCTION. The said Agreement for Development has been registered at the Office of the District Sub-Registrar I, at Alipore and Being No. **160101538** for the year 2020, of the Book No.I of the said Office.

On the basis of the terms of the Agreement, the Land Owners and the Developer Firm herein named will have the respective Allocation in the following manner :

THE RESPECTIVE ALLOCATIONS OF THE LAND OWNERS AND THE DEVELOPER FIRM :

Sq 607, 155

Rakali Dm

Admit ver on

Son for 31532

27.11.2020

THE ALLOCATION OF THE LAND OWNERS:

- Entire Second Floor ;
- Entire Third Floor ;

THE ALLOCATION OF THE DEVELOPER FIRM :

- Entire First Floor ;
- Entire Fourth Floor ;

GROUND FLOOR :

In respect of the Ground Floor of the Project it has been settled by & between the Parties that out of the commercial sanction the Land Owners will have their Allocation as 300 (Three Hundred) Sq. Ft. (to be divided into 03 Nos. of Shops) and the rest of the commercial sanction will be considered as the Allocation of the Developer Firm. Be it mentioned here that out of the Car Parking Space the respective Allocation of the Land Owners and the Developer Firm will be such that the total Allocation in respect of the Ground Floor will remain 50 : 50 in total (i.e., summation of the allocation of the area of Commercial Space and the area of Car Parking Space of all the Land Owners will be 50% of the total possess-able area of the Ground Floor).

-- In this context it must be mentioned here that the Developer Firm is hereby empowered to enter in to Agreement for Sale and/or Sale out the exclusive Allocation of the Developer Firm as per the choice of the Partners of the Developer Firm and to receive the consideration amount in full or part for the same.

-- The Allocations are being coupled with the proportionate & undivided share & interest in the land within the premises together with all the common rights, facilities, amenities & liabilities along with the duties to be performed and liabilities to be carried out and the roof and the stair case portion of the Building will remain common to both the Parts herein or their subsequent transferees.

Sir Hossain
Sanjiv B. S. S. S.

S. J. S. S.

Rakali D. D.

Amit Kumar

-- The Roof of the Building will remain common to every Owners & subsequent Purchasers in respect of any portion of the said Building.

It is further to be mentioned here that because of various problems, it will not be possible by the above named Land Owners (the Principals herein named) to look-after, manage, maintain & execute the various required acts & jobs in respect of the materialization of the above mentioned Project in the schedule mentioned property and it has become next to impossible for them to present themselves physically whenever & wherever required for the purpose of various acts & jobs required to materialize the above mentioned Project in the schedule mentioned property and hence they are hereby authorizing, nominating & constituting the above named Developer Firm S. H. CONSTRUCTION being represented by it's Partners namely HOSSAIN ALI&SRI SANTANU BISWAS, to be their true & lawful Attorneys to act for them and in their names and on their behalf to do, execute and/or perform all or any of the following acts, deeds, matters & things :-

1) To represent the Principals before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the Schedule mentioned property.

2) To make various applications & deposits into the various Concerned Department/s and/or Authority/s and/or Office/s including the KMC, KMDA, CESC/WBSEDCL etc. in respect of taking permission/s, connection/s etc. as may be required for the project at the Schedule mentioned property and also to get refund for any excess payment and to issue proper & valid receipt for the same.

3) To approach and/or make applications before various Concerned Authorities of KMC & others (including signing on the required papers and/or documents) for getting necessary permission, sanction, re-sanction and connections like water, electric supply etc. in the names of the Principal and/or on behalf of her and to take delivery of the said

Santanu Biswas

Sri Hossain Ali

Sri Hossain Ali

Kakali Das

Amritam Das

permission, sanction, re-sanction etc. from the Concerned Departments and/or Authorities of the Kolkata Municipal Corporation & others. The Attorney is hereby authorized to sign on the Building Plan and/or any deviation/addition/alteration of the same for submitting the same before the Kolkata Municipal Corporation or any other Concerned Authority/s, including Layout Plan for water supply & drainage, as also for the purpose of regularizing of the deviation plan and/or D. Case Plan and/or to sign and submit regularizing application, Rule 25 or 26 matter as also any matter related with the Commencement Certificate and the Completion Certificate.

4) To do all acts, deeds, matters & things in respect of the Property mentioned in the Schedule here-below and to represent the Principals before and correspond with the Concerned Authority/s for any of the matters relating to the property under the Schedule here below.

5) To do and/or perform any necessary and required acts, deeds, matters for the purpose of better use & enjoyment of the Property under the Schedule herein.

6) To insure the said property against damage, fire, tempest, riots, flood, earthquake or otherwise as it stands fit and proper.

7) To represent the Principals before the Registrar, Sub-Registrar and/or other such Authorities in all connections with execution and registration of the required Declaration etc. and/or Rectification of the required Deeds and/or any other Documents (including Agreement for Sale, Sale Deed or any other type of Deed of Transfer) in relation with the Property, as the occasion may require.

In this context it should be mentioned here that the Attorney will remain eligible to execute Agreement for Sale and /or Deed of Sale and /or other kind of transfer Deed and if necessary make the same registered in respect of the entire Allocation of the Developer Firm, out of the proposed building and the amount to be realized there-from will be considered as the

Santanu Biswas

Dr. Harendra Ch

Siddhanta

Prakali Das

Swishen Das

Developer's share and the same can be utilized by the Firm as per all of it's Partners' desire.

8) The Principals do hereby undertake & agree that they will not in any way write any letter and/or correspond with the Government in all it's Departments, Municipal Corporation of Kolkata in all it's Departments and other Concerned Local Authorities counter demanding any act, deed, matter or thing done by the said Attorney pursuant to this Power of Attorney. The Principals do hereby expressly agree & undertake if any such instruction/s is/are issued by them, the same shall not affect the acts, deeds, matters and things done by the said Attorney and all the Concerned Authorities shall be entitled to disregard all such instructions given by them, in respect of the Property under the Schedule here below except in case all or any of the acts, deeds or things go against the interest or claims of them.

9) To accept for the Principals and in their names or on their behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as by the said Attorney shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non-suited as the said Attorney shall see cause, then also to take such other lawful ways and means for recovering or getting in any such manner or other thing whatsoever which the said Attorney be convinced & conceived to be due/owing/belonging or payable to them, by any person and/or any Firm and/or Body Corporate and also to appoint any Solicitor and/or Advocates and/or Agents and/or Lawyers and/or Authorized Person to prosecute and/or to defend the cause as occasions may arise either in their names or in the name of the Attorney in relation with the Schedule mentioned property.

10) To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or

Soufian Biswas

It is to be noted

27/07/2024

Kakali Das

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before any Authority as may be needed and to revoke such appointment and to substitute any other in their place and stead in relation with the Schedule mentioned Property.

11) To sign, verify & execute Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s & Document/s of every description that may be necessary to be signed, verified & executed for the purpose of Suit/s, Action/s, Appeal/s & Proceeding/s of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by Lawful Authority and to do all acts, deeds and things and to appear and/or to make Petitions and/or Applications in any such Court or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or to defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s, Proceeding/s and to execute Decree/s as the Partners of the said Attorney Firm shall be advised or think proper.

12) To receive from any Court or any Officer thereof or from any person, firm or body /corporate any amounts due & payable to the Principals on any account whatsoever and to give, sign & execute all papers, receipts, release & discharge the same in respect of the Scheduled mentioned Property.

13) To do all other acts, deeds, matters & things, which may be necessary to be done for rendering these presents valid & effectual in all intents and purposes according to the Laws and Custom of India and particularly of West Bengal.

14) By virtue of this Power, the Attorney will remain entitled to complete the Project by raising construction upon the Schedule mentioned property and to sell out and/or transfer all the units out of the Developer's Allocation.

Santanu Biswas

12/10/2024

21/10/2024

Kakali Das

21/10/2024

15) AND THE PRINCIPALS DO HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney Firm and accordingly the above named Partners of the Attorney Firm shall be entitled to exercise independently the powers conferred upon them by this Power, in respect of the matters, related with the Schedule mentioned Property and to do whatever necessary towards the successful materialization of the Development Work.

16) AND THE PRINCIPALS DO HEREBY DECLARE to ratify & confirm whatsoever the said Attorney Firm shall do for the betterment of the Property by virtue of these presents and the Principals will not act adversely in respect of the instant Power.

SCHEDULE OF THE PROPERTY

ALL THAT the total area of Land of about 06 (Six) Cottah 10 (Ten) Chittack 40 (Forty) Sq. Ft., along with a Pucca Two Storied Structure having 1100 (Eleven Hundred) Sq. Ft. of construction in each of the Floors (having Cemented Flooring) and Asbestos Sheded Cemented Floor Structures totally measuring about 660 (Six Hundred & Sixty) Sq. Ft., within the District : South 24- Parganas, Police Station Bansdrani, Additional District Sub-Registry Office at Alipore, Pargana Magura, Touji No. 60, J. L. No. 48, R. S. No. 169, MoujaBrahmapur, appertaining to Khatian No. 276, comprising in Dag No. 49, under the jurisdiction of Kolkata Municipal Corporation Ward No. 112, Borough XI, being the KMC Premises No. 223, Brahmapur Road, Kolkata 700096 and having the Assessee No. 31-112-07-0223-7.

The property is butted & bounded by :

ON THE NORTH : 12 Ft. wide Road and property of Sri Amal Das ;
 ON THE EAST : Brahmapur Road (RishiRajnarayan Road) ;
 ON THE SOUTH : Part of the Property under Dag No. 49 ;
 ON THE WEST : Part of Property under Dag No.49 & 48.

Sanjiv Bishoy

Mr. Hargobind

Sanjiv Bishoy

Kakali Das

Amrit Kumar

IN WITNESS WHEREOF the Parties herein have set & subscribe their respective hands and put their respective signatures on this the day, month, year after going through the contents, understanding the meaning and realizing the results thereof.

THIS THE 27TH DAY OF NOVEMBER, 2020.

IN THE PRESENCE OF:

(1) Dibendu Nath Ray
S/o Late Gnan Chandra Ray
3524, Brahmapur Rd,
Kolkata - 76

(1) Smt. Smt. Smt.

(2) Kakali Das

(3) Amit Kumar Das

SIGNATURE OF THE PRINCIPALS

Accepted the Power & undertake to act accordingly (without prejudicing or affecting the interest of the Principal herein-named) :

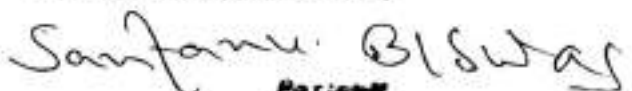
(2) Smt. Chakrabarti

S/o Late, Nabendu Ray Chakrabarti
Brahmapur Butchery
P.O. Brahmapur, Kolkata - 76

S.H. CONSTRUCTION

1) 
Partner

S.H. CONSTRUCTION

2) 
Partner

READOVER, EXPLAINED &
DRAFTED BY:

Sabyasachi Anand

SABYASACHI ANAND
Enrol. No. 123456789

JUDGE'S COURT, ALIPORE,
KOLKATA 700027.

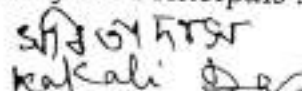
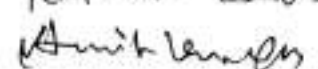
PREPARED BY:

Anuragha Ghosh

ADV.
JUDGE'S COURT, ALIPORE,
KOLKATA 700027.

SIG. OF THE PARTNERS OF THE
ATTORNEY FIRM

Signature of the Attorneys are hereby
Attested by the Principals :


Kakali Das

Amit Kumar Das

SIGNATURE OF THE PRINCIPALS

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SABITR DAS
 Signature SABITR DAS

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name KAKALI DAS
 Signature Kakali Das

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name AMIT KUMAR DAS
 Signature Amit Kumar Das

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SHEIKH HOSSAIN ALI

Signature Sheikh Hossain Ali

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SANTANU BISWAS

Signature Santanu Biswas

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO 	left hand					
	right hand					

Name _____

Signature _____

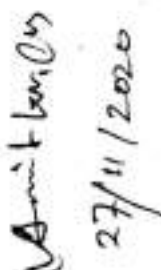


Government of West Bengal

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 16018001563729/2020

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	Smt SABITA DAS Brahmapur Battala, P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24- Parganas, West Bengal, India, PIN - 700096	Principal			 27/11/2020
2	Smt KAKALI DAS Brahmapur Battala, P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24- Parganas, West Bengal, India, PIN - 700096	Principal			 27/11/2020
3	Shri AMIT KUMAR DAS BRAHMAPUR BATTALA, P.O:- BRAHMAPUR, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN - 700096	Principal			 27/11/2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SABITA DAS

TULSI ADHIKARI

28/06/1944

Permanent Account Number

OBMRD1472L

Signature



श्री अजयदास



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/20535/34204

To
সবিতা দাস
Sabita Das
7 BRAHMAPUR BATTALA
Brahmapur
Brahmapur
Brahmapur South 24 Parganas
West Bengal 700096

80727994



MN807279944FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

5259 6412 0172

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সবিতা দাস
Sabita Das
পিতা : তুলসী অধিকারী
Father : Tulsī Adhikari
জন্মতারিখ / DOB : 26/06/1944
মহিলা / Female



5259 6412 0172

আধার - সাধারণ মানুষের অধিকার

সবিতা দাস



তথ্য

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

INFORMATION

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

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
7, ব্রহ্মপুর বটতলা, ব্রহ্মপুর,
দক্ষিণ ২৪ পরগনা, ব্রহ্মপুর,
পশ্চিমবঙ্গ, 700096

Address:
7, BRAHMAPUR BATTALA,
Brahmapur, South 24 Parganas,
Brahmapur, West Bengal, 700096

5259 6412 0172

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KAKALI DAS

RAMKRISHNA DAS

06/05/1976

Permanent Account Number

AGRPD7292A

Kakali Das

Signature



Kakali Das



भारत सरकार
GOVERNMENT OF INDIA



Kakali Das

DOB: 06/05/1976
FEMALE



8649 2684 8811

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

304, BRAHMAPUR ROAD, BRAHMAPUR
BATTALA, Brahmapur S.O, Kolkata,
West Bengal - 700096

Generation Date: 23/05/2017

8649 2684 8811



1947
1800 100 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 691

Kakali Das



Amit Kumar Das



भारत सरकार
GOVERNMENT OF INDIA

Amit Kumar Das
Year of Birth : 1978
Male



7395 3248 1248



आधार — आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address: S/O Late Ramaswamy Das, Brahmapur Belpahar, Regent Park, 75,
Sanatnagar, Brahmapur S.O., Kolkata - West Bengal- 700096



1800 121 121



uaid@uaid.gov.in



www.uaid.gov.in



P.O. Bhawanipal, 1st fl,
Kolkata-700 001

Amit Kumar Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADLFS2381N

नाम / Name
S H CONSTRUCTION

निगमन / गठन की तारीख
Date of Incorporation / Formation
01/06/2017

00000017

S.H. CONSTRUCTION

Dr. H. S. S. S.
Partner

S.H. CONSTRUCTION

Sanjiv B. S. W. S.
Partner

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER
ADLPA4336P

नाम / NAME
SHEIKH HOSSAIN ALI

पिता का नाम / FATHER'S NAME
MUKSHED SHEIKH ALI

जन्म तिथि / DATE OF BIRTH
01-04-1958

हस्ताक्षर / SIGNATURE
Sh. Hossain Ali

आयकर अधिकारी, प.स. - III
COMMISSIONER OF INCOME-TAX, W.B. - III

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी 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.

Sh. Hossain Ali


ভারত সরকার
Government of India


শেখ হোসেন আলি
Sheikh Hossain Ali
জন্মতারিখ/DOB: 01/04/1958
পুরুষ MALE



9438 9142 2391

আমার আধার, আমার পরিচয়


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

Address:
S/O Sheikh Mukshed Ali, 948,
BRAHMAPUR, BADAMTALA,
Brahmapur, South 24 Parganas,
West Bengal - 700096

ঠিকানা:
S/O শেখ মুকশেদ আলি, ৯৪৮, ব্রহ্মপুর,
বাদামতলা, ব্রহ্মপুর, দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - ৭০০০৯৬

9438 9142 2391



SR Hossain Ali

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SANTANU BISWAS

DAKHINESWAR BISWAS

01/03/1975

Permanent Account Number

ALKPB6577G

Santanu Biswas

Signature



Santanu Biswas



ভারত সরকার
Government of India

নাম: Santanu Biswas
পিতা: Dakshineswar Biswas



জন্ম তারিখ: 01/03/1975
লিঙ্গ: Male



8332 5742 0682

স্বাক্ষর - সাধারণ মানুষের অধিকার

Santanu Biswas



ভারতীয়唯一身份识别权威
Unique Identification Authority of India

ঠিকানা:
অগ্রসংরা পড়া পাড়া বরীন্দ্র পল্লী
ওয়ার্ড - ০০০৬, সান্ঠিয়া (এম)
বিরভূম, পশ্চিম বঙ্গ

Address: angrasangra para
Rabindra pally ward-0006,
Santhia M, Sainthia,
Birbhum, West Bengal,
731234

8332 5742 0682



1947
1800 300 1947



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www.uidai.gov.in



WEST BENGAL LAW CLERKS STATE COUNCIL

Sealdah Court Complex (7th Floor)
1, Beliaghata Road, Kolkata-700014

IDENTITY CARD NO. 00002775

NAME
ADDRESS

SUJIT DUTTA
BINOY KR DUTTA
5B, RAMKRISHNA NAGAR
P.O. THAKURPUKUR
P.S. THAKURPUKUR
DIST. KOLKATA



DATE OF BIRTH
PHONE
WORKING PLACE
DATE OF ISSUE

04.11.1976
006719/0906/0000217
DIST. & SESSIONS JUDGE ALIPORE
13.10.2012

Signature of the Chairman

Sujit Dutta

Major Information of the Deed

Deed No :	I-1601-01579/2020	Date of Registration	01/12/2020
Query No / Year	1601-8001563729/2020	Office where deed is registered	1601-8001563729/2020
Query Date	27/11/2020 1:35:38 PM		
Applicant Name, Address & Other Details	SUJIT DUTTA ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7687017092, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 42,00,000/-	Rs. 92,93,986/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 500/- (Article:48(g))	Rs. 46/- (Article E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160101538/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahmapur Road, Premises No: 223, Ward No: 112 Pin Code : 700096

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	6 Katha 10 Chatak 40 Sq Ft	35,00,000/-	75,67,736/-	Property is on Road , Project Name :
Grand Total :				11.0229Dec	35,00,000 /-	75,67,736 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2200 Sq Ft.	5,00,000/-	15,26,250/-	Structure Type: Structure
Floor No: 1, Area of floor : 1100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	660 Sq Ft.	2,00,000/-	2,00,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 660 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		2860 sq ft	7,00,000 /-	17,26,250 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt SABITA DAS Wife of Late Ramkrishna Das Brahmapur Battala, P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CBxxxxxx2L, Aadhaar No: 52xxxxxxxx0172, Status :Individual, Executed by: Self, Date of Execution: 27/11/2020 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/11/2020 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Pvt. Residence
2	Smt KAKALI DAS Wife of Shri Sanjay Chakraborty Brahmapur Battala, P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AGxxxxxx2A, Aadhaar No: 86xxxxxxxx8811, Status :Individual, Executed by: Self, Date of Execution: 27/11/2020 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/11/2020 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Pvt. Residence
3	Shri AMIT KUMAR DAS (Presentant) Son of Late Ramkrishna Das BRAHMAPUR BATTALA, P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700096 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: BBxxxxxx1Q, Aadhaar No: 73xxxxxxxx1248, Status :Individual, Executed by: Self, Date of Execution: 27/11/2020 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/11/2020 , Admitted by: Self, Date of Admission: 27/11/2020 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S H CONSTRUCTION 310, Sardar Para, P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700096 , PAN No.: ADxxxxxx1N, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SHEIKH HOSSAIN ALI Son of Late MUKSHED ALI 948, Brahmapur, Badamtala, P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700096, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx6P, Aadhaar No: 94xxxxxxxx2391 Status : Representative, Representative of : S H CONSTRUCTION (as PARTNER)
2	Shri SANTANU BISWAS Son of Late Dakshineswar Biswas Sainthia College Road, Ward No.6,, P.O:- Sainthia, P.S:- Sainthia, District:-Birbhum, West Bengal, India, PIN - 731234, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx7G, Aadhaar No: 83xxxxxxxx0682 Status : Representative, Representative of : S H CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUJIT DUTTA Son of Late B K DUTTA ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Smt SABITA DAS, Smt KAKALI DAS, Shri AMIT KUMAR DAS, Mr SHEIKH HOSSAIN ALI, Shri SANTANU BISWAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SABITA DAS	S H CONSTRUCTION-3.67431 Dec
2	Smt KAKALI DAS	S H CONSTRUCTION-3.67431 Dec
3	Shri AMIT KUMAR DAS	S H CONSTRUCTION-3.67431 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt SABITA DAS	S H CONSTRUCTION-733.33333300 Sq Ft
2	Smt KAKALI DAS	S H CONSTRUCTION-733.33333300 Sq Ft
3	Shri AMIT KUMAR DAS	S H CONSTRUCTION-733.33333300 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Smt SABITA DAS	S H CONSTRUCTION-220.00000000 Sq Ft
2	Smt KAKALI DAS	S H CONSTRUCTION-220.00000000 Sq Ft
3	Shri AMIT KUMAR DAS	S H CONSTRUCTION-220.00000000 Sq Ft

On 27-11-2020

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

Presented for registration at 17:45 hrs on 27-11-2020, at the Private residence by Shri AMIT KUMAR DAS, one of the Executants.

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

Execution is admitted on 27/11/2020 by 1. Smt SABITA DAS, Wife of Late Ramkrishna Das, Brahmapur Battala, P.O. BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife, 2. Smt KAKALI DAS, Wife of Shri Sanjay Chakraborty, Brahmapur Battala, P.O. BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife, 3. Shri AMIT KUMAR DAS, Son of Late Ramkrishna Das, BRAHMAPUR BATTALA, P.O. BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession Others

Indetified by Mr SUJIT DUTTA, , Son of Late B K DUTTA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 27-11-2020 by Mr SHEIKH HOSSAIN ALI, PARTNER, S H CONSTRUCTION, 310, Sardar Para, P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700096

Indetified by Mr SUJIT DUTTA, , Son of Late B K DUTTA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-11-2020 by Shri SANTANU BISWAS, PARTNER, S H CONSTRUCTION, 310, Sardar Para, P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700096

Indetified by Mr SUJIT DUTTA, , Son of Late B K DUTTA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Maitreyee Ghosh

Maitreyee Ghosh

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 01-12-2020

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.

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 92,93,986/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-

ment of Stamp Duty
certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 500/-
Description of Stamp
Stamp: Type: Impressed, Serial no 356, Amount: Rs.500/-, Date of Purchase: 13/10/2020, Vendor name: TAMAL
DUTTA

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 1601-2020, Page from 77552 to 77586

being No 160101579 for the year 2020.



Digitally signed by MAITREYEE GHOSH
Date: 2020.12.09 16:13:00 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 2020/12/09 04:13:00 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

West Bengal.