

17/03/2022

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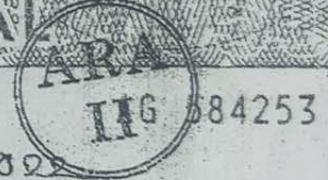
₹ 50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



31/03/2022

Additional Registrar of Assurances
Kolkata

Certified that the document is admitted to
Registration in West Bengal and the
endorsement on this document
is the pan

Additional Registrar
of Assurances II Kolkata

27 DEC 2022

DEVELOPMENT POWER-OF-ATTORNEY

KNOWN ALL MEN OF THESE PRESENTS THAT WE, SRI SAGAR CHANDRA (PAN No. AMFPC 3503K, AADHAAR No. 2220 2602 7412), son of Late Mohan Chandra, by nationality Indian, by faith Hindu, by occupation Business, residing at Narayanpur, Tetultala, Post Office Rajarhat Gopalpur, Police Station Airport, District 24 Parganas North, Kolkata 700136, West Bengal, SRI BIKASH CHANDRA (PAN No. AMAPC7941A, AADHAAR No. 3390 9488 5802), son of Late Mohan Chandra, by nationality Indian, by faith Hindu, by occupation Business, residing at Narayanpur,

158231

Lipak Kumar Choudhary
Advocate
High Court, Patna

57

20 DEC 2022

GURANJAN KUMAR JEE
Licence, Sany, Patna
C. C. No. 1
2 & 3, R. S. High Court, Patna

20 DEC 2022

20 DEC 2022



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Tetultala, Post Office Rajarhat Gopalpur, Police Station Airport, District 24 Parganas North, Kolkata 700136, West Bengal and **MS ANKITA CHANDRA (PAN No. BTIPC2536D, AADHAAR No. 8971 5918 9720)**, daughter of Bikash Chandra, by nationality Indian, by faith Hindu, by occupation Student, residing at Narayanpur, Tetultala, Post Office Rajarhat Gopalpur, Police Station Airport, District 24 Parganas North, Kolkata 700 136, West Bengal, hereinafter jointly referred to as **THE PRINCIPALS, SEND GEETINGS ::**

WHEREAS the Principals herein are the joint owners of **ALL THAT** piece and parcel of land measuring about an area a little more or less 20 Sataks equivalent to 12 Cottahs 1 Chittacks and 27 Sq. ft. comprised at and under Mouza Gopalpur, J.L. 2, Touzi no. 10, R.S. no. 140, Khatian no. 179, R.S./L.R. Dag no. 2309, 2325, 2327 and 2328, R.S./L.R. Khatian no. 25163, Police Station formerly Rajarhat now Airport, District North 24 Pargana and Ward no. 4 of the Bidhannagar Municipal Corporation (formerly within Rajarhat Gopalpur Municipality) and Holding no. RGM 3/105, Block-F and for the sake of brevity it is to be called and referred to as the **"SAID ENTIRE PROPERTY"**, more fully and particularly mentioned in the **FIRST SCHEDULE** hereunder written and/or given.

AND WHEREAS the Principals herein have entered into one registered Development Agreement dated 24.12.2022 being registered at the office of the Additional Registrar of Assurances at Calcutta and recorded in Book No. I, Being no. 190215927 for the year 2022 with **DADHIMATI DEVELOPMENT PRIVATE LIMITED (PAN No. AAJCD 4213A)**, a Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its office at Natural Nest Apartment (Near Charnock Hospital), Post Office Airport and Police Station Baguiati Kolkata 700157, West Bengal, duly represented by one of its Directors namely, **MR. SUMIT KUMAR MISHRA (PAN No. BXJPM1591H and AADHAAR No. 3031 1981 2475)**, son of Mr. Rajendra Kumar Mishra, of Poddar Vihar, Flat No.29, 4th Floor, Block No.A01, VIP Road, Kolkata 700052 Police Station Baguiati, Post Office Airport,, an **Company** for development of the said entire property.

AND WHEREAS in the said Development Agreement it was agreed by and between the parties about the demarcation of Owners' allocation and Developer's allocation which is as follows::

- A) **OWNER'S ALLOCATION:** The Owners herein will be entitled to get piece and parcel of the 41.50% of the constructed area of the building including the super built up area and/or a little more or less inclusive of common areas, facilities in the proposed building which is to say said Three Units/Flats of their choice (One Flat to each of the Owner) at any Floor/s as desired by the Owners herein as per the sanctioned plan thereof and the remaining portion of the allocation of the Owners herein as per the choice and discretion of the Developer herein along with the open/covered Car Parking Space/s as per the choice and discretion of the Developer herein from the constructed areas and common passages in the new building/s to be constructed at and upon **ALL THAT** piece and parcel of land measuring about an area a little more or less 20 Sataks equivalent to 12 Cottahs 1 Chittacks and 27 Sq. ft. comprised at and under Mouza Gopalpur, J.L. 2, Touzi no. 10, R.S. no. 140, Khatian no. 179, R.S./L.R. Dag no. 2309, 2325, 2327 and 2328, R.S./L.R. Khatian no. 25163, Police Station formerly Rajarhat now Airport, District North 24 Pargana and Ward no. 4 of the Bidhannagar Municipal Corporation (formerly within Rajarhat Gopalpur Municipality) and Holding no. RGM 3/105, Block-F together with all right, title, interest and right of easement attached thereto, which is together with undivided proportionate share of land more fully

described therein in the **SECOND SCHEDULE** of the aforesaid Development Agreement and herein in the **SECOND SCHEDULE** hereunder written and/or given. That the roof right, title and interest shall be in common by and between the Owners herein, the Developer herein and the co-owners thereof.

- a) **DEVELOPER'S ALLOCATION:** Developer's herein will be entitled to get all the remaining parts and parcels of the constructed and promoted area of the building at and upon the said **ALL THAT** piece and parcel of land measuring about an area a little more or less 20 Sataks equivalent to 12 Cottahs 1 Chittacks and 27 Sq. ft. comprised at and under Mouza Gopalpur, J.L. 2, Touzi no. 10, R.S. no. 140, Khatian no. 179, R.S./L.R. Dag no. 2309, 2325, 2327 and 2328, R.S./L.R. Khatian no. 25163, Police Station formerly Rajarhat now Airport, District North 24 Pargana and Ward no. 4 of the Bidhannagar Municipal Corporation (formerly within Rajarhat Gopalpur Municipality) and Holding no. RGM 3/105, Block-F, and use of common facilities such as staircase, lift, corridor, sources of water, power supply, common ownership of the terrace, ingress and egress to the building etc. as mentioned in the **FIRST SCHEDULE** hereunder written and/or given, more fully described therein in the **THIRD SCHEDULE** of the aforesaid Development Agreement and herein in the **THIRD SCHEDULE** hereunder written and/or given.

That the roof right, title and interest shall be in common by and between the Owners herein, the Developer herein and the co-owners thereof.

AND WHEREAS the Principals herein are possessing and enjoying the said entire property as lawful owners thereof without any interruption by anybody and the property is free from all sorts of encumbrances, charges, liens, lispendenses, demands, claims, hindrances, attachments, debts, dues, acquisitions and requisitions etc. without any interference, objection and obstruction whatever from any person whomsoever and corner and manner whatever.

AND WHEREAS the Principals herein **SRI SAGAR CHANDRA (PAN No. AMFPC 3503K, AADHAAR No. 2220 2602 7412)**, son of Late Mohan Chandra, by nationality Indian, by faith Hindu, by occupation Business, residing at Narayanpur, Tetultala, Post Office Rajarhat Gopalpur, Police Station Airport, District 24 Parganas North, Kolkata 700136, West Bengal, **SRI BIKASH CHANDRA (PAN No. AMAPC7941A, AADHAAR No. 3390 9488 5802)**, son of Late Mohan Chandra, by nationality Indian, by faith Hindu, by occupation Business, residing at Narayanpur, Tetultala, Post Office Rajarhat Gopalpur, Police Station Airport, District 24 Parganas North, Kolkata 700136, West Bengal and **MS ANKITA CHANDRA (PAN No. BTIPC2536D, AADHAAR No. 8971 5918 9720)**, daughter of Bikash Chandra, by nationality Indian, by faith Hindu, by occupation Student, residing at Narayanpur, Tetultala, Post Office Rajarhat Gopalpur, Police Station Airport, District 24 Parganas North, Kolkata 700 136, West Bengal, India, in respect of the terms and conditions of the aforesaid Development agreement and for more convenient way of construction of the proposed building over their land and the agreement and arrangement with the Developer namely, **DADHIMATI DEVELOPMENT PRIVATE LIMITED (PAN No. AAJCD 4213A)**, a Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its office at Natural Nest Apartment(Near Charnock Hospital), Post Office Airport and Police Station Baguiati Kolkata 700157, West Bengal, duly represented by one of its Directors namely, **MR. SUMIT KUMAR MISHRA (PAN No. BXJPM1591H and AADHAAR No. 3031 1981 2475)**, son of Mr. Rajendra Kumar Mishra, of Poddar Vihar, Flat No.29, 4th Floor, Block No.A01, VIP Road, Kolkata 700052 Police Station Baguiati, Post Office Airport, a **Company** have jointly decided to appoint and/or nominate their aforesaid Developer

namely, **DADHIMATI DEVELOPMENT PRIVATE LIMITED (PAN No. AAJCD 4213A)**, a Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its office at Natural Nest Apartment(Near Charnock Hospital), Post Office Airport and Police Station Baguiati Kolkata 700157, West Bengal, duly represented by one of its Directors namely, **MR. SUMIT KUMAR MISHRA (PAN No. BXJPM1591H and AADHAAR No. 3031 1981 2475)**, son of Mr. Rajendra Kumar Mishra, of Poddar Vihar, Flat No.29, 4th Floor, Block No.A01, VIP Road, Kolkata 700052 Police Station Baguiati, Post Office Airport, a **Company** in respect of the said property on their behalf.

AND WHEREAS that the Principals have nominated and appointed their said Developer namely, **DADHIMATI DEVELOPMENT PRIVATE LIMITED (PAN No. AAJCD 4213A)**, a Company duly registered and incorporated under the meanings and provisions of the Companies Act, 1956 having its office at Natural Nest Apartment(Near Charnock Hospital), Post Office Airport and Police Station Baguiati Kolkata 700157, West Bengal, duly represented by one of its Directors namely, **MR. SUMIT KUMAR MISHRA (PAN No. BXJPM1591H and AADHAAR No. 3031 1981 2475)**, son of Mr. Rajendra Kumar Mishra, working for gain at 138, Canning Street, Room No. 326, Kolkata 700 001, West Bengal, a **Company** as their constituted attorney to do the following acts, deeds and things in respect of the said property i.e. to say:-

1. To look after, take care and manage of all affairs of the said entire property i.e. **ALL THAT** piece and parcel of land measuring about an area a little more or less 18 Sataks and 30 Satakansa equivalent to 11 Cottahs and 2 Chittacks comprised at and under Mouza Gopalpur, J.L. 2, Touzi no. 10, R.S. no. 140, Khatian no. 179, R.S./L.R. Dag no. 2309, 2325, 2327 and 2328, R.S./L.R. Khatian no. 25163, Police Station formerly Rajarhat now Airport, District North 24 Pargana and Ward no. 4 of the Bidhannagar Municipal Corporation (formerly within Rajarhat Gopalpur Municipality) and Holding no. RGM 3/105, Block-F, and for the said purposes and for all other purposes to keep the same under their control.
2. To supervise, manage and conduct all sorts of administration in respect of the said entire property hereinafter stated and to handle all sorts of official matters, letters and correspondences arising in course of or in relation to matter concerning the said property.
3. To deposit all fees/money/monies with any authority concerned in their names and on their behalf and to sign for obtaining sanction plans, revised sanction plan etc. from the sanctioning authority and to receive the sanctioned building plan or revised or amended or modified sanctioned building plan on their behalf from the said authority.
4. To sell, alienate, transfer, convey, grant, devise, demise, mortgage and provide the Developer's allocation as a whole or in part to any intending purchaser/person of the choice and discretion of the Attorney/s and to receive from the intending purchaser/s/person/s the earnest money and/or entire consideration/s money from the intending purchaser(s)/person/s, if any, as per the choice and discretion of the Attorneys and to grant valid receipt/s thereof.
5. To sign, execute and present for registration all deeds of sale/conveyance/ conveyances or agreement/agreements or declaration/declarations in respect of such sale in favour of the intending purchaser/purchasers/persons before any

registration office/offices according to agreement between the Attorney/s/Developer in respect of the Developer's allocation.

6. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerages, gas and/or power to the said entire property before all the competent authorities and offices and to sign all such application forms and documents as shall be required for the said purpose.
7. To take all legal action/steps on behalf of the principal, if any intending purchaser/s/person/s fails to perform his/her obligation and/or anybody and to sue against any person or authority in connection with the said property.
8. To appoint any advocate or advocates on behalf of the principal and execute any vakalatnama on behalf of them.
9. To appear before any authority or offices of the Government both State and Central Government including Land Acquisition Office or any other Offices in connection with the said entire property to do all necessary acts, deeds or things therein which the principal may be interested or concerned in any manner whatsoever.
10. To do all the works and affairs on behalf of the Principals whatever the case may be required and expedient or whatever felt by Attorneys for achieving the intents and purposes of the Principals and Attorneys in terms of the said Development Agreement.
11. To take all steps to protect the Principals interest in respect of the said entire property, which the constituted attorney shall think best, fit and proper.
12. To pay revenue or taxes in respect of the said entire property and to receive receipt by signing his name as their Constituted Attorney.
13. To appear and represent them before any Notary Public, Inspector General of Registration, Registrar of Assurances, District Registrar, Sub-Registrar of Assurances, Additional Registrar, Additional District Registrar, Metropolitan Magistrate having jurisdiction and to present for registration any documents like sale deed, lease deed, gift deed and/or any other deed/document and to acknowledge papers statement, declarations as may be necessary and/or required from time to time.
14. To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any matters in which the principals may be interested or concerned as the said Attorney shall think fit to compromise, refer to arbitration, abandon or become non-suited in any such action or proceeding as aforesaid.
15. To execute and/or accept any kinds of deed and/or agreement in respect of the Developer's allocation as the said Attorney/s in their absolute discretion may desire or deem fit and to lodge the same for registration with the Registrar of Assurances, Additional Registrar/Sub-Registrar, District Registrar, Additional District Sub-Registrar/District Sub-Registrar as the said Attorney may desire or deem fit and proper.

Director

16. To execute any Affidavit or declaration confirming the marketable title in respect of the said entire property or any part or portion thereof as the said Attorney may desire or deem fit and proper and to register the same with the Additional Registrar/Sub-Registrar, Additional District Sub-Registrar or District Sub-Registrar and to admit the execution thereof as the said Attorney may desire or deem fit and proper.
17. To sign and execute all other deeds, instruments and assurances including Gift Deed or any other type of Assignment or Transfer, Lease Deed which the constituted attorney shall consider necessary and to enter into and to agree to such covenants and conditions as may be required for fully and effectually conveying the developer's allocation as the principal could do themselves, if personally present.
18. To do, perform, enter and or execute in general all acts, deeds, instruments, matters, and things in pursuance to the said registered Development Agreement dated ~~24.12.2022~~ being registered at the Office of the Additional Registrar of Assurances at Calcutta and recorded in and recorded in Book - I, Volume Pages to , Being no. ~~90215927~~ for the year 2022.
19. To do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of our said attorneys ought to be done, executed and performed in relation to the **FIRST SCHEDULE** property as fully and effectually as we could do the same if we may personally be represented so as to achieve the ends of these presents.
20. To appoint and engage, transfer, suspend and remove at pleasure any employee or agent, staff workers, for or from permanent, temporary or special service and to settle the terms and conditions as the said attorneys, shall think fit and to determine their powers and duties so as to effectuate the intention of these presents.
21. To appoint, engage and discharge any Pleader, Solicitor, Advocate, Wakil and/or Attorney/Attorneys in connection with the better management, preservation, security, control, supervision, use, occupation and enjoyment of the **FIRST SCHEDULE** hereunder written and/or given on our behalf as effectually as it could be done if we may be represented physically.

AND GENERALLY to do, perform and execute all other acts, deeds, instruments, matters and things including the act of supervision, management, appointment of staffs, as and when required, settle their remuneration and terminate their service, repair and other acts needed to maintain and control the said entire property, up to the time of sale and/or handing over the possession to the Principals herein, as may be necessary in connection with the aforesaid and also in relation to and/or pursuant to the sale of the said property. The Principals further **GIVE** and **GRANT** unto the Attorney full power and authority to do and perform any and all acts and things reasonably necessary and proper for carrying out the actions referred to in the foregoing paragraphs as fully and to all intents and purposes as the Principals might or could itself lawfully do and **RATIFY** and **CONFIRM** all that the said Attorneys shall lawfully do or cause to be done under and by virtue of these presents.

AND the Principals hereby agree ratify and confirm all and whatever other act or acts my said Attorneys shall lawfully do, executed or performed in connection with the sale of the

Developer's allocation under and by virtue of this deed notwithstanding no express power in that behalf is hereunder provided.

THIS POWER OF ATTORNEYS is in co-terminus with the Development Agreement as referred to above pursuant to which these presents is executed and registered and shall be valid, effective and operative, till the ends of the said Development Agreement is/are achieved, but the cessation of this authority shall not affect any act theretofore done in exercise hereof.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(ENTIRE LAND PROPERTY)

ALL THAT piece and parcel of land measuring about an area a little more or less 20 Satak comprised at and under Mouza Gopalpur, J.L. 2, Touzi no. 10, R.S. no. 140, Khatian no. 179 Sabek and R.S Dag no. 2328 of 3330 and, Khatian no. 353 Sabek and R.S Dag no. 2327 of 3329, L.R. Dag no. 2309 under L.R. Khatian no. 25163, Police Station formerly Rajarhat now Airport, District- North 24 Pargana, Ward no. 4, within the ambit of formerly Rajarhat Gopalpur Municipality now Bidhannagar Municipal Corporation and Holding no. RGM 3/105, Block-F, and being butted and bounded as follows:

ON THE NORTH	: By Hal R.S Plot No 2327;
ON THE SOUTH	: By 33 feet Municipal Road;
ON THE EAST	: By Hal R.S Plot No 3309;
ON THE WEST	: By 6 Feet Common Passage;

THE SECOND SCHEDULE ABOVE REFERRED TO:
(OWNERS'S ALLOCATION)

ALL THAT piece and parcel of the 41.50% of the constructed area of the building including the super built up area and/or a little more or less inclusive of common areas, facilities in the proposed building which is to say said Three Units/Flats of their choice (One Flat to each of the Owner) at any Floor/s as desired by the Owners herein as per the sanctioned plan thereof and the remaining portion of the allocation of the Owners herein as per the choice and discretion of the Developer herein along with the open/covered Car Parking Space/s as per the choice and discretion of the Developer herein from the constructed areas and common passages in the new building/s to be constructed at the premises upon the completion of the construction.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(DEVELOPER'S ALLOCATION)

ALL THAT piece and parcel of the remaining area of the building and construction thereof after upon the allocation of the Owners herein inclusive of common areas, facilities, amenities, benefits and others in the proposed building.

That the roof right, title and interest shall be in common by and between the Owners herein, the Developer herein and the co-owners thereof.

IN WITNESS WHEREOF, We, the Executants herein have hereto put our signatures on this the 24th day of December, 2022.

SIGNED SEALED AND DELIVERED

in the presence of:

WITNESSES:

1. Subhojit Santra
10, Old Post office
Street, KOL-01
2. Biswajit Bhowmik
6, K. S. Roy road
KOL-01

Bikash Chandra

Sagar Chandra
Ankita Chandra

EXECUTANTS

Dadhimati Developers Private Limited

Sumit Mishra

ACCEPTED BY MD Director

ATTORNEY

Drafted by me

Indrani Dey,
Advocate,

High Court, Calcutta

F1906/2022

SPECIMEN FORM FOR TEN FINGERPRINTS



Prithvi Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Prithvi Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



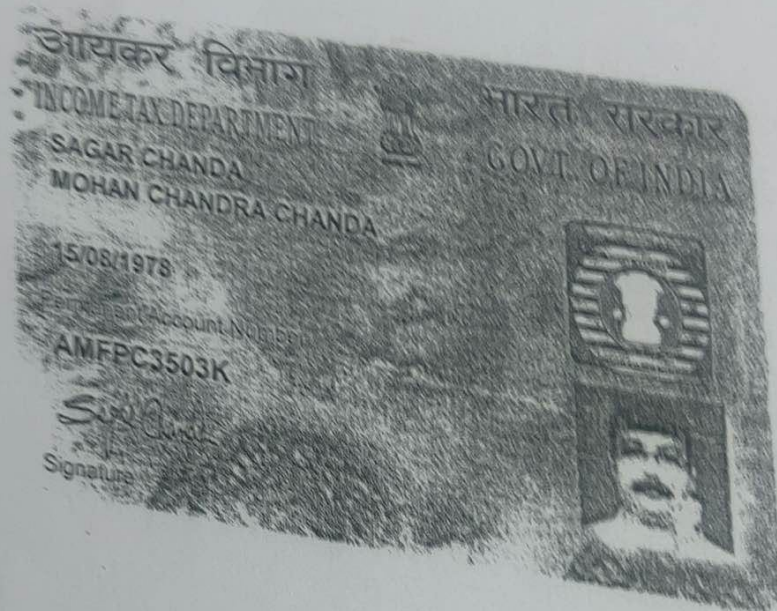
Ankita Chandra

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sunil Kumar

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



agis Kande



ভারত সরকার

Government of India



সাগর চন্দ

Sagar Chanda

পিতা : মোহন চন্দ

Father : Mohan Chandra

জন্মতারিখ / DOB : 15/08/1978

পুরুষ / Male



2220 2602 7412

আধার - সাধারণ মানুষের অধিকার



আধার

ভারত সরকার, প্রাধিকার

Unique Identification Authority of India

ঠিকানা:

নারায়নপুর তেতুলতা, রাজারহাট,

উত্তর ২৪ পরগনা, রাজারহাট

গোপালপুর, পশ্চিমবঙ্গ, 700136

Address:

NARAYANPUR TETULTALA,

Rajarhat, North 24 Parganas,

Rajarhat Gopalpur, West Bengal,

700136

2220 2602 7412

1947
1800 300 1947

help @ uidai.gov.in

www
www.uidai.gov.in

Sagar Chanda

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी आयकर कार्ड
Permanent Account Number Card

BTIPC2536D

नाम Name
ANKITA CHANDRA

पिता का नाम Father's Name
BIKASH CHANDRA

व्यक्ति का नाम Name of the Person
30/11/1999

हस्ताक्षर
Signature



Ankita Chandra



ভারত সরকার
Government of India



অঙ্কিতা চন্দ্র
Ankita Chandra
পিতা : বিকাশ চন্দ্র
Father : Bikash Chandra
জন্মতারিখ / DOB : 30/11/1999
মহিলা / Female



8971 5918 9720

আধার - সাধারণ মানুষের অধিকার



ভারতীয়唯一身份识别机构
Unique Identification Authority of India

ঠিকানা:
নারায়নপুর তেতুলতলা, রাজারহাট,
উত্তর ২৪ পরগনা, রাজারহাট
গোপালপুর, পশ্চিমবঙ্গ, 700136

Address:
NARAYANPUR TETULTALA,
Rajarhat, North 24 Parganas,
Rajarhat Gopalpur, West Bengal,
700136

8971 5918 9720

1947
1800 300 1947

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www
www.uidai.gov.in

Ankita Chandra

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BIKASH CHANDRA
MOHAN CHANDRA

06/12/1972

Permanent Account Number

AMAPC7941A



Signature

Bikash Chandra



ভারত সরকার

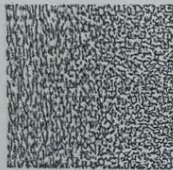
Identification Authority of India
Government of India

স্বাক্ষরিত নম্বর/ Enrolment No.: 1149/90070/13621

To
নাম
BIKASH CHANDRA
S/O Mohan Chandra
NARAYANPUR, TENTULTALA
WARD NO 03
Rajarhat Gopalpur(M)
Rajarhat Gopalpur
North 24 Parganas, West Bengal - 700136
9748881896

Generation Date: 29/12/2017

Signature valid



QR Code with Photograph

আপনার স্বাক্ষর / Your Aadhaar No. :

XXXX XXXX 5802

VID: 9180 6568 5244 2557

আমার আদার, আমার পরিচয়



ভারত সরকার
Government of India



নাম
BIKASH CHANDRA
স্বাক্ষরিত নম্বর/ Enrolment No.: 1149/90070/13621
পরিচয়

XXXX XXXX 5802

VID: 9180 6568 5244 2557

আপনার স্বাক্ষর, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরি পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

আধার সারা দেশে সাল্য।

আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।

Aadhaar is valid throughout the country.

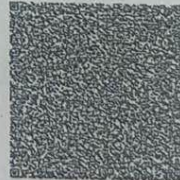
Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারত সরকার
Government of India

ঠিকানা:
S/O মোহন চন্দ্র, নারায়নপুর, তেঁতুলতা, ওয়ার্ড নং
03, রাজহাট গোপালপুর (এম), উত্তর ২৪
পার্গনা,
পিন কোড - 700136

Address:
S/O Mohan Chandra,
NARAYANPUR, TENTULTALA, WARD NO
03, Rajarhat Gopalpur(M), North 24
Parganas,
West Bengal - 700136



QR Code with Photograph

XXXX XXXX 5802

VID: 9180 6568 5244 2557

18-47

http://maab.gov.in

www.aadhaar.gov.in

আধার - মাধারণ মার্গের আধার

3390 9488 5802

আপনার স্বাক্ষর / Your Aadhaar No. :



Major Information of the Deed

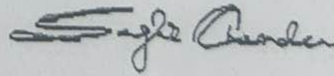
Deed No :	I-1902-15942/2022	Date of Registration	27/12/2022
Query No / Year	1902-8003653925/2022	Office where deed is registered	
Query Date	27/12/2022 4:20:50 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	B K SINGH 10, O P O STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9038704635, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 95,99,994/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article 48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks:	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190215927/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

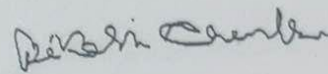
District North 24 Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Tentulata (gopalpur), Mouza: Gopalpur, , Ward No: 004, Holding No:RGM3/105 Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR 2309	LR-25163	Bastu	Bastu	20 Dec	15,00,000/-	95,99,994/-	Width of Approach Road: 33 Ft., , Project Name :
Grand Total :					20Dec	15,00,000 /-	95,99,994 /-	

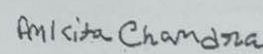
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SAGAR CHANDA, (Alias: Mr SAGAR CHANDRA) Son of Late Mohan Chandra Executed by Self, Date of Execution 27/12/2022 Admitted by: Self, Date of Admission 27/12/2022 ,Place Office			
		27/12/2022	LTI 27/12/2022	27/12/2022

City: Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: AMxxxxxx3K, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/12/2022
Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mr BIKASH CHANDRA Son of Late Mohan Chandra Executed by: Self, Date of Execution: 27/12/2022 Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Office			
	27/12/2022	LTI 27/12/2022	27/12/2022

City: Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No: AMxxxxxx1A, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/12/2022
Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Office

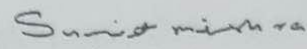
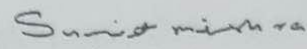
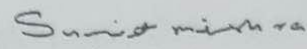
Name	Photo	Finger Print	Signature
Ms ANKITA CHANDRA Daughter of Mr Bikash Chandra Executed by: Self, Date of Execution: 27/12/2022 Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Office			
	27/12/2022	LTI 27/12/2022	27/12/2022

City: Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No: BTxxxxxx6D, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/12/2022
Admitted by: Self, Date of Admission: 27/12/2022 ,Place : Office

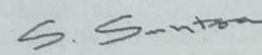
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DADHIMATI DEVELOPMENTS PRIVATE LIMITED City:- Not Specified, P.O:- Airport, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No: AAxxxxxx3A, Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SUMIT KUMAR MISHRA (Presentant) Son of Mr. Rajendra Kumar Mishra Date of Execution :- 27/12/2022, Admitted by: Self, Date of Admission: 27/12/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 27 2022 5:20PM</td> <td>LTI 27/12/2022</td> <td>27/12/2022</td> <td></td> </tr> </tbody> </table> City: Not Specified, P.O:- Airport, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: XXXXXXXX1H, Aadhaar No Not Provided Status : Representative, Representative of : DADHIMATI DEVELOPMENTS PRIVATE LIMITED (as Directors)	Name	Photo	Finger Print	Signature	Mr SUMIT KUMAR MISHRA (Presentant) Son of Mr. Rajendra Kumar Mishra Date of Execution :- 27/12/2022, Admitted by: Self, Date of Admission: 27/12/2022, Place of Admission of Execution: Office				Dec 27 2022 5:20PM	LTI 27/12/2022	27/12/2022	
Name	Photo	Finger Print	Signature										
Mr SUMIT KUMAR MISHRA (Presentant) Son of Mr. Rajendra Kumar Mishra Date of Execution :- 27/12/2022, Admitted by: Self, Date of Admission: 27/12/2022, Place of Admission of Execution: Office													
Dec 27 2022 5:20PM	LTI 27/12/2022	27/12/2022											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHOJIT SANTRA Son of Mr. RANJIT SANTRA 100/1 PARA ROAD, City:- Not Specified, P.O - SUKCHAR, P.S:- Chandaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115			
	27/12/2022	27/12/2022	27/12/2022

Identifier Of Mr SAGAR CHANDA, Mr BIKASH CHANDRA, Ms ANKITA CHANDRA, Mr SUMIT KUMAR MISHRA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SAGAR CHANDA	DADHIMATI DEVELOPMENTS PRIVATE LIMITED-6.66667 Dec
2	Mr BIKASH CHANDRA	DADHIMATI DEVELOPMENTS PRIVATE LIMITED-6.66667 Dec
3	Ms ANKITA CHANDRA	DADHIMATI DEVELOPMENTS PRIVATE LIMITED-6.66667 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:
 Bidhannagar (Gopalpur), Mouza: Gopalpur, , Ward No: 004, Holding No:RGM3/105 Pin Code : 700136

Sl. No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
1	Plot No. 2309, LR Khatian No. 2309, LR	Owner:বিকাশ চন্দ্র, Gurdian:মোহন , Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Owner Name not selected by applicant.

On 27-12-2022

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 16:26 hrs on 27-12-2022, at the Office of the A.R.A. - II KOLKATA by Mr SUMIT KUMAR MISHRA .

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 95.99.994/-

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

Execution is admitted on 27/12/2022 by 1. Mr SAGAR CHANDA, Alias Mr SAGAR CHANDRA, Son of Late Mohan Chandra, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 2. Mr BIKASH CHANDRA, Son of Late Mohan Chandra, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 3. Ms ANKITA CHANDRA, Daughter of Mr Bikash Chandra, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Student

Indetified by Mr SUBHOJIT SANTRA, , Son of Mr RANJIT SANTRA, GHOSH PARA ROAD, P.O: SUKCHAR, Thana: Khardaha, . North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 27-12-2022 by Mr SUMIT KUMAR MISHRA, Directors, DADHIMATI DEVELOPMENTS PRIVATE LIMITED, City:- Not Specified, P.O:- Airport, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr SUBHOJIT SANTRA, , Son of Mr RANJIT SANTRA, GHOSH PARA ROAD, P.O: SUKCHAR, Thana: Khardaha, . North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 158231, Amount: Rs.50.00/-, Date of Purchase: 20/12/2022, Vendor name: S MUKHERJEE

hag

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1902-2023, Page from 2189 to 2204
being No 190215942 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2023.01.03 12:56:01 -08:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/01/03 12:56:01 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)