

12796/22

1 - 12937/2022



पश्चिम बंगाल WEST BENGAL  
 106/2433028

AG 699382

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

District Sub-Register-III  
 Alipore, South 24-parganas

10 AUG 2022

### **CONSTRUCTION POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS WE (1) SMT. SHANTI**

**BOSU** (PAN- AZPPB7685L) wife of- Ajay Basu and daughter of- Late Ramani Mohan Dey, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at- 11A, Narendra Nath Ghosh lane, Regent Park, Kolkata- 700040 (2) **SRI KAUSHIK DHAR** (PAN- AGWPD1664M) son of- Late Anil Chandra Dhar, by religion- Hindu, by Nationality- Indian, by occupation- Service, residing at- F/24, Bapujinagar, Regent Estate, Kolkata- 700092



and (3) **SMT. LIPIKA ROY** (PAN- AWGPR4268P) wife of- Asit Roy and daughter of - Late Anil Chandra Dhar, by religion- Hindu, by Nationality- Indian, by occupation- Housewife, residing at- 2/163, Sree Colony, Regent Estate, Kolkata- 700092, being the joint owners of the land as described in the Schedule hereinabove do hereby nominate, constitute and appoint **I B CONSTRUCTION** (PAN- AAJFI4590E) a Partnership Firm having its Office at- M.N. Sen Lane, Post Office & Police Station- Regent Park, Kolkata-700040 and represented by its Partners namely (1) **SRI SUBHENDU INDU** (PAN- AAKPI5269D) son of- Late Anil Indu, by religion- Hindu, by occupation- Business, by nationality- Indian, residing at- 68A, Graham Road, P.S.- Jadavpur, Kolkata:- 700040 and (2) **SRI ARUP KUMAR BOSE** (PAN- AEHPB3857M) son of- Late Arun Kumar Bose, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at- 5/5, Bijoygarh, Regent Estate, Post Office- Regent Estate, Police Station- Netaji Nagar, Kolkata- 700092, to be the true and lawful constituted Attorney for us in our names and on behalf of us to do all or any of the following acts, deeds and things:-

**WHEREAS** the Landowners herein are the joint owners of the land total measuring more or less 3 cottahs 12 chittacks 28 sq. ft. together with a structure standing thereon comprised in S.P. No. 2, C.S. Plot No.- 1402 (P), 1605 (P) in Mouza- Chandpur, J.L. No.- 41, Police Station- Regent Park, within Ward No.- 97 of Kolkata Municipal Corporation and the said land has been morefully described in the Schedule written hereunder;

**AND WHEREAS** Ramani Mohan Dey, son of- Late Uday Chandra Dey (the deceased father of the Landowner No. 1 herein and the deceased maternal grand-father of the Landowner No. 2 & 3 herein) being a Refugee displaced from erstwhile East Pakistan now Bangladesh came to the territory of West Bengal and occupied a piece and parcel of land measuring about 3 cottahs 12 chittacks 28 sq. ft. for his homestead purpose and started living thereon by constructing a brick-built structure;

**AND WHEREAS** subsequently the Government of West Bengal, through The Governor as The Donor, while giving the land to the Refugee displaced from erstwhile East Pakistan now Bangladesh, conferred the absolute right, title and interest in respect of the aforesaid land measuring about 3 cottahs 12 chittacks 28 sq. ft., morefully described in Schedule hereunder to the said Ramani Mohan Dey as The Donee by virtue of a Deed of Gift registered on 31.07.1990 before Additional District Sub. Registrar, Alipore and recorded in Book No- I, Volume No. 19, Pages 201 to 204, Being No- 1401 for the year 1990;

**AND WHEREAS** by virtue of the afore-stated Deed of Gift the said Ramani Mohan Dey became the absolute owner and seized and possessed of the land measuring about 3 cottahs 12 chittacks 28 sq. ft. together with a structure standing thereon comprised in S.P. No. 2, C.S. Plot No.- 1402 (P), 1605 (P) in Mouza- Chandpur, J.L. No.- 41, Police Station- Regent Park, within Ward No.- 97 of Kolkata Municipal Corporation, morefully described in Schedule hereunder;

**AND WHEREAS** after the demise of Ramani Mohan Dey on 08.02.1991 and that of his wife Giri Bala Dey on 09.06.1998, his 2 (two) daughters namely Sabita Dhar, wife of- Anil Chandra Dhar and Shanti Bosu, wife of- Ajay Basu - jointly inherited the said land measuring about 3 cottahs 12 chittacks 28 sq. ft. together with a structure standing thereon comprised in S.P. No. 2, C.S. Plot No.- 1402 (P), 1605 (P) in Mouza- Chandpur, J.L. No.- 41, Police Station- Regent Park, within Ward No.- 97 of Kolkata Municipal Corporation, morefully described in Schedule hereunder;

**AND WHEREAS** after the demise of Sabita Dhar on 11.11.2018 (her husband Anil Chandra Dhar pre-deceased her on 21.01.2010) their only son Kaushik Dhar and two daughters namely Lipika Roy, wife of- Asit Roy & Kakali Ghosh, wife of- Avijit Ghosh jointly inherited her 1/2th share in the said land alongwith their other co-sharer Shanti Bosu;

**AND WHEREAS** on 08.08.2022, Kakali Ghosh by virtue of a Deed of Gift gifted her joint undivided 1/3<sup>rd</sup> share in the above-mentioned property in favour of her brother Kaushik Dhar and other sister Lipika Roy, the said Deed of Gift was registered before DSR-III, Alipore and bearing Deed No. 12318 of 2022;

**AND WHEREAS** thus the Landowners herein by virtue Law of Inheritance and Deed of Gift become the joint owners of the land total measuring more or less 3 cottahs 12 chittacks 28 sq. ft. together with a structure standing thereon comprised in S.P. No. 2, C.S. Plot No.- 1402 (P), 1605 (P) in Mouza- Chandpur, J.L. No.- 41, Police Station- Regent Park, within Ward No.- 97 of Kolkata Municipal Corporation, morefully described in

*Shanti Bosu*



Schedule hereunder and presently the Landowners herein have been enjoying the said land uninterruptedly without anyone's interferences;

**AND WHEREAS** the Landowners herein being desirous of construction of a new multi-storied building on the said Scheduled premises has approached I B CONSTRUCTION the Developer, and the said Developer has agreed to develop the same and accordingly a Development Agreement has been executed between the Landowner and the said Developer under certain terms and conditions stated in that said Development Agreement which has been duly registered on 10.08.2022 before D.S.R.-III, Alipore and recorded in Book No. I, Being No 12323, for the year 2022;

**AND WHEREAS** in order to develop the said premises as per the above-stated Development Agreement the Landowner herein has decided to execute this Construction Power of Attorney in favour of Sri Subhendu Indu, son of- Late Anil Indu and Sri Arup Kumar Bose, son of- Late Arun Kumar Bose:-

1. To hold and defend possession of the said premises and every part thereof and also to manage, maintain and administer the said premises every part thereof.
2. To demand, recover and receive consideration premium and/or rents, mense profits license fees, damages, electricity charges, service Municipal Taxes and Rates and all other sums or moneys receivable in respect of the said premises or any part thereof (except Land Owners allocation) any share or shares therein from the occupants/licensees /purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by

Shanti Bose

action, distress or otherwise to recover any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/licensees purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore without making us liable which shall fully exonerate the persons paying such money.

3. To pay all rents and taxes, charges expenses and other outgoings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.
4. To sign and give any notice to any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate any nuisance or to make remedy and breach of covenant and/or for any other purpose whatsoever.
5. To enter upon the said premises and every part thereof as be desired to view the state or repairs thereof and to require any occupier/licensees/purchaser as a result of such view to remedy any want of repairable any nuisance.
6. To enforce any covenant in any Agreement, Sale Deed, Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part thereof

(except Land Owners allocation) and if any right to re-enter arises in any manner under each covenants or under Notice to quit them to exercise such rights, amongst others.

7. To warn off and prohibit and if necessary proceed against in due form of law against all trespasses on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.
8. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or reconstruction of and/or additions and/or alteration to any new or existing Building or Buildings or Structures on the said premises or any portion or portions thereof.
9. To make sign and verify all plans, applications or objections to appropriate authorities for all and any License permission or consent etc. required by law in connection with management of the property or properties mentioned in Schedule hereinabove.
10. To effect mutation or separation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in our names and on our behalf.



11. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsiff, BL&LRO Office, Kolkata Municipal Corporation, Improvement Trust, K.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.
12. To sign, appear before and execute all formalities to submit plan, before the Kolkata Municipal Corporation.
13. To pay fees, obtain sanction for principal plan and/or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Kolkata Municipal Corporation be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take deliver of title deeds concerning the said premises documents as be required by the necessary authorities.
14. To build upon and exploit commercially the said premises by making construction of building or buildings, thereon and for that to arrange by us take down demolish structure of whatsoever nature existing thereon or as may be constructed in future at their own cost.
15. To appoint any Contractor/Sub-Contractor for construction work or building thereon and to cancel the same and engage new contractor to be done by his own discretion as if we do the same personally.





16. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed, lease deed, mortgage deed or other documents (except Land Owners allocation) of transfer of his allocation as mentioned in the Development Agreement concerning the said premises and also to appear before and sign and submit all papers and submit all papers and documents and make representations to the necessary authorities for getting such certificate and/or permissions.
17. To negotiate on terms for and to agree and to sell the said space/spaces with flats and/or proportionate land to be lying or situate with common space and car parking space/spaces /share etc. in the premises except our allocation as mentioned in the Indenture of even dated to any Purchaser or Purchasers either for space, proportionate share of land and/or space with super structures and/or flat or flats at such price which the said Attorney in his absolute discretion think proper.
18. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as they think fit.

19. To agree upon and to enter into any Agreement or Agreements and/or for to any party or portions or Firm and Company for sale or sales of space or spaces with super structures or flats proportionate share of land and/or cancel and repudiate the same with the intending Purchaser or Purchasers except our allocation as mentioned in Indenture including Development Agreement.
20. To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money in respect of Developers Allocation and to give good valid receipt and discharges for the same without making us liable which will protect the Purchaser or Purchasers.
21. Upon such receipt as aforesaid in our names and deed to sign and to execute, present and register any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with super structures and/or flat /flats/space proposed to be constructed in respect of Developers Allocation and maintenance and easement rights of the common areas of the proposed selling of space/flat /proportionate share of land in favour of the Purchaser or Purchasers or their nominee or nominees and our said Attorney also join as vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receipt and acknowledge the advance and/or



booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers in our names be treated as receipt and respectively from the Intending Purchaser or Purchasers. Save and except our allocation as mentioned in Indenture made between the parties.

22. To sign, execute, present and register all other deeds, instruments and assurance which he shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land, flat/flats, flat/space in respect of Developers Allocation together with the easement right of the common passage as ourselves to personally present. 
23. To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present for registration and admit registration of all papers, documents, deeds, contractors, agreement, tenancy Agreement, Surrender Deed, Cancellation Deed, Nomination Deed, Rectification Deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale except Owners allocation, assignment, tenancies and/or leave and license, permissions of the said premises and every or any part thereof and the termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever 

and also in connection with observing fulfilling and performing all the terms, conditions and covenants on our part to be observed fulfilled and performed under the said Development Agreement.

- 24.** To commence, prosecute enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said Premises in which we are is now or may hereafter be interested or connected and also if thought fit, give evidence and compromise or withdraw refer to Arbitration, abandon, submit judgement or before non-suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.
- 25.** To appear and represent before any court including Hon'ble High Court and also Tribunals for and on our behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all complaints, applications, petitions, written statements, etc., and to affirm any affidavit on our behalf and in doing it, may appoint Lawyer and to pay fees and charges and sign the Vakalatnama on our behalf for the purpose of the same in respect of the said property described in the Schedule hereinabove.



- 26.** To receive any payment and/or deposit all monies including the Court Fee, Stamp Duty, Rectification Fees, receive refunds and in receive and grant, valid, receipts and discharge in respect thereof.
- 27.** For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects Mukhters and/or debt collecting or other agents.
- 28.** To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said Premises or any part thereof and to receive compensation payable in respect thereof in respect of Developer's Allocation and also to grant, valid, receipts and discharges thereof.
- 29.** To appear and represent us before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.
- 30.** To appear before the Kolkata Municipal Corporation and/or other Authorities regarding the Tax Assessment or in any other way relating to the said Premises or any portion thereof or any undivided share or shares therein.
- 31.** To observe fulfill and perform all the terms, conditions and obligations on our part to be observed fulfilled and performed under the said Developer's Agreement and to exercise all our rights therein.

- 32.** To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.
- 33.** This Power of Attorney shall remain restricted only for the Development of the said property mentioned in Schedule hereinabove and construction of the proposed building and Agreements for Sale and Sale Deeds in respect of only Developer's share of Allocation at the said premises as per the said Development Agreement.

**AND GENERALLY** to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which WE could have lawfully done under our own hands and seals, if personally present.

**THE SCHEDULE ABOVE REFERRED TO**

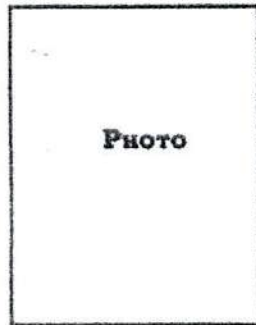
**ALL THAT** piece and parcel of land measuring about **3 cottahs 12 chittacks 28 sq. ft.** together with a tile shed structure standing thereon measuring about 700 sq. ft. comprised in S.P. No. 2, C.S. Plot No.- 1402 (P), 1605 (P) in Mouza- Chandpur, J.L. No.- 41 being **KMC Premises No.- 11A, Narendra Nath Ghosh Lane**, Police Station- Regent Park, Assessee No. 210971100175, Kolkata- 700040, within Ward No.- 97 of Kolkata Municipal Corporation, District- 24 Parganas (South), and the said land is butted and bounded as follows:-

NORTH: By residential house;

SOUTH: By residential house;



# SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Shanti Bosh*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Ranjhi K Dhar*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



*Lipika Roy*












	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					














# SPECIMEN FORM FOR TEN FINGER PRINTS

<b>PHOTO</b>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	<b>LEFT HAND</b>					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	<b>RIGHT HAND</b>					

*Sudhakar Reddy*

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	<b>LEFT HAND</b>					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	<b>RIGHT HAND</b>					

*Arup Kumar Bose*

		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	<b>LEFT HAND</b>					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	<b>RIGHT HAND</b>					

<b>PHOTO</b>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	<b>LEFT HAND</b>					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	<b>RIGHT HAND</b>					



EAST: By Tolly Club;

WEST: By 30 feet wide road;

IN WITNESS WHEREOF the Parties hereto have signed and executed these presents on the 10<sup>th</sup> day of August, 2022 (Two Thousand and Twenty Two).

SIGNED, SEALED & DELIVERED by

the parties at Calcutta in presence

of:-

1. *Santwana Mondal*  
123, T. M. Cr. Road  
Kolkata - 41

• Shanti Bosa

• Kausik Dhar

• Lipika Roy

SIGNATURE OF THE EXECUTANTS

IB CONSTRUCTION  
*Sudhendu Mondal*

2. *Mapash Mukhopadhyay*  
4/L M. N. Sen Bore  
Kolkata - 700040

IB CONSTRUCTION PARTNER

*Arup Kumar Bose.*

PARTNER

SIGNATURE OF THE ACCEPTORS

Drafted by:-

*Dibakar Bhattacharjee.*  
**Dibakar Bhattacharjee**

Advocate,

High Court, Calcutta.

WB - 359/2001.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KAUSHIK DHAR

ANIL DHAR

23/11/1969

Permanent Account Number

AGWPD1664M

Signature



Kaushik Dhar  
08/08/2022

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, ITSE

Plot No. 3, Sector 41, CBD Belapur

Navi Mumbai - 400 614

यदि कार्ड खोया या पाया गया, कृपया सूचित करें / लौटा दें

आयकर सेवा एकाई, आईटीएसई

प्लॉट नं. 3, सेक्टर 41, सीबीडी बेलपुर

नवी मुंबई - 400 614



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

LIPIKA ROY  
ANIL CHANDRA DHAR  
08/01/1971

Permanent Account Number  
AWGPR4268P

Lipika Roy  
Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटायें :  
आयकर पैन सेवा यूनिट, UTITSL  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई-400 614.

Lipika Roy

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SHANTI BOSU

RAMANI MOHAN DEY

29/12/1955

Permanent Account Number

AZPPB7685L

*Shanti Bosu*  
Signature





15082010

*Shanti Bosu*



आयकर विभाग		भारत सरकार
INCOME TAX DEPARTMENT		GOVT. OF INDIA
SUBHENDU INDU		
ANIL INDU		
29/07/1973		46 2 69976
Permanent Account Number		
AAKPI5269D		
		
Signature		

Subhendu Indu

आयकर विभाग		भारत सरकार
INCOME TAX DEPARTMENT		GOVT. OF INDIA
ARUP KUMAR BOSE		
ARUN KUMAR BOSE		
01/04/1967		
Permanent Account Number		
AEHPB3857M		
<i>Arup Kumar Bose</i>		
Signature		

Arup Kumar Bose.






आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
स्थायी लेखा संख्या कार्ड Permanent Account Number Card AAJFI4590E		
नाम Name I B CONSTRUCTION		
निगमन / गठन की तारीख Date of Incorporation/Formation 31/05/2022	51040	

**I B CONSTRUCTION**

**PARTNER**

I B CONSTRUCTION  
  
PARTNER

  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 WB/23/109/222114





নির্বাচকের নাম : মানস চক্রবর্তী  
 Elector's Name : Manas Chakrabarti  
 পিতার নাম : মানিক চক্রবর্তী  
 Father's Name : Manik Chakrabarti  
 লিঙ্গ/Sex : পুং/M  
 জন্ম তারিখ : 02/01/1977  
 Date of Birth : 02/01/1977

WB/23/109/222114

ঠিকানা:  
 ঢালুয়া নবপাড়া রাজপুর সোনারপুর, সোনারপুর, দক্ষিণ 24  
 পরগণা-700152

Address:  
 DHALUYA NABAPALLI, RAJPUR  
 SONARPUR, SONARPUR, SOUTH 24  
 PARGANAS-700152



Date: 03/12/2013

151-সোনারপুর উত্তর নির্বাচন ফোরের নির্বাচক নিবন্ধন  
 আধিকারিকের স্বাক্ষরের অনুকৃতি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 151-Sonarpur Uttar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার ভোটার স্ট্রেট নাম যোগ্য ও এবং  
 নথির নতুন স্বাক্ষর পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট কর্মে এই  
 পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

0830648

Manas Chakrabarty.



## Major Information of the Deed

Deed No :	I-1603-12337/2022	Date of Registration	10/08/2022
Query No / Year	1603-8002433028/2022	Office where deed is registered	
Query Date	10/08/2022 1:24:31 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibakar Bhattacharjee Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831072514, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 6,00,000/-		Rs. 55,59,747/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160312323/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas; P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Narendra Nath Ghosh Lane, , Premises No: 11A, , Ward No: 097 Pin Code : 700040



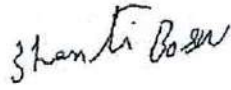


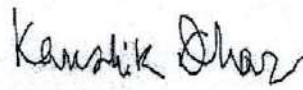


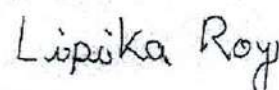
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 12 Chatak 28 Sq Ft	5,00,000/-	53,70,747/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				6.2517Dec	5,00,000 /-	53,70,747 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1,00,000/-	1,89,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		700 sq ft	1,00,000 /-	1,89,000 /-	



## Principal Details :






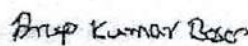
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs Shanti Bosu</b> Wife of Mr Ajay Basu Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office	<b>Photo</b>  10/08/2022	<b>Finger Print</b>  LTI 10/08/2022	<b>Signature</b>  10/08/2022
11A, Narendra Nath Ghosh Lane, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AZxxxxxx5L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office				
2	<b>Name</b> <b>Mr Kaushik Dhar</b> Son of Late Anil Chandra Dhar Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office	<b>Photo</b>  10/08/2022	<b>Finger Print</b>  LTI 10/08/2022	<b>Signature</b>  10/08/2022
F/24, Bapujinagar, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AGxxxxxx4M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office				
3	<b>Name</b> <b>Mrs Lipika Roy</b> Wife of Mr Asit Roy Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office	<b>Photo</b>  10/08/2022	<b>Finger Print</b>  LTI 10/08/2022	<b>Signature</b>  10/08/2022
2/163, Sree Colony, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AWxxxxxx8P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Office				





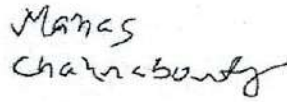
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>I B CONSTRUCTION</b> M.N. Sen Lane, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
<b>Mr Subhendu Indu</b> Son of Late Anil Indu Date of Execution - 10/08/2022, , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office				
Aug 10 2022 2:16PM		LTI 10/08/2022	10/08/2022	
68A, Graham Road, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx9D,Aadhaar No Not Provided Status : Representative, Representative of : I B CONSTRUCTION (as Partner)				
2	Name	Photo	Finger Print	Signature
<b>Mr Arup Kumar Bose (Presentant )</b> Son of Late Arun Kumar Bose Date of Execution - 10/08/2022, , Admitted by: Self, Date of Admission: 10/08/2022, Place of Admission of Execution: Office				
Aug 10 2022 2:18PM		LTI 10/08/2022	10/08/2022	
5/5, Bijoygarh, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7M,Aadhaar No Not Provided Status : Representative, Representative of : I B CONSTRUCTION (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Manas Chakraborty</b> Son of Mr Manik Chakraborty Nabapally, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152			
10/08/2022	10/08/2022	10/08/2022	

Identifier Of Mrs Shanti Bosu, Mr Kaushik Dhar, Mrs Lipika Roy, Mr Subhendu Indu, Mr Arup Kumar Bose

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shanti Bosu	I B CONSTRUCTION-2.08389 Dec
2	Mr Kaushik Dhar	I B CONSTRUCTION-2.08389 Dec
3	Mrs Lipika Roy	I B CONSTRUCTION-2.08389 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shanti Bosu	I B CONSTRUCTION-233.33333300 Sq Ft
2	Mr Kaushik Dhar	I B CONSTRUCTION-233.33333300 Sq Ft
3	Mrs Lipika Roy	I B CONSTRUCTION-233.33333300 Sq Ft



On 10-08-2022

**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 13:36 hrs on 10-08-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Arup Kumar Bose ,.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 55,59,747/-

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

Execution is admitted on 10/08/2022 by 1. Mrs Shanti Bosu, Wife of Mr Ajay Basu, 11A, Narendra Nath Ghosh Lane, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 2. Mr Kaushik Dhar, Son of Late Anil Chandra Dhar, F/24, Bapujinagar, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Service, 3. Mrs Lipika Roy, Wife of Mr Asit Roy, 2/163, Sree Colony, P.O: Regent Estate, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

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

Execution is admitted on 10-08-2022 by Mr Subhendu Indu, Partner, I B CONSTRUCTION, M.N. Sen Lane, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

Execution is admitted on 10-08-2022 by Mr Arup Kumar Bose, Partner, I B CONSTRUCTION, M.N. Sen Lane, City:- , P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr Manas Chakraborty, , , Son of Mr Manik Chakraborty, Nabapally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 699382, Amount: Rs.100/-, Date of Purchase: 17/02/2022, Vendor name: T K Purakayastha



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

