

DEVELOPMENT POWER OF ATTORNEY

PRINCIPAL : SRI DINESH KUMAR SHAW

ATTORNEY : GITANJALI CONSTRUCTION

Drafted by -

MR. PRANAB MITRA
Advocate.
High Court, Calcutta

1981/22

1971/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 195111

8/684419/22

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Additional District Sub-Registrar
Suckpur, North 24 Parganas

03 MAR 2022

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

10
mishra
Advocate

এপিএন নং.....

তারিখ.....

21-02-22

মুদ্রা নং: 1001.

ড্রেন্ডা বিজ্ঞানী Advocate

ঠিকানা :- High Court, Calcutta

ডেপুটি :- Ranjit Bar

কলিকাতা হাইকোর্ট
কলিকাতা দফতর এ.ভি.এন.আর. অফিস

বি

ডেপুটি নং - রঞ্জিত শান

ডেপুটি নং - কার্যকর

টি ভি নং :-

সিদ্ধান্ত তারিখ

16 FEB 2022

এ টি.ভি. নং মেট্রো

সিদ্ধান্ত কার্যকর করা হইবে

180000



Signature

Additional District Sub-Registrar
Sodapur, North 24 Parganas

03 MAR 2022

Bijoy Roy

510 Late Rombilas Roy

148/1, G.L.T. Road

P.O. I.S.T. P.S. Baranagar

Kolkata-700108, 24 Parganas

Bengal

KNOW ALL MEN BY THESE PRESENTS, I, SRI DINESH KUMAR SHAW, (PAN – ALHPS3757J, Aadhaar No. 520981983380), son of Late Chhote Lal Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 5/4, B.T. Road, P.O. & P.S. Titagarh, Kolkata – 700 119, West Bengal, am the absolute owner and possessor of ALL THAT piece and parcel of a plot of bastu land measuring an area of 2 (two) Cottahs 4 (four) Chittacks 3 (three) sq. ft. more or less together with 100 sq. ft. residential roof tile shed structure standing thereon being Plot No. 'A', lying and situated at Mouza - Agarpara, J. L. No. 11, R. S. No. 31, Touzi No. 155, comprised in C.S., R. S. & L. R. Dag No. 1077, under R. S. Khatian No. 298 corresponding to L.R. Khatian No. 5, being Municipal Holding No. 77F, B. T. Road, P.O. Kamarhati, Kolkata – 700 058, within the jurisdiction of Khardaha Police Station, within the local limits of Panihati Municipality, Ward No. 6, under Additional District Sub-Registration Office at Barrackpore at present A.D.S.R.O. Sodepur, in the District of North 24-Parganas, morefully and particularly described in the Schedule hereunder written.

WHEREAS with a view to develop said land by constructing of Multi-storied Building, I have entered into a Development Agreement executed on 03.03.2022, duly registered before the A.D.S.R.O. Sodepur and recorded in Book No. I, Being No. 152401960 for the year 2022, under some terms and conditions mentioned thereon with GITANJALI CONSTRUCTION, having PAN AASFG7040C, a Partnership firm, having its Principal place of business at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata – 700 035, Dist. North 24-Parganas, West Bengal, represented by its Partners namely – (1) SRI BARUN DEV BHATTACHARYA, having PAN AKEPB2262R, Aadhaar No. 587922704271, son of Late Basudev Bhattacharya, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata – 700 035, Dist. North 24-Parganas, (2) SRI SUBHASIS DAS (PAN – ADOPD7160P, Aadhaar No. 436944011285), son of Late Balai Chandra Das, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 11A, Sree Gopal Mallick Road, P.O. Ariadaha, P.S. Belghoria, Kolkata – 700 057, Dist. North 24-Parganas, (3) SRI SANKAR DEY (PAN – AGFPD3992D, Aadhaar No. 938715941069), son of Late Jagadish Chandra Dey, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 6/9, R.N. Tagore Road, P.O. Dakshineswar, P.S. Belghoria, Kolkata – 700 076, Dist. North 24-Parganas, (4) SRI PRADIP PANDEY (PAN – AOVPP2827F, Aadhaar No. 338975150433), son of Sri

Rama Sankar Pandey, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata – 700 035, Dist. North 24-Parganas, (5) MATIUR RAHAMAN (PAN – AGGPR3714E, Aadhaar No. 248774850061), son of Late Lutfar Rahaman, by faith – Muslim, by Nationality – Indian, by Occupation – Business, residing at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata – 700 035, Dist. North 24-Parganas and (6) SRI RATAN LAL DAS (PAN – AFMPD8266J, Aadhaar No. 921865002650), son of Late Sohan Lal Das, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at 65/3, Dharendra Nath Chatterjee Road, P.O. Alambazar, P. S. Baranagar, Kolkata – 700 035, Dist. North 24-Parganas. Be it mentioned here that as per Partnership Deed the Partner Nos. 1, 2 & 3 namely 1) SRI BARUN DEV BHATTACHARYA, having PAN AKEPB2262R, Aadhaar No. 587922704271, son of Late Basudev Bhattacharya, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata – 700 035, Dist. North 24-Parganas, (2) SRI SUBHASIS DAS (PAN – ADOPD7160P, Aadhaar No. 436944011285), son of Late Balai Chandra Das, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 11A, Sree Gopal Mallick Road, P.O. Ariadaha, P.S. Belghoria, Kolkata – 700 057, Dist. North 24-Parganas, (3) SRI SANKAR DEY (PAN – AGFPD3992D, Aadhaar No. 938715941069), son of Late Jagadish Chandra Dey, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 6/9, R.N. Tagore Road, P.O. Dakshineswar, P.S. Belghoria, Kolkata – 700 076, Dist. North 24-Parganas, will sign on all papers and documents on behalf of the Partnership Firm in terms of said Partnership Deed. And now I, hereby appoint said GITANJALI CONSTRUCTION as my true and lawful Constituted Attorney in my name on my behalf to do execute and perform all acts, deeds and things as follows –

- 1) To look after and maintain the Schedule mentioned property.
- 2) To construct a Multi-Storied Building upon the said Land mentioned in the Schedule hereinbelow in accordance with the sanctioned plan and amended plan thereto and sign with me in the proposed Site Plan, Building Plan, revised Plan and/ or any modifications plan or plans if required and to file and obtain the same from the Panihati Municipality.

- 3) To negotiate on terms and to agree and to enter into and conclude any agreement for sale and sell **Developer's Allocated** portion of building consisting of different flats, garages, shops, space, units, etc. and the part thereof mentioned in the schedule. The Developer shall free to contact intending Purchaser or Purchasers at such price which agreed upon and/ or cancel or repudiate the same in the manner it deems fit and proper from the Developers allocation portion save and except **Owner's Allocation**.
- 4) To allow the intending Purchaser or Purchasers to inspect the Developers Allocation and the documents relating to the said portion **except Owner's allocation**.
- 5) To receive from the intending Purchaser or Purchasers any earnest money and/or advances and also the balance of purchase money and to give good valid receipt and discharge for the same in **respect of Developer's Allocation** save and except **Owner's Allocation**.
- 6) Upon such receipt as aforesaid in Developer name in respect of Developers Allocation and as acts and deeds, to sign, execute and deliver any conveyances, Lease Deeds of the said property in favour of the Purchaser or Purchasers, Lessees, Mortgages or their nominees in respect of **Developer's allocation** save and except **Owner's Allocation**.
- 7) To receive and accept any consideration against aforesaid by cash or bank drafts, pay orders, cheques or in any other from whatsoever in regards to Developers Allocation Portion of the properties in Developers Name and to give receipt thereof in full or partial discharges of the receipt of such consideration and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection or realization of the money in respect of such instrument **regarding Developer's allocation** save and except **Owner's Allocation**.
- 8) To do all acts, deeds, things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and which my Constituted Attorney shall think best fit and proper in **respect of Developer's Allocation** save and except **Owner's Allocation**.

Dr. S. S. S. S.
1/1/2024

9) To institute, commence, prosecute carry on or defend or resist of all suits and other legal actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which I, may be parties in any court in Civil, Criminal, Revenue Appellate or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India, etc. before Income Tax Authorities and to sign and verify all complaints, written statements, Accounts, Inventories to accept service of all Summons, Notice and other judicial process to execute any judgment process to execute any judgment Decree or order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vakalatnama or any Kind of Affidavit.

10) To settle, adjust compound, compromise or submit arbitration all actions, suits, accounts claims and disputes relating to the said property between myself and any other person or persons except Developer and compounds or compromise the same.

11) To sign and execute any deed or deeds, declarations, instruments and assurance which my said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the said property in respect of Developers allocation.

12) To present any such conveyance or conveyances, Amalgamation Deed or Declarations for registration before the Additional District Sub-Registrar, District Sub-Registrar or Registrar of Assurances in Kolkata having authority for unto have the said Conveyance registered and to do all acts, deeds and things which my said Attorney shall consider necessary after discussing with myself for conveying the said property to the said Purchaser or Purchasers as fully and effectually in all respect of Developer's Allocation save and except Owner's Allocation.

13) To attend any Court of Law either Civil or Criminal and to represent me, after informing myself, in all Government Offices on my behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below.

Handwritten signature and initials

14) To appoint Architect, Civil Engineer, Structural Engineer, Labour, Labour Contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be required for the smooth construction of the said proposed building.

15) To appear in any suit, proceedings, motion, L.A. Office, I.T. Office, etc. on my behalf and to represent me before the B.L & L.R.O. for mutation, conversion, etc. and to file the statement or objection, affidavit- in- opposition, etc., if required, in connection with the land mentioned in the Schedule hereinbelow.

16) To call the Tender, quotation, etc, from the Supplier for supply of Cement, Iron Rod, Sand, Wood, Iron Grill, etc. and to appoint them as my Constituted Attorney shall think fit and proper.

17) To ask for demand, recover receivable and collect all money due and payable in connection with the construction of the said proposed building or construction and to settle, compromise or compound any debt or claim whatsoever in respect of Developer's Allocation save and except Owner's Allocation.

18) To deliver possession of Flat/Flats, Shops, Units Spaces, Show rooms, Garages, etc. except Owner's Allocation as per said Development Agreement with undivided proportionate share of land alongwith other amenities relating thereto either in complete or incomplete finished or semi-finished condition which my Constituted Attorney shall think best, fit and proper in respect of Developer's Allocation save and except Owner's Allocation.

19) To represent me before the Concerned Municipality and to sign Site Plan, Building Plan, Revised Plan and/or any modifications plan or plans and to renew the plan if required and to file and obtain the same from the Concerned Municipality and to apply for Completion Certificate of the Building and to collect the said Completion Certificate on my behalf and to deposit money, fees, taxes, A.D.C. or other requisite fee or fees etc. on my behalf as my Constituted Attorney shall think fit and proper.

Handwritten signature and initials

20) To represent me before the Competent Authority for connection of Transformer, installation of Lift, Electric Meter and for any other Work and deposit money to the said authority on my behalf and collect all receivables, vouchers, etc. from it.

AND I do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by my said Attorney which shall be construed my acts, deeds and things done by me to all intents and purpose and if I personally present even not withstanding the facts that no special power in that behalf is contained in these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of bastu land measuring an area of 2 (two) Cottahs 4 (four) Chittacks 3 (three) sq. ft. more or less together with 100 sq. ft. residential roof tile shed structure standing thereon being Plot No. 'A', lying and situated at Mouza - Agarpara, J. L. No. 11, R. S. No. 31, Touzi No. 155, comprised in C.S., R. S. & L. R. Dag No. 1077, under R. S. Khatian No. 298 corresponding to L.R. Khatian No. 5, being Municipal Holding No. 77F, B. T. Road, P.O. Kamarhati, Kolkata - 700 058, within the jurisdiction of Khardaha Police Station, within the local limits of Panihati Municipality, Ward No. 6, under Additional District Sub-Registration Office at Barrackpore at present A.D.S.R.O. Sodepur, in the District of North 24-Parganas, which is butted and bounded as follows :-

ON THE NORTH : House of C.P. Roy

ON THE SOUTH : Property of Sri Devi Shaw

ON THE EAST : P.W.D. drain and thereafter 80'-0" wide B. T. Road.

ON THE WEST : Land of Sunil Dey.

Handwritten signature

IN WITNESSES WHEREOF I hereunto set and subscribed my hand and seal on
the day of Two Thousand Twenty Two.

SIGNED, SEALED & DELIVERED

at Kolkata in the presence of
following WITNESSES :-

1. *Pankaj Mondal*
L.C.
S/o Byomkesh Mondal
148/1, Gopal Lal Thakur Road
P.S. Baranagar, P.O. Alambazar
Kolkata - 700035. 24 Pgs @

2. *Bijoy Raj*
S/o Lt. Rambilas Roy
148/1, Gopal Lal Thakur Road
P.S. Baranagar, P.O. I.S.I.
Kolkata - 700108. 24 Pgs @

Omendra Shee

SIGNATURE OF THE EXECUTANT

GITANJALI CONSTRUCTION

Barinder Bhakshi
Partner

Drafted by :-

Pranab Mitra

Mr. Pranab Mitra
Advocate
High Court, Calcutta
Regn. No. WB-56/91

GITANJALI CONSTRUCTION

Sankar Dey
Partner

GITANJALI CONSTRUCTION

Subhendu Das

Partner

SIGNATURE OF THE ATTORNEY

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the Executants / Presentants						
 <i>Damodar Ashok</i>	Little	Ring Middle (Left Hand)		Fore	Thumb	
						
	Thumb	Fore Middle (Right Hand)		Ring	Little	
						
 <i>Sankar</i>	Little	Ring Middle (Left Hand)		Fore	Thumb	
						
	Thumb	Fore Middle (Right Hand)		Ring	Little	
						
 <i>Sankar Dey</i>	Little	Ring Middle (Left Hand)		Fore	Thumb	
						
	Thumb	Fore Middle (Right Hand)		Ring	Little	
						

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Executants / Presentants



Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)



भारत सरकार

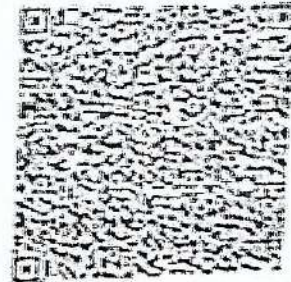
Government of India



Dinesh Kumar Shaw

DOB : 26/08/1969

Male



5209 8198 3380

आधार - आम आदमी का अधिकार

Dinesh Shaw



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

Address:

S/O: C L Shaw, 5/4 B T ROAD, B.T ROAD, TITAGARH,
Titagarh (M), North 24 Parganas, Tilagarah, West Bengal,
700119

5209 8198 3380



1947

1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ALHPS3757J

नाम /NAME

DINESH KUMAR SHAW

पिता का नाम /FATHER'S NAME

CHHOTELAL SHAW

जन्म तिथि /DATE OF BIRTH

26-08-1969

हस्ताक्षर /SIGNATURE

Dinesh K Shaw

CHH

आयकर आयुक्त, प.पं.-XI

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

Dinesh K Shaw



GITANJALI CONSTRUCTION

Bramhan Bhatnagar

Partner

GITANJALI CONSTRUCTION

Sankar Dey

Partner

GITANJALI CONSTRUCTION

Sribhawan Das

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BARUN DEV BHATTACHARYA

BASUDEV BHATTACHARYA

03/12/1971

Permanent Account Number

AKEPB2262R

Barun Dev Bhattacharya





ভারত সরকার

Government of India



বরুন দেব ভট্টাচার্য

Barun Dev Bhattacharya

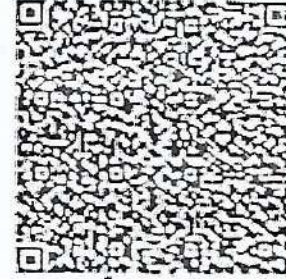
পিতা : বাসুদেব ভট্টাচার্য

Falher : Basudev Bhattacharya

জন্মতারিখ/DOB: 03/12/1971

সুন্দর / Male

5879 2270 4271



আধার - সাধারণ মানুষের অধিকার



ভারতীয় চিহ্নিতকরণ প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: এ, সূর্যসেন রোড

বরানগর (এম), আলম বাজার

উত্তর ২৪ পরগণা, পশ্চিম বঙ্গ,

Address: 107/A, SURYA

SEN ROAD, Baranagar (m),

Alam Bazar, North 24

Parganas, West Bengal,

700035

Barun Dev Bhattacharya

5879 2270 4271



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग

INCOME TAX DEPARTMENT

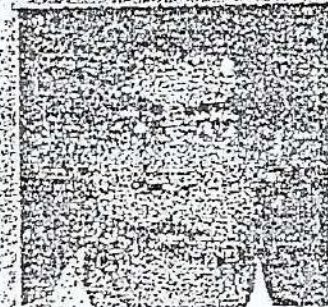
SUBHASIS DAS

BALAJI CHANDRA DAS



भारत सरकार

GOVT. OF INDIA



23112010

15/12/1962

Permanent Account Number

ADOPD7160P

Subhasis Das

Signature

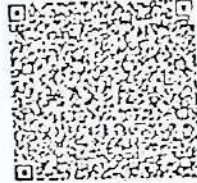
Subhasis Das



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

ভারতীয় পরিচয় / Enrollment No.: 1111/11654/34819

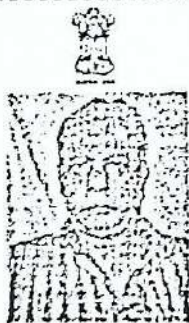
To
শ্রীশ্রী দাস
Subhasis Das
S/O: Balai Chandra Das
11/A SHREE GOPAL MALLICK ROAD
ARIADAH
Kamarchati (in)
Ariadaha
North 24 Parganas North 24 Parganas
West Bengal 700057
192895412
ML928954126FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

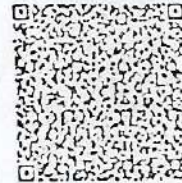
4369 4401 1285

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

শ্রীশ্রী দাস
Subhasis Das
জন্ম তারিখ / DOB : 15/12/1962
পুরুষ / Male



4369 4401 1285

আধার - সাধারণ মানুষের অধিকার

Subhasis Das
Subhasis Das



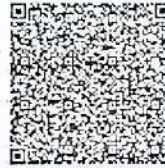
Sankar Dey



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1111/11871/00334

To
শঙ্কর দে
Sankar Dey
S/O: Jagadish Chandra Dey
6/9 R.N. TEGORE ROAD
Kamarhati (m)
Dakshineswar
North 24 Paraganas North 24 Parganas
West Bengal 700076
192442444
ML924424445FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9387 1594 1069

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

শঙ্কর দে
Sankar Dey
পিতা : জগদীশ চন্দ্র দে
Father : JAGADISH CHANDRA DEY
জন্মতারিখ / DOB : 01/01/1975
পুরুষ / Male

9387 1594 1069

আধার - সাধারণ মানুষের অধিকার



Sankar Dey

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRADIP PANDEY

RAMA SANKAR PANDEY

14/05/1978

Permanent Account Number

AOVPP2827F

Pradip Pandey

Signature



13072006



ভারত সরকার

Government of India

প্রদীপ পান্ডে

PRADIP PANDEY

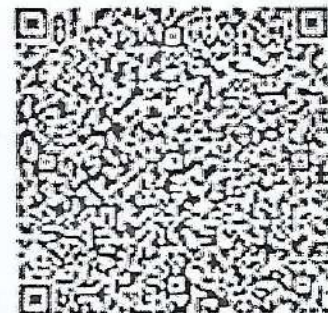
পিতা : রমা শঙ্কর পান্ডে

Father: Rama Sankar Pandey



জন্মতারিখ/DOB: 14/05/1978

পুরুষ / Male



3389 7515 0433

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় বৈশিষ্ট্য প্রমাণকরণ

Unique Identification Authority of India

ঠিকানা: সি, সূর্যসেন রোড
বরানগর (এম), আলম বাজার
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: 107/C, SURYA
SEN ROAD, Baranagar (m),
Alam Bazar, North 24
Parganas, West Bengal,
700035

3389 7515 0433



www

www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

MATIUR RAHAMAN

LUTFAR RAHMAN

01/01/1972

Permanent Account Number

AGGPR3714E

Matiur Rahman

Signature



भारत सरकार
GOVT. OF INDIA



08012014



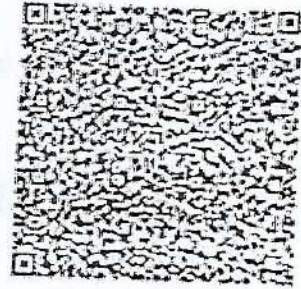
ভারত সরকার
Government of India

মতিউর রহমান

MATIUR RAHAMAN

জন্মতারিখ / DOB : 01/01/1972

পুরুষ / Male



2487 7485 0061

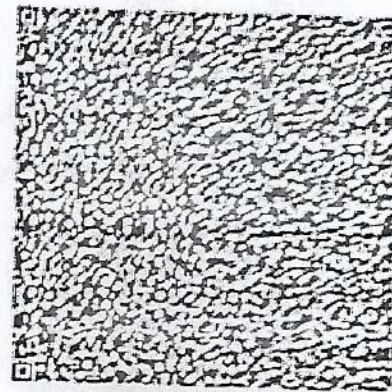
আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাপ্তিকরণ

Unique Identification Authority of India

ঠিকানা: লুতফর রহমান, 107/এ, সূর্য
সেন রোড, বরানগর, বরানগর (এম),
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ, 700035



Address: C/O LUTFAR RAHAMAN, 107/A,
SURYA SEN ROAD, BARANAGAR,
Baranagar (m), North 24 Parganas, West
Bengal, 700035

2487 7485 0061



1947



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WWW

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स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFMPD8266J



नाम NAME

RATAN LAL DAS

पिता का नाम FATHER'S NAME

SOHON LAL DAS

जन तिथि DATE OF BIRTH

03-04-1966

हस्ताक्षर SIGNATURE.

Ratan Lal Das

आयकर अधिकारी (आ. व.)

Commissioner of Income-tax, Coimbatore



भारत सरकार
GOVERNMENT OF INDIA



रतन लाल दास
Ratan Lal Das
जन्मतिथि/DOB: 03/04/1966
पुरुष/ MALE

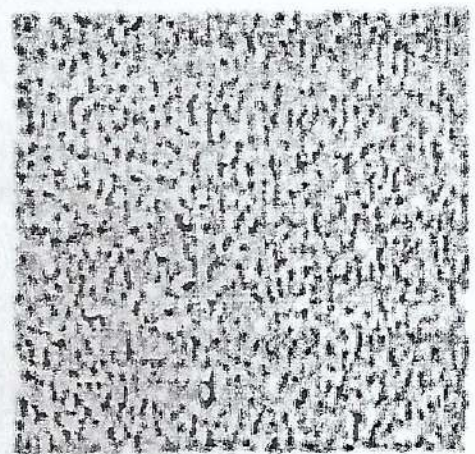
9218 6500 2650

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
653, डी.एन.सी. रोड, बाराबाग (म), पिन 700035
पश्चिम बंगाल
Address:
653, D.N.C ROAD, Barabag (m), North 24
Parganas,
West Bengal - 700035



9218 6500 2650



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PO Box No 1047,
Bangalore-560 001


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
IDENTITY CARD KTF3909470
 পরিচয় পত্র




Elector's Name: Bijoy Roy
 নির্বাচকের নাম: বিজয় রায়
 Father's Name: Rambilas Roy
 পিতার নাম: রামবিলাস রায়
 Sex: M
 লিঙ্গ: পুরুষ
 Age as on 1.1.2005: 25
 ১.১.২০০৫-এ বয়স: ২৫

Bijoy Roy

Address:
 148 / 1 Gopal Lal Thakur Road 20, Baranagar, North 24
 Parganas 700035

ঠিকানা:
 ১৪৮/১ গোপাল লাল ঠাকুর রোড ২০, বরানগর, উত্তর ২৪ পরগণা
 ৭০০০৩৫

Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন কর্মসূচি অফিসার

Assembly Constituency: 137-Baranagar
 বিধানসভা নির্বাচন কেন্দ্র: ১৩৭-বরানগর
 District: North 24 Parganas জেলা: উত্তর ২৪ পরগণা

Major Information of the Deed

No :	I-1524-01971/2022	Date of Registration	03/03/2022
Deed No / Year	1524-8000684419/2022	Office where deed is registered	
Query Date	03/03/2022 1:24:38 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	BIJOY ROY 148/1, G L T ROAD,Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831031803, Status :Solicitor firm		
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. 2/-		Rs. 57,07,501/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152401960/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: B.T. Road, Mouza: Agarpara, , Ward No: 06, Holding No:77F Pin Code : 700058

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1077	LR-5	Bastu	Bastu	2 Katha 4 Chatak 3 Sq Ft	1/-	56,80,501/-	Width of Approach Road: 80 Ft., , Project Name :
Grand Total :					3.7194Dec	1/-	56,80,501/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	27,000/-	



Details :

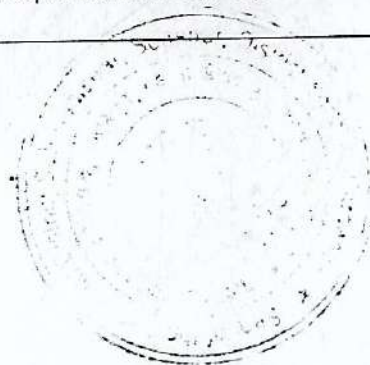
Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr DINESH KUMAR SHAW Son of Late Chhote Lal Shaw Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office			
	03/03/2022	LTI 03/03/2022	03/03/2022
5/4, B.T. Road, City:- , P.O:- Titagarh, P.S:-Titagarh, District:-North24-Parganas, West Bengal, India, PIN:- 700119 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALxxxxxx7J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/03/2022 , Admitted by: Self, Date of Admission: 03/03/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	GITANJALI CONSTRUCTION 107/A, Surya Sen Road, City:- , P.O:- Alambazar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India PIN:- 700035 , PAN No.: AAxxxxxx0C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr BARUN DEV BHATTACHARYA (Presentant) Son of Late Basudev Bhattacharya Date of Execution - 03/03/2022, , Admitted by: Self, Date of Admission: 03/03/2022, Place of Admission of Execution: Office			
		Mar 3 2022 2:10PM	LTI 03/03/2022	03/03/2022
107/A, Surya Sen Road, City:- , P.O:- Alambazar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700035, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx2R,Aadhaar No Not Provided Status : Representative, Representative of : GITANJALI CONSTRUCTION (as Partner)				



Name	Photo	Finger Print	Signature
Mr SUBHASIS DAS Son of Late Balai Chandra Das Date of Execution - 03/03/2022, , Admitted by: Self, Date of Admission: 03/03/2022, Place of Admission of Execution: Office	 Mar 3 2022 2:11PM	 LTI 03/03/2022	 03/03/2022
11A, Sree Gopal Mallick Road, City:- , P.O:- Ariadaha, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0P,Aadhaar No Not Provided Status : Representative, Representative of : GITANJALI CONSTRUCTION (as Partner)			
3 Mr SANKAR DEY Son of Late Jagadish Chandra Dey Date of Execution - 03/03/2022, , Admitted by: Self, Date of Admission: 03/03/2022, Place of Admission of Execution: Office	 Mar 3 2022 2:11PM	 LTI 03/03/2022	 03/03/2022
6/9, R.N. Tagore Road, City:- , P.O:- Dakshineswar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700076, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2D,Aadhaar No Not Provided Status : Representative, Representative of : GITANJALI CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIJOY ROY Son of Late RAMBILAS ROY 148/1 G L T ROAD, City:- , P.O:- BARANAGAR, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700108	 03/03/2022	 03/03/2022	 03/03/2022

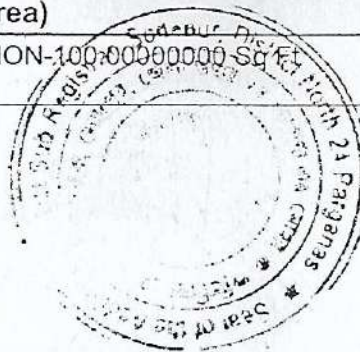
Identifier Of Mr DINESH KUMAR SHAW, Mr BARUN DEV BHATTACHARYA, Mr SUBHASIS DAS, Mr SANKAR DEY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DINESH KUMAR SHAW	GITANJALI CONSTRUCTION-3.71937 Dec

Transfer of property for S1

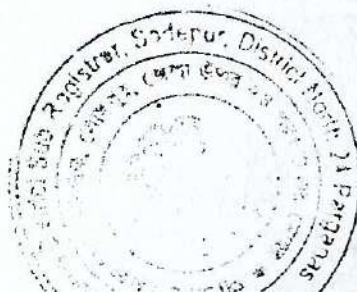
Sl.No	From	To. with area (Name-Area)
1	Mr DINESH KUMAR SHAW	GITANJALI CONSTRUCTION-100.00000000 Sq Ft



Details as per Land Record

North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: B.T. Road, Mouza: Agarpara, , Ward No:
Building No:77F Pin Code : 700058

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1 LR Plot No:- 1077, LR Khatian No:- 5	Owner:অচল কুমার সেন, Gurdian:অটল , Address:10 নং রাজেন্দ্র নাথ সেনের লেন কলিকাতা , Classification:বাস্তু, Area:0.06000000 Acre,	Owner Name not selected by applicant.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2022, Page from 90832 to 90866
being No 152401971 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.03.08 12:01:59 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/03/08 12:01:59 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)

DATED THE DAY OF , 2022.

DEVELOPMENT POWER OF ATTORNEY
FROM

PRINCIPAL : SRI DINESH KUMAR SHAW

T O

ATTORNEY : GITANJALI CONSTRUCTION

Drafted by -

MR. PRANAB MITRA
Advocate.
High Court, Calcutta