11984/24 VC-1114/24 I-11664/24

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AS 328971

11.07.24
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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-II
Alipore, South 24-parganas
15/07/2024

POWER OF ATTORNEY FOR DEVELOPMENT OF LAND AND/OR CONSTRUCTION OF BUILDING

TO WHOM THESE PRESENTS SHALL COME, **We**, **(1) MR. DIPAK BASU (PAN – ADXPB5265C, AADHAAR NO. – 4285 7545 2234, MOB. - 9831007568)** son of Late Jogesh Chandra Bose, by faith - Hindu, by nationality – Indian, by Occupation – Legal Professional, residing at Premises No. 1/528, Gariahat Road, commonly known as 528, Jodhpur

Contd.....P/2.

3348 03 JUL 2024

No..... ₹ 100/- Date.....

Name : Sen & Sen Infraprojects Pvt. Ltd.

Address : 1/83, Gariahat Road, Kol-68

Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27

DIPAK BASU

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DIPAK BASU

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সত্যমেব জয়তে
দক্ষিণ ২৪ পরগণা, আলিপুর
South 24-Parganas, Alipore

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Sanjoy Biswas.
S/o Late Dilip Biswas.
6, Rajkumar Chatterjee Road,
Kol- 700037
profession:- Service.

Park, Post Office – Jodhpur Park, Police Station - Lake, Kolkata – 700068 **(2) MR. DEBRAJ BASU (PAN – AFHPB1774Q, AADHAAR NO. – 4077 5931 2620, MOB. - 9158999186),** Son of Mr. Dipak Basu, by faith - Hindu, by Nationality – Indian, by Occupation – Service, presently residing at F-202 Malpani Greens, SR NO 206/1/2 Kaspatewasti Wakad, Post Office - Pune City, Police Station – Pune, Maharashtra, Pin – 411057. **(3) MR. PRANTAR CHOUDHURY (PAN – ACOPC0404E, AADHAAR NO. – 8139 4015 0745, MOB.- 9674155215)** son of Late Anjan Kumar Choudhury, by faith - Hindu, by Nationality – Indian, by Occupation – Business, residing at Choudhury Park, 10, Kumud Ghoshal Road, Post Office – Ariadaha, Police Station – Dakshineswar, Previously – Belgharia, District – North 24 Parganas, Kolkata – 700057, West Bengal, **(4) MR. ABHIJIT NAG (PAN – ABQPN1477P, AADHAAR NO. – 7763 9667 6020 MOB- 6289112813)** son of Late Pranab Kumar Nag, by faith - Hindu, by Nationality – Indian, by Occupation – Business, residing at 4C, Mandeville Gardens, Post Office – Ballygunge, Police Station - Gariahat, District – South 24 Parganas, Kolkata – 700019, West Bengal, hereinafter called and referred to as the **"EXECUTANT".**

WHEREAS We are the joint owner of **ALL THAT** piece or parcel of undivided bastu land measuring 05(Five) Kathas 01(One) Chittaks 15(Fifteen) Square Feet more or less TOGETHER WITH a three storied cemented brick-built building admeasuring more or less 4600 sq. ft. standing thereupon along with all rights of easements, privileges, amenities, appurtenances attached thereto at premises no. 1/528, Gariahat Road, commonly known as 528, Jodhpur Park, Post Office – Jodhpur Park, Kolkata – 700068 under Police Station – Lake, (Old – Tollygunge) within Kolkata Municipal Corporation, under Ward No. 093, under jurisdiction of the office of the A.D.S.R – Alipore, District – South 24 Parganas, which is morefully described in the Schedule – "A" written hereunder is free from all encumbrances, charges, liens,

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lispendense, claims, demands, trusts, acquisitions, requisitions and alignments whatsoever (herein after called as **"the SAID PREMISES**).

AND WHEREAS due to our personal difficulties and inconveniences it is not possible for us to devote time for proper control, management, maintenance, development, improvement, look after and supervise the SAID PREMISES more fully described in the "A" Schedule of Property written hereunder and to meet other lawful expenditures relating to the SAID PREMISES as such We are desirous of appointing, nominating and constituting **SHRI SURAJIT SEN (PAN - AIOPS0025P, AADHAAR NO - 5244 4630 8176),** son of Late Nripen Sen, aged about 57 years, by faith - Hindu, by nationality – Indian, by occupation – Business, residing at 133, Jodhpur Park, 3rd Floor, near Allahabad Bank, Post Office - Jodhpur Park, Police Station - Lake, Kolkata - 700068, who is the Director of **SEN & SEN INFRAPROJECTS PRIVATE LIMITED (PAN – AANCS1447B),** a company registered under the Companies Act, 1956 as amended upto date having its registered office at 1/83, Gariahat Road, commonly known as 83, Jodhpur Park, Ground Floor, Post Office – Jodhpur Park, Police Station - Lake, Kolkata – 700068 as our true and lawful **"GENERAL ATTORNEY"**.

NOW KNOW ALL MEN BY THESE PRESENTS We, the executants' above named, do hereby nominate and constitute and appoint said **SHRI SURAJIT SEN,** son of Late Nripen Sen, aged about 57 years, by faith- Hindu, by nationality – Indian, by occupation – Business, residing at 133, Jodhpur Park, 3rd Floor, near Allahabad Bank, Post Office – Jodhpur Park, Police Station - Lake, Kolkata-700068 as our true and lawful Attorney for ourselves, in our name and on our behalf to do, exercise, carry out, execute and perform all the acts, deeds,

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things, powers, matters, declarations and authorities in anyway solely relating to the "A" Schedule of Property written hereunder pertaining to the matters as contained hereinafter, that is to say :-

1. ***To apply for Mutation:-*** To apply, sign and represent before the Government, Semi Government Authorities and Kolkata Municipal Corporation, Concern B.L. & L.R. Office/Sd. L. & L.R. Office/D.L. & L.R. Office and any other Authorities for mutation of our name in their records in respect of the "A" Schedule of Property written hereunder and to pay all necessary taxes and charges on time to time for the same on behalf of ourselves, which will be actually borne by us.

2. ***To apply for sanctioning of Building Plan:-*** To apply, sign and represent before the Building Department, Kolkata Municipal Corporation for obtaining sanction of the building plan on the said plot of land at the "A" Schedule of Property written hereunder and to deposit any statutory fees, charges and/or any other amount which have to be paid to the Building Department, Kolkata Municipal Corporation and to the any other authorities of the Kolkata Municipal Corporation for this purpose as the said Attorney shall think fit and proper. To appear and represent before the office and/or the office of any Government, Semi-Government, Local Body/Authority, Police Stations, Collectorate, Kolkata Municipal Corporation, Kolkata Municipal Development Authority, Kolkata Improvement Trust, Land Acquisition and Requisition Offices and the Office of the Urban Land (C. & R.) and all other offices concerned in connection with the "A" Schedule of Property written hereunder and to apply, sign and submit all applications, petitions and verifications on our behalf solely

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connected with the "A" Schedule of Property written hereunder before any of the aforesaid authorities.

3. ***To apply for modification/alteration of Building Plan:***- To apply, signs, represents and executes all papers, documents, statements, affidavits, forms, undertakings, declarations and revised plans as may be required for having building plan sanction, modification and/or alteration by the Building Department, Kolkata Municipal Corporation and/or any other Authority in respect of the "A" Schedule of Property written hereunder and to pay/deposits fees or any others charges which may have to be paid to the Building Department, Kolkata Municipal Corporation and/or any other authorities for obtain such modified/altered/revised sanction building plan and/or as-made plan and such other orders or permissions as be necessary from the Building Department of Kolkata Municipal Corporation and any other authorities.

4. ***To apply for sanctioning and/or obtaining necessary permission for other utilities:***- To apply, sign and represent before Building Department of Kolkata Municipal Corporation, Calcutta Electric Supply Corporation (CESC), Water Supply Department of Kolkata Municipal Corporation, Drainage Department of Kolkata Municipal Corporation, Park and Square Department of Kolkata Municipal Corporation, Fire Brigade Department of Govt. of West Bengal, Forest Department of Govt. of West Bengal, Parks and Gardens Departments of Govt. of West Bengal and Urban Land Ceiling Department of Govt. of West Bengal, Tax Department of Kolkata Municipal Corporation, Revenue and Tax Department of Govt. of West Bengal/Govt. of India and/or any other Department of the Kolkata Municipal

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Corporation and any other department of Government of West Bengal for sanctioning and/or obtaining necessary permission in connection with electricity, gas, water, sewerage, drainage, temporary well, temporary tube-well, telephone, internet, etc. or any other connections of any other utilities in the "A" Schedule of Property written hereunder and to make any alterations therein as may be and to close down and/or have disconnection and/or removal of the same and for that purpose to sign, represent, submits, file, proceed and execute any applications, documents and plans and to pay/deposits fees or any others charges which may have to be paid for obtain such others necessary permission to this effect solely connected with the "A" Schedule of Property written hereunder before any of the aforesaid authorities.

5. ***To Signs, Presents & Executes registered/unregistered Undertakings and Affidavits:-*** To signs, presents and executes registered/unregistered Undertakings and Affidavits on our behalf in respect of the sanction of building plan and/or obtaining necessary permission for other utilities before Building Department of Kolkata Municipal Corporation, any other department of Kolkata Municipal Corporation, Calcutta Electric Supply Corporation (CESC), Water Supply Department of Kolkata Municipal Corporation, Drainage Department of Kolkata Municipal Corporation, Park and Square Department of Kolkata Municipal Corporation, Fire Brigade Department of Govt. of West Bengal, Forest Department of Govt. of West Bengal, Parks and Gardens Departments of Govt. of West Bengal and Urban Land Ceiling Department of Govt. of West Bengal, Tax Department of Kolkata Municipal Corporation, Revenue and Tax Department of Govt. of West Bengal/Govt. of India and/or any other Department

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of the Kolkata Municipal Corporation and any other department of Government of West Bengal in connection with electricity, gas, water, sewerage, drainage, temporary well, temporary tube-well, telephone, internet etc. or any other connections of any other utilities in connection with the "A" Schedule of Property written hereunder.

6. ***To apply for Completion Certificate:-*** To apply, signs, represents and executes necessary documents, papers, application/applications or formalities to obtain Completion Certificate along with CC Plan from the competent authority or Building Department of the Kolkata Municipal Corporation.

7. ***To Signs, Presents and Executes all type of Agreements, Deeds and/or Instruments:-*** To signs, presents and executes any Agreement for Sale and/or Deed of Conveyance or Conveyances and/or any kind of Deeds or Instruments or Declaration Deed for registration, to admit, execution and receipt, and present the same before the Additional District Sub-Registrar at Alipore and District Sub-Registrar at Alipore and Registrar of Assurances at Kolkata for registering the same and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying of the Flats/Apartments and Car parking spaces and shops and any other spaces together with the undivided proportionate share in the land underneath in respect of the Developer's Allocation mentioned in the "B" schedule of property written hereunder in pursuance of the said registered Deed of Agreement for Development of Land and/or Construction of Building dated 11/07/2024. To cancel any Agreement and forfeit any money advanced by the prospective Buyer's/purchasers exclusively under Developer's Allocation for

Abhijit Roy

Pranab Chatterjee

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reasons of their committing default and/or to file Suit for Specific Performance and to realize or unrealized amount together with interest and damages as the case may be and to do all such acts, deeds, matters and things in respect of selling and/or transferring the residential flats/apartments and car parking spaces and any other spaces together with the undivided proportionate share in the land underneath. To deliver possession and/or make over the Flats/Apartments and car parking spaces and any other spaces together with the undivided proportionate share in the land underneath exclusively under Developer's Allocation and issue letter of possession on my behalf and to do and perform all and everything that shall be necessary for completing the entire Sale process exclusively under Developer's Allocation described in the said registered Deed of Agreement for Development of Land and/or Construction of Building dated 11./07/2024 and for the purposes as aforesaid to receive all consideration/earnest moneys, advances and also the balance of the consideration amount/purchase amount from the Buyers/Purchaser/s and grant proper receipts in respect of the amounts to be received on sale and disposal of residential flats/portions/car parking spaces etc. and said sale proceeds and consideration money/earnest money solely be deposited in the Developer's/Attorney's bank account.

Kiran Jha Advocate

8. ***To pay outgoings:-*** To pay all taxes, rates, assessments, charges, expenses and other outgoings whatsoever payable for and on account of the "A" Schedule of Property written hereunder and receive refunds and other moneys in connection therewith.

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9. ***To Apply for Annual Valuation:-*** To appear and represent before all authorities including Kolkata Municipal Corporation for fixation and/or finalization of the Annual valuation of the "A" Schedule of Property written hereunder and for that purpose to sign, execute and submit necessary applications, papers and documents and to do all other acts, deeds and things as it may deem fit and proper.

10. To insure the said building and fittings & fixtures against damages, fire, tempest, malicious damage or destruction and against other risks that may arise during construction of the building to protect the interests of all concerned therein.

11. ***To conduct and defend legal proceedings:-*** To institute, file, present, commence, prosecute, enforce, defend or resist and oppose all suits and all other actions and/or other legal proceedings including any Arbitration proceedings and demands comprised any of the matters relating to the "A" Schedule of Property written hereunder or any part thereof before any Learned Civil Court and/or Learned Criminal Court and/or Learned Tribunal or Learned Appellate Tribunal and/or any Quasi Judicial Body and/or Revenue or Revisional Jurisdiction, including Special Jurisdiction of the Hon'ble High Court at Calcutta under Article 226 and 227 of the Constitution of India and special Jurisdiction of the Hon'ble Supreme Court of India under Article 32 and 142 of the Constitution of India and any Administrative body/Department and/or Tribunal or Appellate Tribunal of Income-tax, Sales Tax and Wealth Tax Authorities etc. and to represent before the Local Police Station and/or before any other Police Authority/Department to file, submits and/or settle down any legal issues in connection with the "A" Schedule of

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Property written hereunder or any part thereof and to sign, verify, declare and/or affirm all plaints, verifications, written statements, petitions, objections, cross objections, claims, counter claims, stay, registered/unregistered undertakings, to sign and execute vakalatnama and/or whatsoever nature, Memorandum of Appeal, swear claims, application for execution, revision, review, Affidavits, accounts, inventories, to accept service of summons, notices and other judicial processes, to execute any judgment, decree or order and to do generally all other acts, deeds and things as the Said Attorney in his own discretion shall think fit and proper in any proceedings made before as above in connection with the "A" Schedule of Property written hereunder or any part thereof and to compromise, settle, refer to Arbitration, abandon, submit to judgment in any such action or proceedings as aforesaid and/or to be added as a party or be non-suited or withdraw the same concerning the "A" Schedule of Property written hereunder or any part thereof.

12. ***To appoint Legal and others Professionals:-*** For the purposes as aforesaid, to appoint and engage Advocates or Solicitors or Legal Professionals, Engineers, Architects, Arbitrators, etc. wherever my said Attorney shall think fit and proper to do so and sign, represent and execute Vakalatnama or any other documents authorizing such Advocates or Solicitors or Legal Professionals, Engineers, Architects, Arbitrators, etc. to act and to terminate for their services and to settle and pay their fees.

13. ***To deal with trespassers:-*** To warn off and prohibit and if necessary proceed against in due form of law against all trespassers on the "A" Schedule of Property written hereunder and to take appropriate steps whether by action or otherwise

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before the Local Police Station and/or before any other Police Authority/Department in connection with the "A" Schedule of Property written hereunder or any part thereof and to abate all nuisances.

14. ***To Receive Advance/Earnest Money and Consideration Money, to issue Receipts thereof and to Executes all the Indentures/Deed of Conveyance:-*** To receive advance/earnest money and consideration money in full or part in time to time from the prospective/intending Buyers'/Purchasers in respect of the Developer's Allocation mentioned in the "B" schedule of property written hereunder and to issue proper receipts to the prospective Buyer's/Purchasers in time to time in respect of such amounts to be received as advance/earnest money and consideration money from the prospective Buyer's/Purchasers in respect of the Developer's Allocation and to signs, presents and executes all types of Indentures including Agreement for Sale, Deed of Conveyance, Deed of Declarations etc. on our behalf and to issue possession letter to the Purchasers for the purchased flats/units/car parking spaces and any other spaces etc. together with the undivided proportionate share in the land underneath out of the Developer's Allocation mentioned in the "B" schedule of property written hereunder and this Power will be valid till entire disposal as well as completion of entire sell process in respect of the Developer's Allocation, mentioned in the "B" schedule of property written hereunder.

15. ***To enforce covenants:-*** To enforce any covenant in any agreement or any other instruments or document affecting the "A" Schedule of Property written hereunder and if any right to re-

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enter arises in any manner under such covenants or under notice to quit, then to exercise such rights amongst others.

AND generally to do, execute and perform any other act or acts, deeds or things whatsoever which in the opinion of our said Attorney ought to be done, executed and performed in relation to the "A" Schedule of Property written hereunder for development of land and/or construction of the proposed G+4 storied new Building at the "A" Schedule of Property written hereunder as per Plan to be sanctioned by the Kolkata Municipal Corporation in accordance with the said registered Deed of Agreement for Development of Land and/or Construction of Building dated 11 ..../07/2024 mentioned herein above or our concern, engagements and business or affairs ancillary or incidental thereto as fully and effectually as We could have done lawfully under our own hand and seal if We would be personally present.

AND generally our said Attorney shall have the power to do all such acts, deeds and things as aforesaid on our behalf, which We could have lawfully done, if personally present.

AND We do hereby for ourselves, our heirs, executors, administrators and legal representatives ratify and confirm and agree to ratify and by Attorney confirm all and whatsoever our said Attorney or his substitute or substitutes shall lawfully do, commit, execute or perform or cause to be done, committed, executed or performed in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of these presents.

AND We do hereby agree and undertake that this Power of Attorney is valid as well as effective till completion of entire sale process and/or transfer procedure and others legal obligation of the

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Developer's and also till completion of registration/execution of all the Deed of Conveyances in respect of the entire Flats/Apartments/portions and Car Parking spaces and shops and any others spaces together with the undivided proportionate share in the land underneath exclusively under Developer's Allocation mentioned in the "B" schedule of property written hereunder as well as mentioned in the "C" schedule of property written in the said registered Deed of Agreement for Development of Land and/or Construction of Building dated 11/15/07/2024.

AND our all legal heirs/successors will be bound to issue and execute a new/fresh registered Power of Attorney in favour of this Attorney and/or his agent, representative, if any of us will die during validity period of these presents and also during validity period of the said registered Deed of Agreement for Development of Land and/or Construction of Building dated 11/15/07/2024.

AND this Power of Attorney is always revocable in nature.

SCHEDULE "A" PROPERTY ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring 05 (five) Kathas 01 (One) Chittak 15 (Fifteen) Square Feet more or less TOGRTHER WITH a three storied cemented building admeasuring more or less 4600 sq. ft. standing thereupon along with all rights of easements, privileges, amenities, appurtenances attached thereto at premises no. 1/528, Gariahat Road, commonly known as 528, Jodhpur Park, Post Office – Jodhpur Park, Kolkata – 700068 under Police Station – Lake, (Old – Tollygunge) within Kolkata Municipal Corporation under Ward No. 093, under jurisdiction of the office of the A.D.S.R – Alipore, District – South 24 Parganas, which is butted and bounded on the:-

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NORTH	:-	Premises No.1/522, Gariahat Road.
SOUTH	:-	60 ft. wide K. M. C. Road.
EAST	:-	Premises No.1/529, Gariahat Road.
WEST	:-	Premises No.1/527, Gariahat Road.

SCHEDULE-"B" ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

ALL THAT the piece and parcel of entire 1st Floor and entire 4th Floor and entire 3rd Floor excluding the Flat/Apartment measuring 1000 Sq. Ft. super built up area allocated to the Land Owner No.3 and all the Car Parking space excluding two number of Car Parking spaces allocated to the Land Owner Nos.1 and 2 on the ground floor and also excluding 01(one) Shop Room measuring 300 sq,ft. super built up area on front side in the Ground Floor allocated to the Land Owner No.3 along with entire remaining portions/areas in the ground floor and also in all the floors of such newly constructed G+4 storied building as per sanctioned floor built up areas along with the proportionate share in the land underneath only of the sanctioned F.A.R. and/or constructed area in the G+4 storied New Building at the premises no. 1/528, Gariahat Road, commonly known as 528, Jodhpur Park, Post Office – Jodhpur Park, Kolkata – 700068, under Police Station – Lake, (Old – Tollygunge) within Kolkata Municipal Corporation, under Ward No. 093, under jurisdiction of the office of the A.D.S.R – Alipore, District – South 24 Parganas are the sole and exclusive allocation of the Developers' herein.

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In addition to the aforesaid areas the Developer/Second Party will also be allocated exclusively for the entire additional areas/portions over and above the 4th Floor(On 5th Floor) of the said G+4 storied New Building if such entire additional areas/portions over and above the 4th Floor(On 5th Floor) will be sanctioned by the competent authority.

The Developer shall have the proportionate rights in the common areas and facilities along with the proportionate share in the land underneath in the G+4 storied New Building at the said Property, which is mentioned in the Schedule "D" written hereunder.

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IN WITNESS WHEREOF the parties herein have executed this Power of Attorney on this the 11 th day of July, 2024.

SIGNED SEALED AND DELIVERED
in the presence of WITNESSES :

1. Sanjoy Biswas.
6, Rajkumar chatterjee Road,
Kol - 700037

SIGNATURE OF EXECUTANT

2. Gunadhar Rajak
528, Jodhpur Park,
Kol-68.

I ACCEPTED THIS POWER

Suvajit Sen

SIGNATURE OF THE ATTORNEY

DRAFTED, PREPARED AND COMPUTERISED IN MY OFFICE

KRISHNENDU DE
ADVOCATE, Enrollment No. – F/1207/08.
BAR ASSOCIATION ROOM NO. 16
HIGH COURT AT CALCUTTA.
Mob. – 9830015029.

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SPECIMEN FORM FOR TEN FINGERPRINTS

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Subrajit Sen

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Sanjoy Biswas

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
দক্ষিণ ২৪ পরগণা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

11 JUL 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

				
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)		

Abhijit Nag

				
Little	Ring	Middle	Fore	Thumb
		(Left Hand)		
				
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		

PHOTO

Little	Ring	Middle	Fore	Thumb
		(Left Hand)		
Thumb	Fore	Middle	Ring	Little
		(Right Hand)		

Office of the Dist. Sub-Registrar-III
জেলা অবর নিবন্ধক
সত্যমেব জয়তে
দক্ষিণ ২৪ পরগনা, আলিপুর
South 24-Parganas, Alipore

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
11 JUL 2024

ভারত সরকার

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/19540/13640

To
সঞ্জয় বিশ্বাস
Sanjoy Biswas
6 RAJ KUMAR CHATTERJEE ROAD
BELGACHIA
Kolkata
Belgachia
Kolkata
West Bengal 700 037

19/09/2012

21097402

MN2109740 24FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

2907 1861 5730

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

সঞ্জয় বিশ্বাস

Sanjoy Biswas

পিতা : দিলীপ কুমার বিশ্বাস

Father : Dilip Kumar Biswas

জন্ম সাল / Year of Birth : 1989

পুরুষ / Male

2907 1861 5730

আধার – সাধারণ মানুষের অধিকার

Sanjoy Biswas

Government of India

AADHAAR

তথ্য

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

INFORMATION

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

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

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:
6, রাজ কুমার চ্যাটার্জী রোড,
বেলগাছিয়া, কোলকাতা,
পশ্চিমবঙ্গ, 700037

Address:
6, RAJ KUMAR CHATTERJEE
ROAD, BELGACHIA, Kolkata,
Belgachia, West Bengal, 700037

2907 1861 5730

1947
1800 300 1947

help@uidai.gov.in

WWW
www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1603-11664/2024	Date of Registration	15/07/2024
Query No / Year	1603-2001783255/2024	Office where deed is registered	
Query Date	08/07/2024 4:12:45 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	KRISHNENDU DE BAR ASSOCIATION ROOM NO - 16 2nd FLOOR, HIGH COURT, CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830015029, Status :Advocate		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 25,00,000/-		Rs. 3,50,70,900/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 75,020/- (Article:48(g))		Rs. 53/- (Article:E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/528, , Ward No: 093 Pin Code : 700068

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		5 Katha 1 Chatak 15 Sq Ft	20,00,000/-	3,29,49,150/-	Property is on Road
	Grand Total :				8.3875Dec	20,00,000 /-	329,49,150 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4600 Sq Ft.	5,00,000/-	21,21,750/-	Structure Type: Structure
	Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 56 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 56 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 56 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	4600 sq ft	5,00,000 /-	21,21,750 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Dipak Basu (Presentant)** Son of Late Jogesh Chandra Bose 1/528, Gariahat Road{Jodhpur Park}, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: adxxxxxx5c, Aadhaar No: 42xxxxxxxx2234, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Pvt. Residence

2	Name	Photo	Finger Print	Signature
	Mr Debraj Basu Son of Mr Dipak Basu Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office	 15/07/2024	Captured LTI 15/07/2024	15/07/2024

Sr No. 206/1/2 Kaspatewasti Wakad, Block/Sector: Malpani Greens, Flat No: F 202, City:- Not Specified, P.O:- Pune City, P.S:-PUNE, District:-Pune, Maharashtra, India, PIN:- 411057 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: afxxxxxx4q, Aadhaar No: 40xxxxxxxx2620, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024
, Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Prantar Choudhury Son of Late Anjan Kumar Choudhury Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office	 15/07/2024	Captured LTI 15/07/2024	15/07/2024

10 Kumud Ghoshal Road, City:- Not Specified, P.O:- Ariadaha, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: acxxxxxx4e, Aadhaar No: 81xxxxxxxx0745, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024
, Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mr Abhijit Nag Son of Late Pranab Kumar Nag Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office	 15/07/2024	Captured LTI 15/07/2024	15/07/2024

	4C, Mandeville gardens, City:- Not Specified, P.O:- Ballygunge, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: abxxxxxx7p, Aadhaar No: 77xxxxxxxx6020, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**SEN & SEN INFRAPROJECTS PRIVATE LIMITED** Flat No: Ground Floor, 1/83, Gariahat Road{Jodhpur Park}, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Date of Incorporation:XX-XX-2XX7 , PAN No.:: AAxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr Surajit Sen Son of Late Nripen Sen Date of Execution - 11/07/2024, , Admitted by: Self, Date of Admission: 15/07/2024, Place of Admission of Execution: Office	 Jul 15 2024 3:52PM	Captured LTI 15/07/2024	15/07/2024
	133 Jodhpur Park, 3rd Floor, Near Allahabad Bank,, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake District:-South 24-Parganas, West Bengal, India, PIN:- 700068, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: AIxxxxxx5P, Aadhaar No: 52xxxxxxxx8176 Status : Representative, Representative of : SEN & SEN INFRAPROJECTS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjoy Biswas Son of Mr Dilip Kumar Biswas 6, Raj Kumar Chatterjee Road,, City:- Not Specified, P.O:- Belgachia, P.S:-Tala, District:-North 24-Parganas, West Bengal, India, PIN:- 700037			
Identifier Of Mr Surajit Sen, Mr Dipak Basu, Mr Debraj Basu, Mr Prantar Choudhury, Mr Abhijit Nag			
Mr SANJOY BISWAS Son of Late DILIP BISWAS 6, RAJ KUMAR CHATTERJEE ROAD, City:- , P.O:- BELGACHIA, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037		Captured	
	15/07/2024	15/07/2024	15/07/2024
Identifier Of Mr Surajit Sen, Mr Debraj Basu, Mr Prantar Choudhury, Mr Abhijit Nag			

Endorsement For Deed Number : I - 160311664 / 2024

On 10-07-2024

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 3,50,70,900/-

Dhar

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

On 11-07-2024

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

Presented for registration at 18:30 hrs on 11-07-2024, at the Private residence by Mr Dipak Basu , one of the Executants.

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

Execution is admitted on 11/07/2024 by Mr Dipak Basu, Son of Late Jogesh Chandra Bose, 1/528, Road: Gariahat Road{Jodhpur Park}, , P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Advocate

Indetified by Mr Sanjoy Biswas, , , Son of Mr Dilip Kumar Biswas, 6, Raj Kumar Chatterjee Road,, P.O: Belgachia, Thana: Tala, , North 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Private Service

Dhar

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

On 15-07-2024

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.

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

Execution is admitted on 15/07/2024 by 1. Mr Debraj Basu, Son of Mr Dipak Basu, Sr No. 206/1/2 Kaspatewasti Wakad, Sector: Malpani Greens, Flat No: F 202, P.O: Pune City, Thana: PUNE, , Pune, MAHARASHTRA, India, PIN - 411057, by caste Hindu, by Profession Service, 2. Mr Prantar Choudhury, Son of Late Anjan Kumar Choudhury, 10 Kumud Ghoshal Road, P.O: Ariadaha, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business, 3. Mr Abhijit Nag, Son of Late Pranab Kumar Nag, 4C, Road: Mandeville gardens, , P.O: Ballygunge, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by Profession Business

Indetified by Mr SANJOY BISWAS, , , Son of Late DILIP BISWAS, 6, RAJ KUMAR CHATTERJEE ROAD, P.O: BELGACHIA, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Service

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

Execution is admitted on 15-07-2024 by Mr Surajit Sen, DIRECTOR, SEN & SEN INFRAPROJECTS PRIVATE LIMITED (Private Limited Company), Flat No: Ground Floor, 1/83, Gariahat Road{Jodhpur Park}, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068

Indetified by Mr SANJOY BISWAS, , , Son of Late DILIP BISWAS, 6, RAJ KUMAR CHATTERJEE ROAD, P.O: BELGACHIA, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/07/2024 4:47PM with Govt. Ref. No: 192024250113086328 on 09-07-2024, Amount Rs: 21/-, Bank: SBI EPay (SBIePay), Ref. No. 7530750293029 on 09-07-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 74,920/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 3348, Amount: Rs.100.00/-, Date of Purchase: 03/07/2024, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/07/2024 4:47PM with Govt. Ref. No: 192024250113086328 on 09-07-2024, Amount Rs: 74,920/-, Bank: SBI EPay (SBIePay), Ref. No. 7530750293029 on 09-07-2024, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 305263 to 305288

being No 160311664 for the year 2024.

Seal of the District Sub-Registrar III, South 24 Parganas, South 24 Parganas

Digitally signed by Debasish Dhar
Date: 2024.07.16 16:43:25 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 16/07/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.