

06585/22

J. 642 #1074 I-8533/22



पश्चिम बंगाल WEST BENGAL

Certified that the document is ~~not~~ registered in
 registration. The signature ~~is~~ and
 the enclosures ~~are~~ attached with the
 document are ~~not~~ of this document.

26 APR 2022

District Sub-Registrar-III
 Alipore, South 24 parganas.

03-06-22

DEVELOPMENT POWER OF ATTORNEY
AFTER JOINT VENTURE AGREEMENT

KNOW ALL MEN BY THIS POWER OF ATTORNEY We, 1. **SRI SUBAS BOSE** PAN:GAMPB400CB, Aadhaar No. 3279 4838 5745, 2. **SRI GOUTAM BOSE** PAN:AFUPB1794B, Aadhaar No.6955 3360 1931, both sons of Late Santi Ranjan Bose, 3. **SMT.SANTANA BOSE** PAN:BHUPB5437N, Aadhaar No. 4165 3967 0509 wife of Late Subodh Chandra Bose and 4. **SRI CHHANDAM BOSE**, PAN: CEUPB9432H, Aadhaar No.6301 4666 0304, son of Late Subodh Chandra Bose, all are-by faith - Hindu,

1931

20 APR 2022

100f

K. S. Mondal (Adv.)

Alipore Judges Court
Kolkata-27

Under
DEB

100



Rajul Das
S/O M. Ch. Das
Alipore Judges Court
Ker 27

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
20 APR 2022

all are by nationality- Indian, all are at present residing at B-148, Atabagan, Garia, P.O-Laskarpur, G.S.Colony,P.S-Bansdroni, Kolkata-700153, in the District 24-Parganas(s), hereinafter referred to as the **PRINCIPAL, SEND GREETINGS.**

WHEREAS

(1) I SRI SUBAS BOSE is the absolute owner **ALL THAT** the said homestead land measuring 1-1/2 (One& half) Kottah more or less comprised in E.P/L.O.P. No. 1770, in C.S.Plot No. 53 Part of Mouza – Laskarpur, J.L. No.57, P.S–Bansdroni formerly Sonarpur, within the Limits of The Kolkata Municipal Corporation being municipal Premises No. 58, Atabagan, Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S–Bansdroni formerly Sonarpur, Kolkata-700084, in the dist- 24- Parganas(s) and its assessee No. 311110100582 which I have acquired being a refugee displaced from East Pakistan (Now Bangladesh) for a plot of land for my rehabilitation by a register deed of gift dated 12/07/ 2011 from the Governor of the State of West Bengal duly registered before the District Sub-Registrar office at Alipore and recorded in Book No. 1, Volume No.IV at Pages 29 to 32, being the Deed No. 233 for the year 2011.

(2) I SRI GOUTAM BOSE is the absolut owner **ALL THAT** the homestead land measuring 1Kottah 4Chittaks more or less comprised in E.P/L.O.P. No. 1770/2, in C.S.Plot No. 53 Part of Mouza – Laskarpur, J.L. No.57, P.S–Bansdroni formerly Sonarpur, within the limits of The Kolkata Municipal Corporation being municipal Premises No. 58/2, Atabagan, Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S–Bansdroni formerly Sonarpur, Kolkata-700084, in the District 24- Parganas(s) and its assessee No. 311110107114 more which I have acquired being a refugee displaced from East Pakistan (Now Bangladesh) for a plot of land for my rehabilitation by a register deed of gift dated 12/07/ 2011 from the Governor of the State of West Bengal duly

registered before the District Sub-Registrar office at Alipore and recorded in Book No. 1, Volume No. IV at Pages 21 to 24, being the Deed No. 231 being the Deed No. 231 for the year 2011.

(3) **ALL THAT** the land measuring 1Kottah 4Chittaks more or less comprised in E.P/L.O.P. No. 1770/1, in C.S.Plot No. 53 Part of Mouza – Laskarpur, J.L. No.57, P.S–Bansdrani formerly Sonarpur, in the district 24 Parganas (South) within the Limits of The The Kolkata Municipal Corporation being municipal Premises No. 58/1, Atabagan, Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S–Bansdrani formerly Sonarpur, Kolkata-700084, in the dist- 24- Parganas(s) and its assessee No. 311110107126 was acquired by Subodh Chandra Bose being a refugee displaced from East Pakistan (Now Bangladesh) for a plot of land for his rehabilitation by a register deed of gift dated 12/07/ 2011 from the Governor of the State of West Bengal duly registered before the District Sub-Registrar office at Alipore and recorded in No. 1, Volume No.IV at Pages 25 to 28, being the Deed No. 232 for the year 2011. Said Subodh Chandra Bose died intestate on leaving behind his wife **Smt.Santana Bose** and only son **Sri Chhandam Bose** as his legal heirs and successors to his estate which **We 1.SMT.SANTANA BOSE and 3. SRI CHHANDAM BOSE** have acquired the aforesaid property as legal heirs of deceased Subodh Chandra Biswas.

(4) We the aforesaid **1. SRI SUBAS BOSE , 2. SRI GOUTAM BOSE , 3. SMT.SANTANA BOSE and 4. SRI CHHANDAM BOSE**, are the owners of the afore said plot of total land measuring 4(Four) Cottahs more or less i.e land measuring 1-1/2 (One& half) Kottah more or less comprised in E.P/L.O.P. No. 1770, in C.S.Plot No. 53 Part , J.L. No.57, Premises No. 58, Atabagan, assessee No. 311110100582, land measuring 1Kottah 4Chittaks more or less comprised in E.P/L.O.P. No. 1770/2, in C.S.Plot No. 53 Part, Premises No. 58/2, Atabagan, assessee No. 311110107114, and

land measuring 1Kottah 4 Chittaks more or less comprised in E.P/L.O.P. No. 1770/1, in C.S.Plot No. 53 Part all of Mouza – Laskarpur, J.L. No.57, P.S–Bansdroni formerly Sonarpur, in the district 24- Parganas (South) being municipal Premises No. 58/1, Atabagan, assessee No. 311110107126 all of Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S–Bansdroni formerly Sonarpur, Kolkata-700084, in the dist- 24- Parganas(s) mournfully described in the SCHEDULE written hereunder.

(5) We the aforesaid 1. SRI SUBAS BOSE, 2. SRI GOUTAM BOSE , 3. SMT.SANTANA BOSE and 4. SRI CHHANDAM BOSE are busy in our personal works and it would not be possible for us to raise such construction of building in our said property as such We have jointly appointed to (1) MR. PAWAN KUMAR AGARWAL PAN. ACWPA3186D son of Late Roshanlal Agarwal and (2) MR. UMA SHANKAR NAIK PAN. AEMPN0317F son of Late Dukhan Sah both by faith-Hindu by occupation- Business, No.1 residing at WINDSOR GREENS, 957, Mahamaya Mandir Road, Police Station – Sonarpur, Kolkata – 700 084 and No.2 residing at ANANYA, Flat No. 1B, M-173, Garia Garden, Kolkata-700084, both are partners of VASTU REALTORS PAN. AAMFV2415Q, a partnership Firm , having its office at “ANANYA”, M-173, Garia Garden, Kolkata-700084 as our true and lawful attorney on our behalf to do the following acts deeds things and matters in our said property i.e. to say.

1. To enter into the said property for taking measuring of the land for preparation of necessary plan for construction of the building and to sign the proposed plans, applications, undertaking, declarations ,amalgamation and other papers in connection therewith and to submit the same to the Kolkata Municipal Corporation and/or any competent authority and or to get the said plan/s sanctioned, approved and/or altered, if necessary from all other authorities required to be obtained for the same.

2. To prepare, sign, apply and execute all papers and documents in connection with sanction of the building plan by the Kolkata Municipal Corporation and/or any competent authority in respect of my said property mentioned in the Schedule hereunder and to appear and represent on behalf of me before all the Authorities of the Kolkata Municipal Corporation and / or any competent authority viz. building Department Assessment, collection, water, Drainage Department and/or other any departments required in the aforesaid matter and/or concern having jurisdiction over the said property and to sign verify affirm, deposit, submit as the case may be any affidavit, letters, declarations, application plans as may be required from time to time for securing consents, certificates clearances, sanction of the building including for connection reconnection of sewerage, drainage and water connection and all the amenities in or for any other purpose required for construction of the building or flats/apartments and car parking space and/or any space or spaces to be constructed on the said property.
3. To appear and represent on behalf me before the W.B.S.E.B. Ltd., Fire Brigade Authority, Police Authorities, competent Authority under Urban Land (Ceiling and Regulation) Act, 1976 land acquisition and requisition authority and all other authorities concerned to verify, affirm, deposit submit, as the case may be, any affidavit, declarations, letters, complaints, as may be required from time to time for securing consent, license quotas, permits, certificates and clearances for and or in respect of the building to be constructed at the said property.
4. To raise build and construct residential and/or commercial building or any other development works on the said property mentioned in the Schedule hereunder in compliance with K.M.C.

5. To appoint or discharge architects engineers, masons laborers etc. which may be required for the purpose of raising and construction the said newly proposed building or buildings in the said property described in the Schedule hereunder in accordance with the proposed sanction plan by the Kolkata Municipal Corporation and/or any competent authority.
6. To represent apply or to file or appear before the Kolkata Municipal Corporation and/or any competent authority to get the proposed plan sanction and execute the construction works properly for the completion of the proposed project.
7. To apply for permit for any building materials which may be required for the purpose of construction on the said property before any concerned authority.
8. To enter into an agreement for sale and /or transfer of the Developer's allocation as mentioned in the joint venture agreement dated 28/07/2022 duly registered in the office of the D.S.R III, South 24 Parganas and recorded in its Book No.1 being DEED No...6412...for the year 2022 with any person or persons under any terms and conditions and receive advance/earnest money by granting receipt therefore on our behalf.
9. To receive the earnest money/booking from the intending purchaser/s and also the balance of purchase money and to give valid and effectual receipts and discharge for the same for the area as per joint venture Development agreement dated 28/07/2022 without creating any liability upon us.
10. To approve on our behalf the draft deeds of conveyances in respect of the said flats, car parking space and/or any spaces of the said building to be constructed on the schedule property as per said joint venture agreement.

Subhas Bose.
Sanjana Bose

Gourab Bose
Chandan Bose

11. To execute, sign and present any such agreement for sale, deed or deeds of sale, Lease and/or any nature of transfer before the Additional District Sub-Registrar and District Registrar Alipur and / or Registrar of Assurance, Kolkata or any other Registration Offices having authority for and to have the said deed or deeds of conveyance registered before the Registering authority for registration and to submit their respective executions and acknowledge receipt of the earnest money and/or total consideration money thereto paid by the purchaser/s and to do all acts, deeds, things which my said attorney shall consider necessary for conveying proportionate share or interest in the said property together with the flats and car parking space and/or any spaces to the intending purchaser or purchasers as fully and effectually in all respects allocated portion of the Developer as mentioned in the said joint venture Development agreement dated 28/04/2022, We, could do the same ourselves, if personally present.

12. To sign appear and represent and/or to admit and to execute sale deed or deeds in favour of the intending purchaser or purchasers for sale of flats, Car Parking Space with proportionate undivided and un-demarcated share of the land in our names on our behalf and to represent the same for registration at the appropriate registration office or offices and admit execution thereof and possession will be handover thereto after proper registration.

13. To appoint Advocate or Advocates by signing Vakalatnama or any other papers and documents on our behalf

14. To sign and verify plaint, petition and all documents and to sewerage and electricity swear an affidavit in relation to any suit or proceedings in respect of the said property.

Subas Bosh.
Santanu Bose

Geeta An
Chandam Bose

15. To make any publication/advertisement for sale and/or transfer or for entering into any agreement for construction of any flats and car parking space in the proposed building of the said property in any newspapers, journals or any place or places.
16. To negotiate and settle terms with the intending buyer/s, customers, transferees for sale and or for construction agreement of any kind of in respect of the proposed building.
17. To take all steps before the West Bengal State Electricity Board in the matter and in respect thereof according to Rules.
18. To take all steps before the Kolkata Municipal Corporation and/or any competent authority and or any competent authority sanitary sewerage and water supply meters of the development of the said property.
19. To do and perform every thing which may be required to be done for construction of residential and /or Commercial building on the land of the said property and or for the sale, lease or space or transfer of the flats and car Parking space and other built up spaces thereof in respect of the said property.
20. To pay and discharge all dues debts and expenses including the payment of revenue rates and taxes of the Kolkata Municipal Corporation and/or any competent authority in respect of the said property on our behalf.
21. To sign all papers applications, documents of the intending purchaser/s in the flats and car parking space for obtaining loan of the same from his respective offices or from any financial institution in respect of the construction over the said property.

AND GENERALLY We , do all acts, deeds, and things in respect of the said property which We would have done lawfully under my common deeds for the implementation in the Schedule hereunder AND We hereby ratify and confirm and acknowledge such acts, deeds, and things as may be lawfully done by our said attorney or attorneys by virtue of these presents.

SCHEDULE ABOVE REFERRED TO
(Description of Land)

ALL THAT the homestead land measuring 4 cottahs be the same a little more or less/i.e. land measuring 1-1/2 (One & half) Kottah more or less comprised in E.P/L.O.P. No. 1770, in C.S.Plot No. 53 Part , J.L. No.57, Premises No. 58, Atabagan, assessee No. 311110100582, land measuring 1Kottah 4Chittaks more or less comprised in E.P/L.O.P. No. 1770/2, in C.S.Plot No. 53 Part, Premises No. 58/2, Atabagan, assessee No. 311110107114, and land measuring 1Kottah 4 Chittaks more or less comprised in E.P/L.O.P. No. 1770/1, in C.S.Plot No. 53 Part all of Mouza – Laskarpur, J.L. No.57, P.S–Bansdroni formerly Sonarpur, in the district 24 Parganas (South) being municipal Premises No. 58/1, Atabagan, assessee No. 311110107126 all of Mailing address. 1770/2, Garia Laskarpur G.S. Colony, Block-A, P.S–Bansdroni formerly Sonarpur, Kolkata-700084, in the District-24- Parganas(s) butted and bounded in the following manner :-

ON THE NORTH	: L.O.P.No. 1769.
ON THE SOUTH	: 23'wide K.M.C.Road,
ON THE EAST	: L.O.P.No. 1767
ON THE WEST	: Plot of land Smt. Baby Majumder.

Suleas Bose,
Santanu Bose

Geetanjan Bose
Chandan Bose

IN WITNESS WHEREOF the parties hereunto have put our respective signature on this 28th day of April in the year Two Thousand and Twenty Two.

SIGNED, SEALED AND DELIVERED

In presence of :-

WITNESSES:-

1. Shovik Roy
J/235, B. P. Township,
Kolkata-94,
Subas Bose.
Gautam Bose
Santana Bose

Chhandam Bose
SIGNATURE OF THE EXECUTORS
(Principals)

2. Kaushik Chakraborty
Mishra Para Road,
Rajpur, Sonarpur
Kolkata-700149.

Accepted by us,

VASTU REALTORS
Prasen Kumar Ghoshal
Partner

VASTU REALTORS
Uma Shankar Naik
Partner

SIGNATURE OF THE ATTORNEY

Drafted by:-

[Signature]
Advocate, En.f/1495/1477/78,
18, Alipur Judges' Court, Kolkata-27.

Computerised by:-

18, Alipur Judges' Court, Kolkata-27.

Thumb

1st finger

Middle finger

Ring finger

Small Finger

Left
handRight
handName SUBAS BOSESignature Subas BoseLeft
handRight
handName GOUTAM BOSESignature Goutam BoseLeft
handRight
handName SANTANA BOSESignature Santana BoseLeft
handRight
handName CHHANDAM BOSESignature Chhandam Bose

Thumb

1st finger

Middle finger

Ring finger

Small Finger

Left
handRight
handName PANAN KUMAR AGARWALSignature Panan Kumar AgarwalLeft
handRight
handName UMA SHANKAR NAIKSignature Uma Shankar Naik

Photo

Left
handRight
hand

Name -----

Signature -----

Photo

Left
handRight
hand

Name -----

Signature -----

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
GAMPB4000B

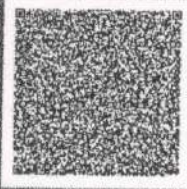
नाम / Name
SUBAS BOSE

पिता का नाम / Father's Name
SANTI RANJAN BOSE

जन्म की तारीख /
Date of Birth
01/01/1955

हस्ताक्षर / Signature
Subas Bose

29/12/2013



Subas Bose

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFUPB1794B

नाम /NAME
GOUTAM BOSE

पिता का नाम /FATHER'S NAME
SANTI RANJAN BOSE

जन्म तिथि /DATE OF BIRTH
01-01-1967

हस्ताक्षर /SIGNATURE
Goutam Bose

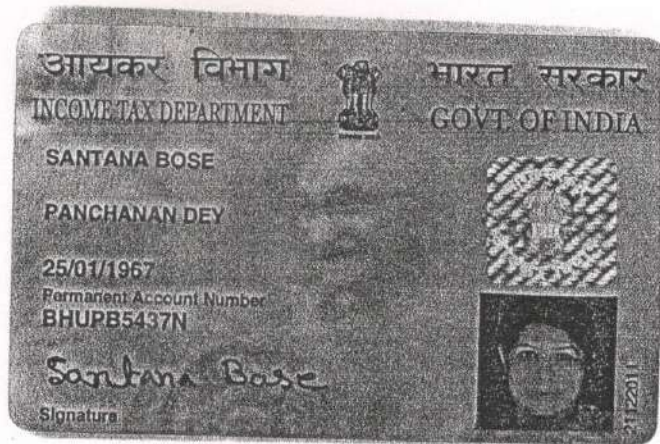
आयकर अधिकारी, प.ब.-III
COMMISSIONER OF INCOME-TAX, W.B. - III

Goutam Bose

आयकर विभाग
INCOME TAX DEPARTMENT
CHHANDAM BOSE
SUBODH CHANDRA BOSE
28/12/1992
Permanent Account Number
CEUPB9432H
Signature
भारत सरकार
GOVT OF INDIA




Chhandam Bose



Santana Bose

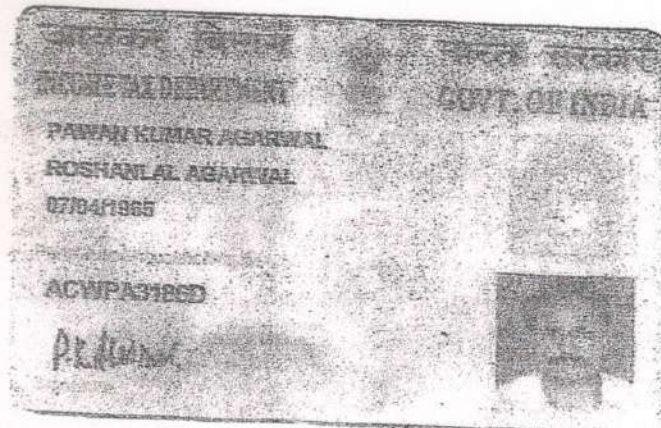


VASTU REALTORS

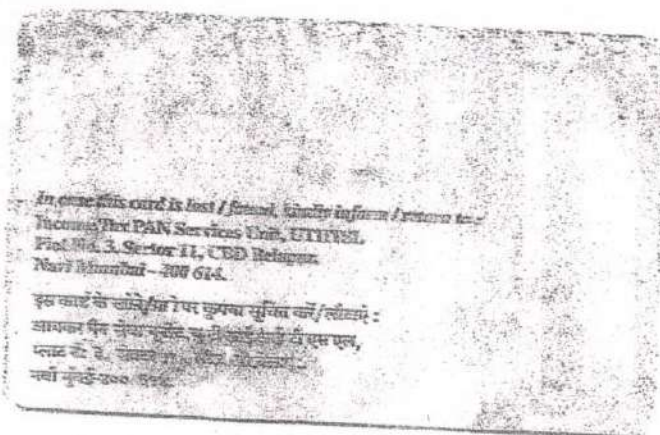
Pamra Kumar Sharma
Partner

VASTU REALTORS

Uma Shankar Nark
Partner



Pawan Kumar Agarwal





Uma Shankar Naik



ভারত সরকার

Unique Identification Authority of India

Government of India

ভবিকাভুক্তির আই ডি / Enrollment No.: 0000/00265/23927

To

উমা শঙ্কর নাথক

Uma Shankar Naik

C/O, Dukhan Sath

Ananya, flat 1b M-173, garia Garden

Near Garia Garden P.O

Garia

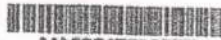
Garia

South 24 Parganas

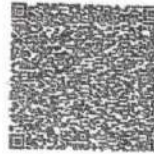
West Bengal 700084

9748508381

04/04/2014
362547822



MA525475227FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4750 0146 0669

আমার আধার, আমার পরিচয়



ভারত সরকার

Government of India

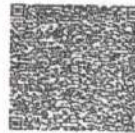


উমা শঙ্কর নাথক

Uma Shankar Naik

জন্মতারিখ / DOB : 22/03/1968

পুরুষ / Male

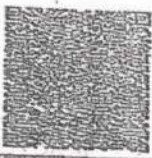


4750 0146 0669

আমার আধার, আমার পরিচয়

Uma Shankar Naik


 GOVERNMENT OF INDIA
 प्रधान লাল আগরওয়াল
 Padmini Lal Agarwal
 জন্মতারিখ / DOB : 07/04/1965
 পুরুষ / Male

6599 3230 0127

আমার আখার, আমার পরিচয়

Padmini Lal Agarwal


 Unique Identification Authority of India

ঠিকানা:
 প্রম/৩: প্রধান লাল আগরওয়াল,
 উদয়গিরী গ্রীণ জিএস, ৯৫৭
 মহামায়া মন্দির রোড, রাঙ্গপুর
 সোনারপুর (এম), বর্ডিসা, পশ্চিম
 বঙ্গ, ৭০০০৮৪

Address:
 S/O: Padmini Lal Agarwal, Windsor
 greens (2a, 957 mahamaya
 mandir road, Raipur Sonarpur (M),
 Garia, South 24 Parganas,
 Sonarpur, West Bengal, 700084

6599 3230 0127

 1947
  help@uidai.gov.in
  www.uidai.gov.in



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19635/09167

To
সুভাস বোস
Subas Bose
B-148 ATABAGAN
Laskarpur
Laskar Pur South Twenty Four Parganas
West Bengal 700153

19187346



MN191873462DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

3279 4838 5745

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সুভাস বোস
Subas Bose
পিতা : শান্তি রঞ্জন বোস
Father : SANTI RANJAN BOSE
জন্ম সাল / Year of Birth : 1955
পুরুষ / Male



3279 4838 5745

আধার - সাধারণ মানুষের অধিকার

Subas Bose



ভারত সরকার
Unique Identification Authority of India
Government of India

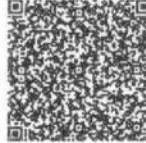
তালিকাভুক্তির নম্বর/Enrolment No.: 1040/19635/09160

Download Date: 30/06/2017

To
ছন্দম বোস
CHHANDAM BOSE
B-148
ATABAGAN
Laskarpur
South Twenty Four Parganas Laskar Pur
West Bengal - 700153

Generation Date: 11/04/2012

Signature Not Verified
Digitally signed by
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2017.06.30 11:23:14
IST



আপনার আধার সংখ্যা / Your Aadhaar No. :

6301 4666 0340

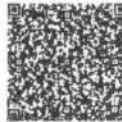
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



ছন্দম বোস
CHHANDAM BOSE
জন্মতারিখ/ DOB: 28/12/1992
পুরুষ / MALE



6301 4666 0340

আমার আধার, আমার পরিচয়

Chhandam Rose



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি/Enrollment No.: 1040/19635/09163

To
সান্তনা বোস
Santana Bose
B-148 ATABAGAN
Laskarpur
Laskar Pur South Twenty Four Parganas
West Bengal 700153

19187061



MN191870611DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4165 3967 0509

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



সান্তনা বোস
Santana Bose
পিতা : পঞ্চানন দে
Father : PANCHANAN DEY
জন্ম সাল / Year of Birth : 1967
মহিলা / Female



4165 3967 0509

আধার - সাধারণ মানুষের অধিকার

Santana Bose



भारत सरकार
GOVERNMENT OF INDIA



গৌতম বোস
Goutam Bose
পিতা : শান্তিরঞ্জন বোস
Father : SANTIRANJAN BOSE
জন্ম সাল / Year of Birth : 1967
পুরুষ / Male



6955 3360 1931

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
বি ১৪৮, আভাবাগান, কোলকাতা,
গড়িয়া, দক্ষিণ ২৪ পরগণা,
পশ্চিমবঙ্গ, ৭০০০৮৪

Address:
B-148, ATABAGAN, Kolkata,
Garia, South Twenty Four
Parganas, West Bengal,
700084



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No.1947,
Bengaluru-560 001

Goutam Bose

Major Information of the Deed

Deed No :	I-1603-08533/2022	Date of Registration	03/06/2022
Query No / Year	1603-8001280379/2022	Office where deed is registered	
Query Date	28/04/2022 12:52:53 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAHUL DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8961940256, Status :Others		
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. 4/-		Rs. 32,67,003/-	
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]:- 160306412/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, , Premises No: 58, , Ward No: 111 Pin Code : 700153

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	1 Katha 8 Chatak	1/-	12,15,001/-	Width of Approach Road: 23 Ft., , Project Name :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, , Premises No: 58/1, , Ward No: 111 Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2			Bastu	1 Katha 4 Chatak	1/-	10,12,501/-	Width of Approach Road: 23 Ft., , Project Name :

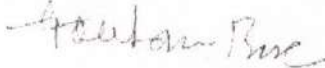
District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, , Premises No: 58/2, , Ward No: 111 Pin Code : 700153

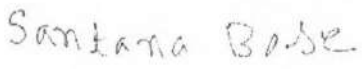
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3			Bastu	1 Katha 4 Chatak	1/-	10,12,501/-	Width of Approach Road: 23 Ft., , Project Name :
Grand Total :				6.6Dec	3 /-	32,40,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	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 /-	

Principal Details :

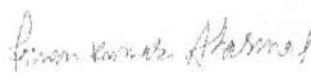
SI No	Name, Address, Photo, Finger print and Signature			
1	Name Subas Bose Son of Late Santi Ranjan Bose Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office	Photo  28/04/2022	Finger Print  LTI 28/04/2022	Signature  28/04/2022
Garia Laskarpur, G.s Colony, City:- Not Specified, P.O:- Laskarpur, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: Gaxxxxxx0b, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office				
2	Name Goutam Bose Son of Late Santi Ranjan Bose Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office	Photo  28/04/2022	Finger Print  LTI 28/04/2022	Signature  28/04/2022
Garia Laskarpur, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: Afxxxxxx4b, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office				

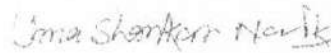
3	Name Santana Bose Wife of Late Subodh Chandra Bose Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office	Photo  28/04/2022	Finger Print  LTI 28/04/2022	Signature  28/04/2022
Garia Laskarpur, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: Bhxxxxxx7n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office				
4	Name Chhandam Bose Son of Late Subodh Chandra Bose Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office	Photo  28/04/2022	Finger Print  LTI 28/04/2022	Signature  28/04/2022
Garia Laskarpur, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: Cexxxxxx2h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Vastu Realtors Garia Garden, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: Aaxxxxxx5q,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
	Pawan Kumar Agarwal (Presentant) Son of Late Roshanlal Agarwal Date of Execution - 28/04/2022, , Admitted by: Self, Date of Admission: 28/04/2022, Place of Admission of Execution: Office			
		Apr 28 2022 1:30PM	LTI 28/04/2022	28/04/2022

Mahamaya Mandir Road, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx6D,Aadhaar No Not Provided Status : Representative, Representative of : Vastu Realtors (as Partner)				
2	Name Uma Shankar Naik Son of Late Dukhan Sah Date of Execution - 28/04/2022, , Admitted by: Self, Date of Admission: 28/04/2022, Place of Admission of Execution: Office	Photo  Apr 28 2022 1:31PM	Finger Print  LTI 28/04/2022	Signature  28/04/2022
Garia Garden, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx7F,Aadhaar No Not Provided Status : Representative, Representative of : Vastu Realtors (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL DAS Son of Mr. NETAI CHANDRA DAS ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	 28/04/2022	 28/04/2022	 28/04/2022
Identifier Of Subas Bose, Goutam Bose, Santana Bose, Chhandam Bose, Pawan Kumar Agarwal, Uma Shankar Naik			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Subas Bose	Vastu Realtors-1 Katha 8 Chatak

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Goutam Bose	Vastu Realtors-1 Katha 4 Chatak

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Santana Bose	Vastu Realtors-1.03125 Dec
2	Chhandam Bose	Vastu Realtors-1.03125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Subas Bose	Vastu Realtors-25.00000000 Sq Ft
2	Goutam Bose	Vastu Realtors-25.00000000 Sq Ft
3	Santana Bose	Vastu Realtors-25.00000000 Sq Ft
4	Chhandam Bose	Vastu Realtors-25.00000000 Sq Ft

On 28-04-2022

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

Presented for registration at 13:15 hrs on 28-04-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Pawan Kumar Agarwal .

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 32,67,003/-

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

Execution is admitted on 28/04/2022 by 1. Subas Bose, Son of Late Santi Ranjan Bose, Garia Laskarpur, G.s Colony, P.O: Laskarpur, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Others, 2. Goutam Bose, Son of Late Santi Ranjan Bose, Garia Laskarpur, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Others, 3. Santana Bose, Wife of Late Subodh Chandra Bose, Garia Laskarpur, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Others, 4. Chhandam Bose, Son of Late Subodh Chandra Bose, Garia Laskarpur, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL India, PIN - 700153, by caste Hindu, by Profession Others

Indetified by Mr RAHUL DAS, , Son of Mr NETAI CHANDRA DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 28-04-2022 by Pawan Kumar Agarwal, Partner, Vastu Realtors, Garia Garden, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr RAHUL DAS, , Son of Mr NETAI CHANDRA DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 28-04-2022 by Uma Shankar Naik, Partner, Vastu Realtors, Garia Garden, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr RAHUL DAS, , Son of Mr NETAI CHANDRA DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, 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 753324, Amount: Rs.100/-, Date of Purchase: 20/04/2022, Vendor name: S Deb



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

On 03-06-2022

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.



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 1603-2022, Page from 298816 to 298849

being No 160308533 for the year 2022.



Shan

Digitally signed by DEBASISH DHAR
Date: 2022.06.03 15:58:21 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/06/03 03:58:21 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)