

04099/2023

D-03996/2023



पश्चिम बंगाल WEST BENGAL

AL 778338

DEVELOPMENT POWER OF ATTORNEY

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

Contd..../2

Addl. District Sub-Registrar
Barrackpore, North 24 Parganas,

24 JUL 2023

2385 মূল্য 100/- 24/4/2023
নং: 100/-
নাম:-
সাং:- Advocate BLP Conf
থানা:-
ভেণ্ডার সোমা ভৌমিক
এ. ডি. এন. আর ব্যারাকপুর

বি. সীল
ভেণ্ডার সোমা ভৌমিক
টি ভি নং
স্ট্যাম্প ক্রয় - 30 MAR 2023
মোট এতো টাকার স্ট্যাম্প

₹ 03.50000



Additional District Sub-Registrar
Barrackpore, North 24 Parganas

24 JUL 2023

(2)

TO ALL TO WHOM THESE PRESENTS shall come We,
(1) SRI ARJUN CHAKRABORTY (PAN-BBUPC6400N),
AADHAAR NO. 324484197031, son of Sri Arun Chakraborty, by
religion: Hindu, by Nationality: Indian, by occupation: Business,
(2) SRI ARUN CHAKRABORTY (PAN-ACQPC9046E),
AADHAAR NO. 979839265124, son of Late Gopal Chakraborty,
by religion: Hindu, by Nationality: Indian, by occupation: Business,
3. SMT SHILU CHAKRABORTY (PAN-ACSPC1196P),
AADHAAR NO. 995096154681, wife of Sri Arun Chakraborty,
daughter of Lalit Mohan Kundu, by religion: Hindu, by Nationality:
Indian, by occupation: Housewife, all are residing at : Kalyani
Highway, Mohanpur Paschimpara, P.O. Sewli Telinipara, P.S.
Titagarh now Mohanpur, District- North 24 Parganas, Kolkata-
700121, hereinafter referred to and called as the Executants: -

WHEREAS the Executant No. 2 herein Sri Arun Chakraborty
purchased a plot of land measuring 5 (five) Cottahs 8 (Eight)
Chhittaks 4 (four) Sft. lying and situated under Mouza - Mohanpur,
J.L. No. 8, Re. Su. No. 63, Touzi No. 147, comprised in R.S. Dag
No. 239, R.S. Khatian No. 38, within the limits of Mohanpur Gram
Panchayet, District North 24 Parganas from Sk. Nurali Mondal, Sk
Yar Ali Mondal and Sk. Yusuf Ali Mondal by virtue of a registered
Deed of Sale Being No. 2209, recorded in Book No. I, Volume No.
53, written in pages 145 to 152 and the said Deed was registered at
A.D.S.R.O. Barrackpore on 15/04/1993.

Contd ...3

(3)

AND WHEREAS one Smt Shobha Chakraborty, wife of Late Gopal Chakraborty purchased a plot of Shali land measuring 28 Decimal or in Bengali measurement 16 Cottah 15 Chittak 13 Sq.ft. be the same little more or less, lying and situated under Mouza - Mohanpur, J.L. No. 8, Re. Su. No. 63, Touzi No. 147, comprised in R.S. Dag No. 236, R.S. Khatian No. 50, within the limits of Mohanpur Gram Panchayet, District North 24 Parganas from Sk. Golam Bari by way of a registered Deed of Sale on 25/09/1967, being No. 4721, duly recorded in Book No. I, Volume No. 79, pages from 28 to 31, for the year 1967 at the office of the A.D.S.R. Barrackpore, Dist. North 24 Parganas.

AND WHEREAS after purchasing the aforesaid plot of land by way of aforesaid Deed of Sale said Smt Shobha Chakraborty became the absolute owner of the abovementioned plot of land and she mutated her name in the B.L.& L.R.O. under L.R. Khatian No. 955 under L.R. Dag No. 795 and while thus seized and possessed the same said Smt Shobha Chakraborty gifted and transferred her aforesaid plot of land in favour of her son namely Sri Arun Chakraborty and her grandson Arjun Chakraborty by virtue of a registered Deed of Gift on 28/03/2006 and the same was registered at D.S.R.-I Barasat, Dist. North 24 Parganas, recorded in Book No. I, Volume No. 79, pages from 101 to 111, being No. 02104, for the year 2006,

Contd ...4

(4)

AND WHEREAS after obtaining the aforesaid plot of land by way of aforesaid Deed of Gift said Sri Arun Chakraborty and Sri Arjun Chakraborty became the undivided joint owners of Shali plot of land measuring 28 Decimal or in Bengali measurement 16 Cottah 15 Chittak 13 Sq.ft. be the same little more or less, lying and situated under Mouza-Mohanpur, J.L. No. 8, Re. Su. No. 63, Touzi No. 147, comprised in R.S. Dag No. 236 corresponding to L.R. Dag No. 795, under R.S. Khatian No. 50, L.R. Khatian No. 955, within the limits of Mohanpur Gram Panchayet and under the jurisdiction of A.D.S.R.O. Barrackpore, P.S. Titagarh, Dist - North 24 Parganas.

AND WHEREAS the executant Nos. 1 & 2 converted the nature of land from shali to Bastu by dint of Certificate of Conversion Being Memo No.402/SDL/BKP/CONV Dated 06/08/2020 and 401/SDL/BKP/CONV Dated 06/08/2020 respectively.

AND WHEREAS while thus seized and possessed the same said Sri Arun Chakraborty and Sri Arjun Chakraborty jointly gifted and transferred a plot of land measuring 8 (Eight) Cottahs 7 (seven) Chhittaks 29 (twenty nine) sft. in Mouza : Mohanpur, R.S. Dag No. 236, L.R. Dag No. 795 to the Executant No. 3 herein namely Smt. Shilu Chakraborty, by virtue of a registered Deed of Gift Being No. 150503244, recorded in Book No. I, Volume No. 1505-2021, written

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(5)

in pages 131831 to 131855 and the same was registered at A.D.S.R.O. Barrackpore 30/07/2021.

AND WHEREAS one Smt Shobha Chakraborty, wife of Late Gopal Chakraborty and Arun Chakraborty, son of Late Gopal Chakraborty jointly purchased a plot of Shali land measuring 11 Decimal or in Bengali measurement 6 Cottah 11 Chittak be the same little more or less, lying and situated under Mouza - Mohanpur, J.L. No. 8, Re. Su. No. 63, Touzi No. 147, comprised in R.S. Dag No. 231, R.S. Khatian No. 51, within the limits of Mohanpur Gram Panchayet, District North 24 Parganas from Smt. Prabhabati Chakraborty and others by way of a registered Deed of Sale on 07/05/1992, being No. 3359, duly recorded in Book No. I, Volume No. 49, pages from 352 to 359, for the year 1992 registered at D.S.R. - I, Barasat, Dist - North 24 Parganas.

AND WHEREAS after purchasing the aforesaid plot of land by way of aforesaid Deed of Sale said Smt Shobha Chakraborty, and Arun Chakraborty became the joint owners of the abovementioned plot of land and while thus seized and possessed the same said Smt. Shobha Chakraborty gifted and transferred her undivided half share out of the abovesaid property in Mouza : Mohanpur, R.S. Dag No. 231, in favour of Sri Arun Chakraborty and Arjun Chakraborty by

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virtue of a registered Deed of Gift being No. 02101, recorded in Book No. I, Volume No. 79, written in pages 67 to 77 and the same was registered at D.S.R - I, Barasat, Dist - North 24 Parganas dated 28/03/2006.

AND WHEREAS by the aforesaid manner said Sri Arun Chakraborty and Arjun Chakraborty became the joint owners of the abovesaid total land measuring 6 Cottah 11 Chittak and while thus seized and possessed the same said Sri Arun Chakraborty and Arjun Chakraborty jointly gifted and transferred a plot of Shali land in Mouza : Mohanpur, R.S. Dag No. 231, measuring 3 (three) Cottahs 5 (five) Chhittaks 22.5 (twenty two point five) sft. to Shilu Chakraborty by virtue of a registered Deed of Gift Being No. 150503243, recorded in Book No. I, Volume No. 1505-2021, written in pages 140117 to 140141 and the same was registered at A.D.S.R.O. Barrackpore dated 30/07/2021.

AND WHEREAS Arun Chakraborty, son of Late Gopal Chakraborty got and acquired a plot of 'Bastu' land measuring 7 (seven) Cottahs 4 (four) Chhittaks 15 (fifteen) sft. situated at : Mouza : Mohanpur, J.L.No. 8, R.S. No. 63, Touzi No. 147, comprised and contained in R.S. Dag No.230/790, L.R. Dag No. 797 under R.S. Khatian No. 15/2, L.R. Khatian No. 891/1, within the limits of

(7)

Mohanpur Gram Panchayet, P.S. Titagarh, Dist - North 24 Parganas, from Smt. Santa Nandi (Chakraborty), by virtue of a registered Deed of Gift Being No. 3173, recorded in Book No. I, Volume No. 98, written in pages 309 to 318 and the same was registered at A.D.S.R.O. Barrackpore dated 11/06/2004.

AND WHEREAS the executant No. 2 herein namely Arun Chakraborty purchased a plot of land measuring 4.7 Cottah more or less out of total land measuring 10 (ten) Cottahs situated at : Mouza : Mohanpur, J.L.No. 8, R.S. No. 63, Touzi No. 147, comprised and contained in R.S. Dag No.230, under R.S. Khatian No. 15/2, within the limits of Mohanpur Gram Panchayet, P.S. Titagarh, Dist - North 24 Parganas, from Dhrubajyoti Ghosh by virtue of a registered Deed of Sale Being it's No. 4683, recorded in Book No. I, Volume No. 85, written in pages 295 to 300 and the same was registered at D.S.R. - I, Barasat on 03/08/1995.

AND WHEREAS the executant No. 2 herein namely Arun Chakraborty alongwith Shoba Chakraborty purchased a plot of land measuring 5.3 Cottah more or less out of total land measuring 10 (ten) Cottahs situated at : Mouza : Mohanpur, J.L.No. 8, R.S. No. 63, Touzi No. 147, comprised and contained in R.S. Dag No.230, under R.S. Khatian No. 15/2, within the limits of Mohanpur Gram

Contd ...8

Panchayet, P.S. Titagarh, Dist - North 24 Parganas, from Dhrubajyoti Ghosh by virtue of a registered Deed of Sale Being it's No. 4855, recorded in Book No. I, Volume No. 88, written in pages 338 to 342 and the same was registered at D.S.R. -I, Barasat on 14/08/1995.

AND WHEREAS while thus seized and possessed the same said Shoba Chakraborty transferred her undivided half share of the abovesaid property situated in R.S. Dag No. 230 at Mouza : Mohanpur, to Sri Arun Chakraborty and Arjun Chakraborty by virtue of a registered Deed of Gift Being it's No. 2105, recorded in Book No. I, Volume No. 79, written in pages 112 to 122 and the said Deed was executed at D.S.R - I, at Barasat dated 16/01/2004 and registered on 28/03/2006. .

AND WHEREAS while thus seized and possessed the same the executnat No. 2 herein namely Arun Chakraborty transferred a plot of land measuring 4 (four) decimal in R.S. Dag No. 230 at Mouza : Mohanpur, to the land owner No. 3 herein namely Shilu Chakraborty by virtue of a registered Deed of Gift Being it's No. 150502013, recorded in Book No. I, Volume No. 1505-2022, written in pages 67993 to 68010 and the said Deed was registered at A.D.S.R.O. Barrackpore dated 22/03/2022.

AND WHEREAS while thus seized and possessed the same the executant No. 2 herein namely Arun Chakraborty transferred a plot of land measuring 10.1 decimal in R.S. Dag No. 230 at Mouza : Mohanpur, to the executant No. 1 Sri Arjun Chakraborty and executant No. 3 Smt. Shilu Chakraborty by virtue of a registered Deed of Gift Being No. 150503496, recorded in Book No. I, Volume No. 1505-2023, written in pages 87252 to 87279 and the same was registered at A.D.S.R.O. Barrackpore dated 30/06/2023.

AND WHEREAS by the aforesaid manner said executants herein became the joint owners of a total plot of land measuring 45 (forty five) Cottahs 8 (eight) sft. and they recorded their names in the records of L.R. Settlement in L.R. Dag No. 794 corresponding to R.S. Dag No. 239, L.R. Dag No. 795 corresponding to R.S. Dag No. 236, L.R. Dag No. 796 corresponding to R.S. Dag No. 231, L.R. Dag No. 797 corresponding to R.S. Dag No. 230/790 and L.R. Dag No. 793 corresponding to R.S. Dag No. 230 by the under mentioned L.R. Khatian Nos.

Name of the Rayat	L.R. Khatian No.
SRI ARJUN CHAKRABORTY	2117, 4080, 4043,
SRI ARUN CHAKRABORTY	65/1,64/1, 4063, 4046
SHILU CHAKRABORTY	4264, 4338

AND WHEREAS by the aforesaid manner the executants herein became the joint owners and co-sharers of the abovesaid property and they have been seizing, possessing and enjoying the same with absolute right, title and interest and without any encumbrances from any corner whatsoever till date.

AND WHEREAS by the aforesaid manner the Executants herein became the owner of their respective plots and they have been seizing, possessing and enjoying the same with absolute right, title and interest and without any encumbrances from any corner whatsoever till date.

AND WHEREAS we being the owners of the said property entered into a development agreement dated 24/07/2023 and the same was registered at A.D.S.R.O. Barrackpore Being No. I-150503984 with **B. B. ENTERPRISE**, PAN AASFB7771M, a partnership Firm having it's Registered Office at : 87(47) 'A' Road, Anandapuri, Barrackpore, P.O. Nona Chandanpukur, P.S. Titagarh, Dist - North 24 Parganas, Pin - 700122, represented by it's partners namely **1. SRI SANKAR BHATTACHARYYA**, PAN AJPPB3408B, AADHAAR NO. 570796717501, son of Late Bholanath Bhattacharyya, residing at : 24C/2, K. N. Mukherjee Road, P.O. Talpukur, Barrackpore, P.S. Titagarh, Dist - North 24 Parganas, Pin - 700123, **2. SRI**

Arjun Chakraborty

DEBABRATA BISWAS, PAN AQSPB3435A, AADHAAR NO. 426910524586, son of Late Byomkesh Biswas, residing at : 21/1/B, Sumangalapuri, P.O. Talpukur, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700123, both by faith - Hindu, by Nationality - Indian, by occupation-Business, in respect of a plot of land measuring 45 (forty five) Cottahs 8 (eight) sft. which has been morefully described in the Schedule written hereunder for development and construction of Multistoried storied buildings over the said landed property.

NOW KNOW ALL MEN BY THESE PRESENTS THAT
we, the aforesaid Executants hereof, do hereby nominate, authorise, constitute and appoint in our place ***B. B. ENTERPRISE***, PAN AASFB7771M, a partnership Firm having it's Registered Office at : 87(47) 'A' Road, Anandapuri, Barrackpore, P.O. Nona Chandanpukur, P.S. Titagarh, Dist - North 24 Parganas, Pin - 700122, represented by it's partners namely **1. SRI SANKAR BHATTACHARYYA**, PAN AJPPB3408B, AADHAAR NO. 570796717501, son of Late Bholanath Bhattacharyya, residing at : 24C/2, K. N. Mukherjee Road, P.O. Talpukur, Barrackpore, P.S. Titagarh, Dist - North 24 Parganas, Pin - 700123, **2. SRI DEBABRATA BISWAS**, PAN AQSPB3435A, AADHAAR NO. 426910524586, son of Late Byomkesh Biswas, residing at : 21/1/B, Sumangalapuri, P.O. Talpukur, P.S. Titagarh,

Dist - North 24 Parganas, Kolkata - 700123, both by faith - Hindu, by Nationality - Indian, by occupation-Business,, as our true and lawful ATTORNEY for ourselves and in our names and on our behalf to do, Execute and perform or caused to be done, execute to be done, execute and perform all or any of the following acts, deeds, things relating to our said property that is to say : -

1. To appear and represent us before the authorities of the Mohanpur Gram Panchayet/Zila Parishad/KMDA, Electricity Authority, B.L. & L.R.O Bkp - II and before all other Statutory and Local Bodies as and when necessary for the purpose of construction of New buildings over and above our said premises and for registration of Agreement for sale, Deed of Sale or any other documents and instruments of Flats/units and Spaces of the proposed Multi storied buildings to be constructed as per sanction building plan to be sanctioned by the Mohanpur Gram Panchayet/Zila Parishad/KMDA, over the said premises in respect of Developer's allocation save and except Owner's allocation in our names and on our behalf as per Development Agreement executed between us and the Developer on 24.07.2023.
2. To execute a Deed of Gift in favour of Mohanpur Gram Panchayet/Zila Parishad/KMDA, the required land if necessary for the purpose of widening the Road.

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Arjun Chakraborty

3. To defend possession, manage and maintain the said premises including the buildings to be constructed thereon.
4. To sign, verify and file applications, forms, building plans, documents and papers in respect of our said premises before the Mohanpur Gram Panchayet/Zila Parishad/KMDA or before any other statutory authorities for the purpose of demolition of old structure, maintenance, protection, preservation and construction of Multi storied buildings over and above the said premises.
5. To receive the consideration money in part or full in cash or by cheque/draft from the intending purchaser or purchasers for sale or booking of flats/units/spaces and to grant receipts therefore in our names and to give full discharge to the purchaser/s as our lawful representative, save and except the owner's allocated area.
6. To execute and/or negotiate and/or enter into any agreement for sale of the flats/units or car parking spaces or spaces in the said new building in the name of the attorney as and on our behalf and as our lawful authorised representative and to accept consideration money therefore and entitled to nominate the

intending purchaser or purchasers for sale, transfer and/or lease in respect of the proportionate, undivided share of land of the said premises and to execute Deed of Sale of the flats/units or spaces in favourof the intending purchaser/s on our behalf in respect of Developer's Allocated Area save and except the land owner's allocated area.

7. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, deeds of Conveyance/Deed of Sale documents and other such papers as may be necessary for the purpose of booking and/or sale of the flats/units or spaces in the said building over and above our said premises save and except the land owner's allocated area.
8. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said premises or any part or portion thereof.
9. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in any way connected therewith.
10. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

11. To sign in the form or forms and/or any other documents or documents which will be required by the CESC/ W.B.S.E.D.C.L. authority for granting/obtaining new transformer within the said proposed Multi storied buildings and new electric meters in the flats and shops/commercial space of the said proposed Multi storied buildings.
12. That our said attorney will deliver us possession of our allocated flat, garages and units i.e. our allocated area in the said Multi storied buildings and also deliver possession to the intending purchaser/s in respect of Developer's Allocated area.

AND GENERALLY to do acts, deeds and things in the name of ourselves and we , the Executants do hereby ratify and confirm and agrees to ratify and confirm all and whatsoever acts, deeds and things that our said **ATTORNEY** shall lawfully do or came to be done in or about the said premises as aforesaid keeping us free from all encumbrances relating thereto.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of 'Homestead' land measuring 4 (four) Cottahs 6 (six) chhittaks 31 (thirty one) sft. L.R. Dag No. 794 corresponding to R.S. Dag No. 239, land measuring 16 (sixteen)

Cottahs 15 (fifteen) Chhittaks 13 (thirteen) sft. in L.R. Dag No. 795 corresponding to R.S. Dag No. 236, land measuring 6 (six) Cottahs 11 (eleven) Chhittaks in L.R. Dag No. 796 corresponding to R.S. Dag No. 231, land measuring 7 (seven) Cottahs 4 (four) Chhittaks 15 (fifteen) sft. in L.R. Dag No. 797 corresponding to R.S. Dag No. 230/790 and land measuring 9 (Nine) Cottahs 10 (ten) Chhittaks 39 (thirty nine) sft. in L.R. Dag No. 793 corresponding to R.S. Dag No. 230 thus total land measuring 45 (forty five) Cottahs 8 (eight) sft. alongwith tiles sheded structure thereon measuring 100 sft. lying and situated under Mouza - Mohanpur, J.L. No. 8, Re. Su. No. 63, Touzi No. 147, R.S. Khatian No. 51, 504, 15/2, 38, corresponding to L.R. Khatian Nos. 2117, 4080, 4043, 65/1, 64/1, 4063, 4046, 4264 & 4338, within the limits of Mohanpur Gram Panchayet, P.S. Titagarh now Mohanpur, District North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Barrackpore. Which is butted and bounded as follows :-

ON THE NORTH:- R.S Dag No. 239, 228 and 230.

ON THE SOUTH:- R.S Dag No. 238, 237, 235, 233, 232 and 230/790.

ON THE EAST :- R.S. Dag No. 230 and 305.

ON THE WEST :- R.S. Dag No. 239, 230 and Kalyani Expressway.

(17)

IN WITNESS WHEREOF we, the Executants hereof do
hereunto set and subscribe our hand and seal in presence of the of
the witnesses named herein below on this 24th day of JULY
2023 (Two Thousand Twenty Three).

SIGNED, SEALED AND DELIVERED

by the Principal in presence of:

- 1) Sumit Mondal
Bannachipon
P.S. Titagarh
- 2) Prasanta Biswas
Rueya

Ann Chakraborty

Shibu Chakraborty

Ajun Chakraborty

Signature of the Executants

Drafted by :

Sri Biswajit Deb
SRI BISWAJIT DEB

Advocate

Barrackpore Court

Enrollment No. F-857/97

B. B. ENTERPRISE
Debabrata Biswas
Partner

B. B. ENTERPRISE
Sankar Bhattacharyya

Partner

Signature of the Attorney

COMPUTER TYPED BY

Santanu Gupta

SANTANU GUPTA

BARRACKPORE

DIST - NORTH 24 PARGANAS

OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA

1. **STATUS : PRESENTANT**
LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

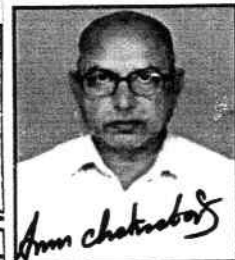


RIGHT HAND FINGER PRINT

SIGNATURE Arjun Chakraborty

2. **LEFT HAND FINGER PRINT NAME**

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Annu Chakraborty

3. **LEFT HAND FINGER PRINT NAME**

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Shilu Chakraborty

4. **LEFT HAND FINGER PRINT NAME**

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Sanjay Bhattacharyya

OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA

1. **STATUS : PRESENTANT**
LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE.....*Debabrata Biswas*.....

2. **LEFT HAND FINGER PRINT** NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE.....

3. **LEFT HAND FINGER PRINT** NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE.....

4. **LEFT HAND FINGER PRINT** NAME

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE.....

Major Information of the Deed

Deed No :	I-1505-03996/2023	Date of Registration	24/07/2023
Query No / Year	1505-8001883768/2023	Office where deed is registered	
Query Date	24/07/2023 2:12:35 PM	A.D.S.R. BARRACKPORE, District: North 24-Parganas	
Applicant Name, Address & Other Details	Biswajit Deb Bkp Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830256064, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2,30,00,000/-		Rs. 3,62,41,465/-	
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]:- 150503984/2023		

Land Details :

District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Mohanpur, Pin Code : 700121

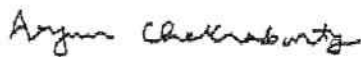
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-794	LR-64/1	Bastu	Shali	4 Katha 6 Chatak 31 Sq Ft	20,00,000/-	39,71,050/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-795	LR-65/1	Bastu	Shali	4 Katha 3 Chatak 37 Sq Ft	20,00,000/-	33,66,986/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-795	LR-2117	Bastu	Shali	4 Katha 3 Chatak 37 Sq Ft	20,00,000/-	33,66,986/-	Property is on Road Adjacent to Metal Road, , Project Name :
L4	LR-795	LR-4264	Bastu	Shali	8 Katha 7 Chatak 29 Sq Ft	40,00,000/-	67,33,972/-	Property is on Road Adjacent to Metal Road, , Project Name :
L5	LR-796	LR-4063	Bastu	Shali	3 Katha 28 Sq Ft	15,00,000/-	24,13,815/-	Property is on Road Adjacent to Metal Road, , Project Name :
L6	LR-796	LR-4080	Bastu	Shali	4 Chatak 40 Sq Ft	1,00,000/-	2,42,705/-	Property is on Road Adjacent to Metal Road, , Project Name :
L7	LR-796	LR-4264	Bastu	Shali	3 Katha 5 Chatak 22 Sq Ft	16,00,000/-	26,55,419/-	Property is on Road Adjacent to Metal Road, , Project Name :

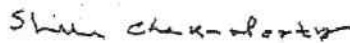
L8	LR-797	LR-65/1	Bastu	Shali	7 Katha 4 Chatak 15 Sq Ft	35,00,000/-	57,75,286/-	Property is on Road Adjacent to Metal Road, , Project Name :
L9	LR-793	LR-4043	Bastu	Shali	4 Katha 4 Chatak	25,00,000/-	33,75,812/-	Property is on Road Adjacent to Metal Road, , Project Name :
L10	LR-793	LR-4338	Bastu	Shali	5 Katha 6 Chatak 39 Sq Ft	37,73,000/-	43,12,434/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			74.2684Dec	229,73,000 /-	362,14,465 /-	
		Grand Total :			74.2684Dec	229,73,000 /-	362,14,465 /-	

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, L4, L5, L6, L7, L8, L9, L10	100 Sq Ft.	27,000/-	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	27,000 /-	27,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Arjun Chakraborty (Presentant) Son of Mr Arun Chakraborty Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office			
		24/07/2023	LTI 24/07/2023	24/07/2023
Mohanpur Paschimpara, City:- , P.O:- Sewli Telinipara, P.S:-Titagarh, District:-North24-Parganas, West Bengal, India, PIN:- 700121 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bbxxxxxx0n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office				

2	Name Mr Arun Chakraborty Son of Late Gopal Chakraborty Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	24/07/2023	LTI 24/07/2023	24/07/2023	
Mohanpur Paschimpara, City:- , P.O:- Sewli Telinipara, P.S:-Titagarh, District:-North24-Parganas, West Bengal, India, PIN:- 700121 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: acxxxxxx6e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office				
3	Name Mrs Shilu Chakraborty Wife of Mr Arun Chakraborty Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	24/07/2023	LTI 24/07/2023	24/07/2023	
Mohanpur Paschimpara, City:- , P.O:- Sewli Telinipara, P.S:-Titagarh, District:-North24-Parganas, West Bengal, India, PIN:- 700121 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: acxxxxxx6p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/07/2023 , Admitted by: Self, Date of Admission: 24/07/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B B ENTERPRISE A Road, Anandapuri, City:- , P.O:- Nona Chandanpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sankar Bhattacharyya Son of Late Bholanath Bhattacharyya Date of Execution - 24/07/2023, , Admitted by: Self, Date of Admission: 24/07/2023, Place of Admission of Execution: Office			
		Jul 24 2023 3:32PM	LTI 24/07/2023	24/07/2023

24C/2, K N Mukherjee Road, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx8B,Aadhaar No Not Provided Status : Representative, Representative of : B B ENTERPRISE (as Partners)

2

Name	Photo	Finger Print	Signature
Mr Debabrata Biswas Son of Late Byomkesh Biswas Date of Execution - 24/07/2023, , Admitted by: Self, Date of Admission: 24/07/2023, Place of Admission of Execution: Office			
Jul 24 2023 3:33PM	LTI 24/07/2023	24/07/2023	

21/1/B, Sumangalapuri, City:- , P.O:- Talpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx5A,Aadhaar No Not Provided Status : Representative, Representative of : B B ENTERPRISE (as Partners)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sumit Mondal Son of Shri Subhas Mondal Bilpara, City:- , P.O:- Sewli Telinipara, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700121			
24/07/2023	24/07/2023	24/07/2023	
Identifier Of Mr Sankar Bhattacharyya, Mr Debabrata Biswas, Mr Arjun Chakraborty, Mr Arun Chakraborty, Mrs Shilu Chakraborty			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Arun Chakraborty	B B ENTERPRISE-7.28979 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shilu Chakraborty	B B ENTERPRISE-8.95813 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Arun Chakraborty	B B ENTERPRISE-6.99417 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Arjun Chakraborty	B B ENTERPRISE-6.99417 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shilu Chakraborty	B B ENTERPRISE-13.9883 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Arun Chakraborty	B B ENTERPRISE-5.01417 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Arjun Chakraborty	B B ENTERPRISE-0.504167 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shilu Chakraborty	B B ENTERPRISE-5.51604 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr Arun Chakraborty	B B ENTERPRISE-11.9969 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr Arjun Chakraborty	B B ENTERPRISE-7.0125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Arjun Chakraborty	B B ENTERPRISE-33.33333300 Sq Ft
2	Mr Arun Chakraborty	B B ENTERPRISE-33.33333300 Sq Ft
3	Mrs Shilu Chakraborty	B B ENTERPRISE-33.33333300 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Titagarh, Gram Panchayat: MOHANPUR, Mouza: Mohanpur, Pin Code : 700121

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 794, LR Khatian No:- 64/1	Owner:অরুণ চক্রবর্তী, Gurdian:গোপাল চক্রবর্তী, Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 795, LR Khatian No:- 65/1	Owner:অরুণ কুমার চক্রবর্তী, Gurdian:গোপাল চন্দ্র, Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 795, LR Khatian No:- 2117	Owner:অর্জুন চক্রবর্তী, Gurdian:অরুণ , Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 795, LR Khatian No:- 4264	Owner:শীলু চক্রবর্তী, Gurdian:অরুণ , Address:নিজ , Classification:শালি, Area:0.14000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 796, LR Khatian No:- 4063	Owner:অরুণ চক্রবর্তী, Gurdian:গোপাল , Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 796, LR Khatian No:- 4080	Owner:অর্জুন চক্রবর্তী, Gurdian:অরুণ , Address:নিজ , Classification:শালি, Area:0.00230000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 796, LR Khatian No:- 4264	Owner:শীলু চক্রবর্তী, Gurdian:অরুণ , Address:নিজ , Classification:শালি, Area:0.05540000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 797, LR Khatian No:- 65/1	Owner:অরুণ কুমার চক্রবর্তী, Gurdian:গোপাল চন্দ্র, Address:নিজ , Classification:বাস্ত, Area:0.12000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 793, LR Khatian No:- 4043	Owner:অর্জুন চক্রবর্তী, Gurdian:অরুণ , Address:নিজ , Classification:শালি, Area:0.06800000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 793, LR Khatian No:- 4338	Owner:শীলু চক্রবর্তী, Gurdian:অরুণ , Address:নিজ , Classification:শালি, Area:0.08600000 Acre,	Owner Name not selected by applicant.

On 24-07-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:41 hrs on 24-07-2023, at the Office of the A.D.S.R. BARRACKPORE by Mr Arjun Chakraborty , one of the Executants.

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 3,62,41,465/-

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

Execution is admitted on 24/07/2023 by 1. Mr Arjun Chakraborty, Son of Mr Arun Chakraborty, Mohanpur Paschimpara, P.O: Sewli Telinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by Profession Business, 2. Mr Arun Chakraborty, Son of Late Gopal Chakraborty, Mohanpur Paschimpara, P.O: Sewli Telinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by Profession Business, 3. Mrs Shilu Chakraborty, Wife of Mr Arun Chakraborty, Mohanpur Paschimpara, P.O: Sewli Telinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by Profession House wife

Indetified by Mr Sumit Mondal, , Son of Shri Subhas Mondal, Bilpara, P.O: Sewli Telinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

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

Execution is admitted on 24-07-2023 by Mr Sankar Bhattacharyya, Partners, B B ENTERPRISE, A Road, Anandapuri, City:- , P.O:- Nona Chandanpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122

Indetified by Mr Sumit Mondal, , Son of Shri Subhas Mondal, Bilpara, P.O: Sewli Telinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

Execution is admitted on 24-07-2023 by Mr Debabrata Biswas, Partners, B B ENTERPRISE, A Road, Anandapuri, City:- , P.O:- Nona Chandanpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122

Indetified by Mr Sumit Mondal, , Son of Shri Subhas Mondal, Bilpara, P.O: Sewli Telinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

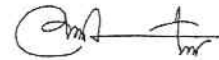
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2385, Amount: Rs.100.00/-, Date of Purchase: 24/04/2023, Vendor name: Soma Bhowmick



Sumit Kumar Sinha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2023, Page from 103710 to 103750
being No 150503996 for the year 2023.



Digitally signed by SUMIT KUMAR
SINHA
Date: 2023.07.24 17:13:47 +05:30
Reason: Digital Signing of Deed.

(Sumit Kumar Sinha) 2023/07/24 05:13:47 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)