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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/325/042/24

AR 841374

**DEVELOPMENT POWER OF ATTORNEY AFTER**

**REGISTERED DEVELOPMENT AGREEMENT**

TO ALL TO WHOM these presents shall come WE,

**1. SRI DEBASHIS BURMAN [PAN ABOPB7783N] [AADHAAR 9747 3852 4981]**, son of Late Jagadish Chandra Burman, by faith-Hindu, by Nationality - Indian, by occupation Service, temporarily residing at Flat No 313, Radha Kishan Madhusudan, Near - Shiv Ganga, Sonari, Jamshedpur, Purbi, Singhbhum, Jharkhand, -831011, having permanent address at AC- 21/1, Baguiati, Deshbandhu Nagar, under Police Station - Rajarhat [old], Baguiati [new], Post office Deshbandhu Nagar, District North 24-Parganas, Kolkata-700059, State West Bengal, **2. SRI SHANTANU BURMAN [PAN ACZPB 5706B] [AADHAAR 4024 6539 8995]**, son of Late Jagadish Chandra Burman, by faith - Hindu, by Nationality - Indian, by

Certified that the document is admitted to registration. The document is in one sheet/sheets & the original document is attached with this document and are part of this documents.

*[Signature]*

Additional District Sub-Registrar  
Rajarhat New Town, North 24-Pgs.

23 DEC 2024



occupation LIC Agent, residing at AC- 21/1, Baguiati, Deshbandhu Nagar, under Police Station - Rajarhat [old], Baguiati [new], Post office- Deshbandhu Nagar, District North 24-Parganas, Kolkata - 700059, State- West Bengal, hereinafter jointly called and referred to as the "**PRINCIPALS**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

**Sold of a piece and parcel of land measuring an area of 2-11-17 Two Cottahs Eleven Chittacks Seventeen sqft by Smt Urmila Bala Ghosh, the Vendor thereof in favour of Smt Dipali Burman, the purchaser therein, for or at a valuable consideration mentioned therein:-**

**WHEREAS** one Smt Urmila Bala Ghosh, the Vendor therein announced to Sale out ALL THAT a piece and parcel of Rayat Sthitiban Satiya land measuring an area of 0-5-25 Five Chittacks Twenty Five sqft having annual rent of 2(Two) Paisa lying and situated at Mouza Arjunpur, J.L No 7, Re Sa No 160, Touzi No 181,1513, pargana Kalikata, under Khatian No 244, Adhin Khatian No 243 corresponding to R.S Khatian No 452 comprised in Dag No 506 corresponding to R.S Dag No 584, P.S Rajarhat, at present Baguiati, then Sub Registrar Cossipore Dum Dum, in the District of then 24 parganas, at present North 24 parganas, as mentioned in the Schedule 1 written therein and another piece and parcel of land measuring an area of 2-5-37 Two Cottahs Five Chittacks Thirty Seven sft having annual rent of Rupees 4(Four) lying and situated at Mouza Arjunpur, J.L No 7, Re Sa No 160, Touzi No 181,1513, pargana Kalikata, under Khatian No 244, Adhin Khatian No 243 corresponding to R.S Khatian No 452 comprised in Dag No 506 corresponding to R.S Dag No 584, P.S Rajarhat, at present Baguiati, then Sub Registrar Cossipore Dum Dum, in the District of then 24 parganas, at present North 24 parganas, as mentioned in the Schedule 2 written therein and Smt Dipali Burman, the purchaser therein purchased the same by a registered Deed of Sale executed on 11.03.1964 registered at Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 23, Pages 273 to 277, Being No 1534, for the Year 1964, from said Smt



Urmila Bala Ghosh, the Vendor therein for or at a valuable consideration mentioned therein and thus said Smt Dipali Burman, the purchaser therein became the absolute owner of the above mentioned total property measuring an area of 2-11-17 Two Eleven Chittacks Seventeen sqft by virtue of above mentioned purchase and said Smt Dipali Burman enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner.

**Sold of land measuring an area of 4-12-8 Four Cottahs Twelve Chittacks Eight sft by Sri Nityananda Bagui, the Vendor thereof in favour of Sri Debabrata Ghosh and Sri Kalicharan Ghosh, the Purchasers therein, for or at a valuable consideration mentioned therein:-**

**AND WHEREAS** while in course of enjoyed the same Sri Nityananda Bagui, the Vendor therein announced to sale out **ALL THAT** a piece and parcel of land measuring an area of 4-12-8 Four Cottahs Twelve Chittacks Eight sqft lying and situated at Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 181/1513, Pargana Kalikata, pargana Kalikata, under Khatian No 244, comprised in Dag No 506, then P.S Rajarhat, at present Baguiati, then Sub Registrar in the District of 24 Parganas, at present North 24 Parganas and Sri Debabrata Ghosh and Sri Kalicharan Ghosh, the Purchasers therein jointly purchased the same by a registered Deed of Sale registered at Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 29, Pages 149 to 152, Being No 1578,, for the year 1962, from said Sri Nityananda Bagui, the Vendor therein, for or at a valuable consideration mentioned therein and thus Sri Debabrata Ghosh and Sri Kalicharan Ghosh, the Purchasers therein jointly became the absolute owners in respect of the above mentioned land by virtue of the above mentioned purchase and Sri Debabrata Ghosh and Sri Kalicharan Ghosh, the Purchasers therein jointly enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner.

**Sold of land measuring an area of 4-12-8 Four Cottahs Twelve Chittacks Eight sft by Sri Debabrata Ghosh and Sri Kalicharan Ghosh, the**



**Vendors thereof in favour of Sri Haran Chandra Basu, the Purchaser therein, for or at a valuable consideration mentioned therein:-**

**AND WHEREAS** while in course of enjoyed the same Sri Debabrata Ghosh and Sri Kalicharan Ghosh, the Vendors therein jointly announced to sale out **ALL THAT** a piece and parcel of land measuring an area of 4-12-8 Four Cottahs Twelve Chittacks Eight sqft lying and situated at Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 181/1513, Pargana Kalikata, under Khatian No 244, comprised in Dag No 506, then P.S Rajarhat, at present Baguiati, then Sub Registrar Cossipore Dum Dum, in the District of 24 Parganas, at present North 24 Parganas and Sri Haran Chandra Basu, the Purchaser therein purchased the same by a registered Deed of Sale executed on 15.02.1963 registered at Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 22, Pages 244 to 247, Being No 1186, for the year 1963, from said Sri Debabrata Ghosh and Sri Kalicharan Ghosh, the Vendors therein, for or at a valuable consideration mentioned therein and thus Sri Haran Chandra Basu, the Purchaser therein became the absolute owner in respect of the above mentioned land by virtue of the above mentioned purchase and Sri Haran Chandra Basu, the Purchaser therein enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner.

**Sold of land measuring an area of 4-12-8 Four Cottahs Twelve Chittacks Eight sft by Sri Haran Chandra Basu, the Vendors thereof in favour of Smt Gita Rani Paul, the Purchaser therein, for or at a valuable consideration mentioned therein:-**

**AND WHEREAS** while in course of enjoyed the same Sri Haran Chandra Basu, the Vendor therein jointly announced to sale out **ALL THAT** a piece and parcel of land measuring an area of 4-12-8 Four Cottahs Twelve Chittacks Eight sqft lying and situated at Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 181/1513, Pargana Kalikata, under Khatian No 244, comprised in Dag No 506, then P.S Rajarhat, at present Baguiati, then Sub Registrar Cossipore Dum Dum, in the District of 24 Parganas, at present



North 24 Parganas and Smt Gita Rani Paul, the Purchaser therein purchased the same by a registered Deed of Sale registered at Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 25, Pages 214 to 217, Being No 1259, for the year 1963, from said Sri Haran Chandra Basu, the Vendor therein, for or at a valuable consideration mentioned therein and thus Smt Gita Rani Paul, the Purchaser therein became the absolute owner in respect of the above mentioned land by virtue of the above mentioned purchase and Smt Gita Rani Paul, the Purchaser therein enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner.

**Sold of land measuring an area of 0-8-6 Eight Chitacks Six sft out of 4-4-6 Four Cottahs Four Chittacks Six sft be the same a little more or less being plot No "B" by Smt Gita Rani Paul, the Vendor thereof in favour of Smt Dipali Burman, the Purchaser therein, for or at a valuable consideration mentioned therein:-**

**AND WHEREAS** while in course of enjoyed the same Smt Gita Rani Paul, the Vendor therein announced to sale out **ALL THAT** a piece and parcel of land measuring an area of 0-8-6 Eight Chittacks Six sqft along with all amenities and easement right out of 4-4-6 Four Cottahs Four Chittacks Six sft be the same a little more or less being lot No "B" lying and situated at Mouza Arjunpur, J.L. No 7, Re. Sa. No 160, Touzi No 181/1513, Pargana Kalikata, under Khatian No 244 corresponding to R.S Khatian No 452, comprised in Dag No 506 corresponding to R.S Dag No 584, then P.S Rajarhat, at present Baguiati, then Sub Registrar Cossipore Dum Dum, in the District of 24 Parganas, at present North 24 Parganas and Smt Dipali Burman, the Purchaser therein purchased the same by a registered Deed of Sale executed on 14.03.1980 registered at Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 29, Pages 291 to 295, Being No 2144, for the year 1980, from said Smt Gita Rani Paul, the Vendor therein, for or at a valuable consideration mentioned therein and thus Smt Dipali Burman, the Purchaser therein became the absolute owner in respect of the above mentioned land by virtue of the above mentioned purchase and



Smt Dipali Burman, the Purchaser therein enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner.

**Absolute ownership in respect of land measuring an area of 3-3-23 Three Cottahs Three Chittacks Twenty Three sft by Smt Dipali Burman, the land owner therein:-**

**AND WHEREAS** thus said **Smt Dipali Burman, the landowner herein** became the absolute owner in respect of bastu land measuring an area of **3-3-23 Three Cottahs Three Chittacks Twenty Three sft** be the same a little more or less lying and situated at Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 181/1513, Pargana Kalikata, under Khatian No 244 corresponding to R.S Khatian No 452, comprised in Dag No 506 corresponding to R.S Dag No 584, then P.S Rajarhat, at present Baguiati, at present Additional District Sub Registrar Rajarhat, Newtown, in the District of at present North 24 Parganas, by virtue of the above mentioned **2(two) Nos purchase** vide Deed No 1534, for the Year 1964 and vide Deed No 2144, for the year 1980 and thereafter said Smt Dipali Burman, raised Two storied cement flooring residential building thereon having **1400 sft cement flooring pucca residential structure** on the **Ground Floor**, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies and **1400 sft cement flooring pucca residential structure** on the **First Floor**, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies thus total **having 2800 sft** and thereafter said **Smt Dipali Burman**, recorded her name in B.L & L.R.O of 5 sataks bastu land under **L.R Khatian No 1132** comprised in **L.R Dag No 795** and also mutated her name in the records of the concerned authority of then Rajarhat Gopalpur Municipality under old No 24, at present under Bidhannagar Municipal Corporation, New Ward No 10, Assessee No 20033126533, at being premises No **AC- 21/1, Deshbandhu Nagar, Kolkata-700059** and **Smt Dipali Burman**, enjoying the same free from all encumbrances and without having any interruption from anybody or from any corner.



Execution of a registered Deed of Gift by Smt Dipali Burman, the Donor thereof in respect of her bastu land measuring an area of 3-3-23 Three Cottahs Three Chittacks Twenty Three sft be the same a little more or less together with Two storied cement flooring residential building thereon having 1400 sft cement flooring pucca residential structure on the Ground Floor and 1400 sft cement flooring pucca residential structure on the First Floor thus total having 2800 sft Two storied residential building thereon, in favour of her own womb son namely Sri Debashis Barman and Sri Shantanu Burman, the Donees therein and the landowner Nos 1 and 2 herein:-

AND WHEREAS while in course of enjoyed ALL THAT a piece and parcel of bastu land measuring an area of 3-3-23 Three Cottahs Three Chittacks Twenty Three sft be the same a little more or less together with Two storied cement flooring residential building thereon having 1400 sft cement flooring pucca residential structure on the Ground Floor, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies and 1400 sft cement flooring pucca residential structure on the First Floor, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies thus total having 2800 sft and Smt Dipali Burman, the Donor therein executed a registered Deed of Gift in respect of the above mentioned property in favour of her own womb sons namely Sri Debashis Barman and Sri Shantanu Burman, the Donees therein and the landowner Nos 1 and 2 therein on 23/12/2024 registered at Additional District Sub Registrar Rajarhat, Newtown and recorded in Book No I, Deed No 19201, for the Year 2024.

Absolute ownership of land measuring an area of 3-3-23 Three Cottahs Three Chittacks Twenty Three sft be the same a little more or less together with Two storied cement flooring residential building thereon having 1400 sft cement flooring pucca residential structure on the Ground Floor and 1400 sft cement flooring pucca residential structure on the First Floor thus total having 2800 sft Two storied residential



building thereon Sri Debashis Burman and Sri Shantanu Burman, the Principal Nos 1 and 2 herein:-

**AND WHEREAS** thus **Sri Debashis Burman and Sri Shantanu Burman**, the landowner Nos 1 and 2 therein and **the Principal Nos 1 and 2 herein** jointly became the absolute owners in respect of **ALL THAT** a piece and parcel of bastu land measuring an area of **3-3-23 Three Cottahs Three Chittacks Twenty Three sft** be the same a little more or less together with **Two storied cement flooring residential building thereon having 1400 sft cement flooring pucca residential structure on the Ground Floor**, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies and **1400 sft cement flooring pucca residential structure on the First Floor**, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies thus total **having 2800 sft** lying and situated at **Mouza Arjunpur**, J.L. No 7, Re Sa No 160, Touzi No 181/1513, Pargana Kalikata, under Khatian No 244 corresponding to R.S Khatian No 452 corresponding to **L.R Khatian No 1132**, comprised in Dag No 506 corresponding to R.S Dag No 584 corresponding to **L.R Dag No 795**, then P.S Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, under old No 24, at present under Bidhannagar Municipal Corporation, New Ward No 10. Assessee No 20033126533, at being premises No **AC- 21/1, Deshbandhu Nagar, Kolkata-700059**, at present Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas and **Sri Debashis Burman and Sri Shantanu Burman**, the landowner Nos 1 and 2 therein and **principals No 1 and 2 herein** jointly enjoying the same which is free from all encumbrances and without having any interruption from anybody or from any corner and the under written First Schedule mentioned property is absolutely clear, good and marketable.

**AND WHEREAS** **Sri Debashis Burman and Sri Shantanu Burman**, the landowner Nos 1 and 2 therein and **principals No 1 and 2 herein** for construction of multi storied building thereon the said property further executed a registered Development Agreement with the Developer therein



and attorney herein on 23/12/2024 registered at Additional District Sub Registrar, Rajarhat, Newtown and recorded in Book No I, Being No .....19204....., for the year 2024.

**AND WHEREAS** due to our (Principals) non-availability it is urgently required by us to appoint attorney who will look after and to control the affairs of our under schedule mentioned property.

We, do hereby nominate, constitute, authorize and appoint **SRI SUBHASISH CHAKRABORTY** [PAN AFSPC3053L] [AADHAAR 3946 0099 9507], son of Late Braja Gopal Chakraborty, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at BC-1/10, Deshbandhu Nagar, under Police Station - Rajarhat [old], Baguiati [new], District North 24-Parganas, Kolkata- - 700059, State- West Bengal and its Branch office or city office shall be on such other place as the parties will decide by mutual consent by time to time, as our true and lawful Attorney for us in our names and on our behalf and to do exercise execute and perform the following acts, deeds and things mentioned hereafter.

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof and further the attorney shall have every right to commence Development or Constructional Work on the said property.
2. To appear and represent us before any authority and authorities including the Bidhannagar Municipal Corporation, the Calcutta Metropolitan Development Authority, Fire Brigade, West Bengal Police, B.L & L.R.O, CESC/WBSEB, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, any other Govt or Non Govt Office and Government of West Bengal in connection with the modification and/or alteration or submit of the sanction Plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit the Plan before the Bidhannagar Municipal Corporation and to take delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.

*Sri Subhasish Chakraborty*



4. To develop the said Premises by making construction of (G+3) storied building with Lift devices thereon as per sanctioned plan which to be approved and sanctioned by the Bidhannagar Municipal Corporation and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
5. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and commit the all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.
6. To use, shift, or re-adjust the existing electricity connection if any in the said Premises in such manner, as the said ATTORNEY may deem fit and proper.
7. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or license fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished mentioned in the Development Agreement of the said Premises.
8. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
9. To sign, execute and submit and take delivery of site plan, building plan application certificate, Completion Certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered by the Bidhannagar Municipal Corporation in respect of my property more specifically mentioned in the schedule written hereunder.
10. To enter into any agreement for sale with intending buyer/ buyers in respect of **Developer's allocated portion only** and save and except the land owners' allocation and also do collect advance and /or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.



11. To enter into all Agreement for sale with the prospective Purchaser/purchasers in respect of **Developer's allocated portion only** and save and except the land owners' allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive, realize and obtain payment of all or any money which may hereafter become payable to me as set forth in the development agreement by the said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharges for the same as our said ATTORNEY shall think fit and proper.
12. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said Development Agreement of the said Premises.
13. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of registration in respect of **Developer's allocated portion only** and save and except the Landowners' allocation.
14. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building in respect of **Developer's allocated portion only** and save and except landowners' allocation as stated in the Development agreement as mentioned above.



15. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers in respect of **Developer's allocated portion only** and save and except Landowners' allocation as stated in the Development agreement as mentioned above.
16. To execute conveyance or conveyances in our names and on my behalf to do all acts and deeds in favour of the intending purchaser/ purchasers and to present the said conveyance for registration before the competent registering authority in respect of **Developer's allocated portion only** and save and except the Landowners allocation as stated in the Development agreement as mentioned above.
17. To instruct the Advocate/ Lawyer/ Deed Writer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling in respect of **Developer's allocated portion only** as written in the Development Agreement as mentioned above.
18. To execute and/or negotiate and/or entering into any agreement for selling the schedule-mentioned property in the name of the Attorney as and on my behalf in respect of **Developer's allocated portion only** and save and except landowners' allocation as stated in the Development agreement as mentioned above.
19. To execute and sign any deeds, agreements, memo of understanding with a view to sell of schedule mentioned property in my own name and on our behalf save and except landowners allocation as stated in the Development agreement as mentioned above .
20. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part



thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.

21. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY.
22. To advertise in the newspapers for obtaining Purchaser for selling the flat and car parking space in the proposed building from the **Developer's Allocation only** as written in the Development Agreement as mentioned above.
23. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute right application in respect thereof.
24. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
25. To sign declare and / or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the landowners therein and Principals herein.

AND GENERALLY to act as our ATTORNEY or agents in relation to all matters touching my said Premises and building, as we would do if we, personally represent.

AND we, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Development Power of



Attorney in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents as per the said Development Agreement as mentioned above.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** a piece and parcel of bastu land measuring an area of **3-3-23 Three Cottahs Three Chittacks Twenty Three sft** be the same a little more or less together with **Two storied cement flooring residential building** thereon having **1400 sft cement flooring pucca residential structure** on the **Ground Floor**, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies and **1400 sft cement flooring pucca residential structure** on the **First Floor**, consisting of 4(Four) Rooms, 1(One) Dining, 1(One) Kitchen, 1(One) Store Room, 2(Two) Toilets, 2(Two) Balconies thus total **having 2800 sft** lying and situated at **Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 181/1513, Pargana Kalikata, under Khatian No 244 corresponding to R.S Khatian No 452 corresponding to L.R Khatian No 1132, comprised in Dag No 506 corresponding to R.S Dag No 584 corresponding to L.R Dag No 795, then P.S Rajarhat, at present Baguiati, within the limits of Rajarhat Gopalpur Municipality, under old No 24, at present under Bidhannagar Municipal Corporation, New Ward No 10, Assessee No 20033126533, at being premises No AC- 21/1, Deśhbandhu Nagar, Kolkata-700059, at present Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas, along with all amenities and easement right .The Total Property is butted and bounded in the manner as follows :-**

**ON THE NORTH BY** : 18-0" ft Wide Road

**ON THE SOUTH BY** : Land and building of others;

**ON THE EAST BY** : Land and building of others;

**ON THE WEST BY** : Land and building of others;



**IN WITNESS WHEREOF** we, the Principals and Attorney each hereunto set and subscribed our respective hand on the 23rd day of December Two Thousand and Twenty Four (2024).

Signed Sealed and Delivered at Kolkata  
by the Principals and Attorney  
in the presence of:-

**Witness:-**

*Burman (DEBASHIS BURMAN)*

1. Ratna Burman  
AC 21/1 Desh Bandhu Nagar  
Kolkata - 700059

*Shantanu Burman*

**SIGNATURE OF THE PRINCIPALS**

2. Manash Bhattacharya  
BD-6, D.B. Nagar  
K-59

*Subhish Chakrabarty*  
(Subhish Chakrabarty)

**SIGNATURE OF THE ATTORNEY**

**Prepared By:-**

*Manash Bhattacharya*

**Manash Bhattacharya**  
BD/6, Deshbandhu Nagar  
Kolkata-700059  
L. No. DW. XI.45.  
A.D.S.R. Cossipore Dum Dum


































**Composed by:-**

*Avijit Paul*

**Avijit Paul**  
100, S.S. Road, Dum Dum  
Kolkata-700030.  
A.D.S.R. Cossipore Dum Dum



PAGE NO.  
SPECIMEN FROM FOR TEN FINGERPINTS

SL. No.	Signature of the Executants/Presentants					
 <i>Debashis Barmen</i> (DEBASHIS BARMEN)	Little	Ring	Middle	Fore	Thumb	
		Left	Hand			
						
	Thumb	Fore	Middle	Ring	Little	
		Right	Hand			
						
 <i>Shantanu Barmen</i>	Little	Ring	Middle	Fore	Thumb	
		Left	Hand			
						
	Thumb	Fore	Middle	Ring	Little	
		Right	Hand			
						
 <i>Subhasish Chakrabarty</i> (Subhasish Chakrabarty)	Little	Ring	Middle	Fore	Thumb	
		Left	Hand			
						
	Thumb	Fore	Middle	Ring	Little	
		Right	Hand			
						





# ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/138 / 147111

পরিচয় পত্র

Duplicate

প্রতিলিপ



Elector's Name Pradip Kumar Dasgupta

নির্বাচকের নাম প্রদীপ কুমার দাশগুপ্ত

Father's Name Hajari

পিতার নাম হাজারি

Sex M

লিঙ্গ পুং

Age as on 1.1.2000 39

১.১.২০০০-এ বয়স ৩৯

## Address

14/2 Kabi Krishnaram Das Road 7 Nimta  
North 24 Parganas 700049

ঠিকানা

১৪/২ কবি কৃষ্ণরাম দাস রোড ৭ নিমতা উত্তর ২৪

পরগণা ৭০০০৪৯

Facsimile Signature  
Electoral Registration Officer  
নির্বাচক নিবন্ধন আধিকারিক

For 138-Dum Dum  
Assembly Constituency

১৩৮-দুমদুম

বিধানসভা নির্বাচন কেন্দ্র

Place North 24 Parganas

স্থান উত্তর ২৪ পরগণা

Date 19.08.2000

তারিখ ১৯.০৮.২০০০

080/0138

Pradip Kumar Dasgupta.



### Major Information of the Deed

Deed No :	I-1523-19212/2024	Date of Registration	23/12/2024
Query No / Year	1523-8003251043/2024	Office where deed is registered	
Query Date	23/12/2024 11:01:13 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	RANAJIT DAS , SODEPUR NATAGARH, Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700113, Mobile No. : 8910121422, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 91,98,877/-		
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]:- 152319204/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, Premises No: AC-21/1, , Ward No: 10 Pin Code : 700059



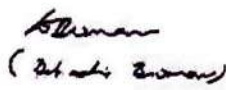


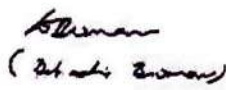


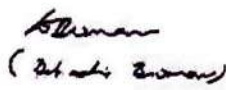









Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-795	LR-1132	Bastu	Bastu	3 Katha 3 Chatak 23 Sq Ft	1/-	70,98,877/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					5.3121Dec	1/-	70,98,877 /-	

### Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2800 Sq Ft.	1/-	21,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 1, Area of floor : 1400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2800 sq ft	1 /-	21,00,000 /-	



## Principal Details :

SI No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr DEBASHIS BURMAN</b>            Son of Late Jagadish Chandra Burman            Executed by: Self, Date of Execution: 23/12/2024            , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office         </td> <td>   23/12/2024         </td> <td>   LTI 23/12/2024 Captured         </td> <td>   23/12/2024         </td> </tr> </tbody> </table> <p>AC- 21/1, Baguiati, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.: ABxxxxxx3N, Aadhaar No: 97xxxxxxxx4981, Status :Individual, Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr DEBASHIS BURMAN</b> Son of Late Jagadish Chandra Burman Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office	 23/12/2024	 LTI 23/12/2024 Captured	 23/12/2024
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## Attorney Details :

SI No	Name, Address, Photo, Finger print and Signature								
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Son of Late Braja Gopal Chakraborty BC-1/10, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:- Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.: AFxxxxxx3L, Aadhaar No: 35xxxxxxxx9507, Status :Individual, Executed by: Self, Date of Execution: 23/12/2024 , Admitted by: Self, Date of Admission: 23/12/2024 ,Place : Office

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr PRADIP KUMAR DASGUPTA</b> Son of Late HAZARI LAL DASGUPTA , K K RAMDAS ROAD, City:- , P.O:- NIMTA, P.S:- Nimta, District-North 24- Parganas, West Bengal, India, PIN:- 700009		 Captured	
	23/12/2024	23/12/2024	23/12/2024
Identifier Of Mr DEBASHIS BURMAN, Mr SHANTANU BURMAN, Mr SUBHASISH CHAKRABORTY			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBASHIS BURMAN	Mr SUBHASISH CHAKRABORTY-2.65604 Dec
2	Mr SHANTANU BURMAN	Mr SUBHASISH CHAKRABORTY-2.65604 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBASHIS BURMAN	Mr SUBHASISH CHAKRABORTY-1400.00000000 Sq Ft
2	Mr SHANTANU BURMAN	Mr SUBHASISH CHAKRABORTY-1400.00000000 Sq Ft

#### Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, Premises No: AC-21/1, , Ward No: 10 Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 795, LR Khatian No:- 1132	Owner:দীপালী বর্মণ, Gurdian:জগদীশ বর্মণ, Address:অরুণপুর, Classification:বাড়, Area:0.05000000 Acre,	Owner Name not selected by applicant.



**Endorsement For Deed Number : I - 152319212 / 2024**

On 23-12-2024

**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 (a) of Indian Stamp Act 1899.

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

**Presented** for registration at 11:37 hrs on 23-12-2024, at the Office of the A.D.S.R. RAJARHAT by Mr SUBHASISH CHAKRABORTY, Claimant.

**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 91,98,877/-

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

Execution is admitted on 23/12/2024 by 1. Mr DEBASHIS BURMAN, Son of Late Jagadish Chandra Burman, AC- 21/1, Baguiati, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 2. Mr SHANTANU BURMAN, Son of Late Jagadish Chandra Burman, AC- 21/1, Baguiati, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Others, 3. Mr SUBHASISH CHAKRABORTY, Son of Late Braja Gopal Chakraborty, BC-1/10, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Mr PRADIP KUMAR DASGUPTA, , , Son of Late HAZARI LAL DASGUPTA, , K K RAMDAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Business

**Payment of Fees**

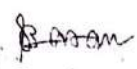
Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**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 1203, Amount: Rs.100.00/-, Date of Purchase: 16/12/2024, Vendor name: Ranjita Paul

  
Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1523-2025, Page from 18463 to 18485  
being No 152319212 for the year 2024.



*Sanjoy Basak*

Digitally signed by SANJOY BASAK  
Date: 2025.01.07 15:04:52 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 07/01/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.