

4734/22

4697/2022



पश्चिम बंगाल WEST BENGAL

AM 110196

12/08/22
8/2454/69/2022
Certified that the document in relation to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar
Belghoria, 24 Parg. (N)

12 AUG 2022

POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT WE (1) SRI RATAN PATRA, (PAN : CHLPP8549M), (AADHAAR NO. 890983090206), son of Late Ganesh Patra, by faith Hindu, Citizen of India, by occupation service, residing at 8, Kali Temple Road, P.O. & P.S. Nimta, Kolkata - 700049, District North 24-Parganas, (2) SMT. PURNIMA PATRA, (PAN : DUXPP0132E), (AADHAAR NO. 702784711450), wife of Late Rabindra Nath Patra, by faith Hindu, Citizen of India, by occupation housewife, residing at Nimta Kali Temple

237114

Arup Ray Chatterjee

01 AUG 2022

01 AUG 2022

NAME	Arup Ray Chatterjee
ADD	11 Octa Bel
RS	
1 AUG 2022	
S. CHATTERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Road, Kol-1	



Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

2 AUG 2022

ATTORNEY AFTER REC'D

DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE SMT. PURNIMA KATAK

(2090208), Son of Late Chandra Katak

residing at 8, K. S. Road, Kol-1, District of North 24 Parganas

do hereby certify that the above mentioned Smt. Purnima Katak

is the sole and exclusive owner of the land situated at 8, K. S. Road, Kol-1

and that she has no other claim or interest in the said land

Road, P.O. & P.S. Nimta, Kolkata - 700049, District North 24-Parganas, (3) **SMT. ANITA PATRA**, (PAN : DUXPP0131H), (AADHAAR NO. 225500140727), daughter of Late Rabindra Nath Patra, by faith Hindu, Citizen of India, by occupation house hold works, residing at Nimta Kali Temple Road, P.O. & P.S. Nimta, Kolkata - 700049, District North 24-Parganas, (4) **SMT. NAMITA BANERJEE**, (PAN : AZAPB8988K), (AADHAAR NO. 983049957712), wife of Late Ajoy Kumar Banerjee, and daughter of Late Rabindra Nath Patra, by faith Hindu, Citizen of India, by occupation housewife, residing at 185B, Raja Dinendra Street, Post Office Shyambazar, Police Station Ultadanga, Kolkata - 700004, (5) **SMT. SUMITRA PATRA**, (PAN : BGEPP8516P), (AADHAAR NO. 331214087064), wife of Late Tapan Patra, by faith Hindu, Citizen of India, by occupation housewife, residing at Pandit Sarada Banerjee Road, Sarada Nagar, Dhanmath, P.O. and P.S. Gholia, Kolkata - 700111, District North 24-Parganas, (6) **SMT. PUJA PATRA**, (PAN: CNHPP7078M), (AADHAAR NO. 279316376306), wife of Sri Tamajit Dutta, and daughter of Late Tapan Patra, by faith Hindu, Citizen of India, by occupation housewife, residing at 9, Kali Temple Road, P.O. & P.S. Nimta, Kolkata - 700049, District North 24-Parganas, and (7) **SRI SUBHANKAR PATRA**, (PAN : CNHPP7077E), (AADHAAR NO. 471513846272), son of Late Tapan Patra, by faith Hindu, Citizen of India, by occupation service, residing at Pandit Sarada Banerjee Road, Sarada Nagar, Dhanmath, P.O. and P.S. Gholia, Kolkata - 700111, District North 24-Parganas, state as follows:-

- I) That Sri Nani Lal Patra was the absolute Owner of all that land measuring 5 Kathas 13 Chataks, be the same a little more or less together with the structure standing on portion thereon in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172 and 173, R.S. Dag Nos. 2907 and 2907/3103, under Khatian No. 1423, under P.S. Nimta, District North 24-Parganas.
- II) That by a Deed of Gift, registered in the Office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 15, Pages 294 to 296, Being No. 1087 for the year 1968 and made by and between the said Sri Nani Lal Patra, therein described as the Donor of the One Part and Smt. Padmabati Dasi, therein described as the Donee of the Other Part, the said Donor, out of his natural love and affection for the said Donee, who was his wife gave, devised and bequeathed the said land measuring 5 (five) Kathas 13 (thirteen) Chataks, be the same a little more or less together with the structure standing on portion thereon in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172 and 173, R.S. Dag Nos. 2907 and 2907/3103, under Khatian No. 1423, under P.S. Nimta, District North 24-Parganas, fully described in the Schedule hereunder written.
- III) That in the events that have happened the said Smt. Padmabati Dasi thus became the absolute Owner of the said land measuring 5 (five) Kathas 13 (thirteen) Chataks, be the same a little more or less together with the structure standing on portion thereon in



Addl. District Sub-Registrar
Beighoria, 24 Pgs. (N)

12 AUG 2022

Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172 and 173, R.S. Dag Nos. 2907 and 2907/3103, under Khatlan No. 1423, under P.S. Nimta, District North 24-Parganas.

IV) That on 11/02/1981 by a Deed of Gift, registered in the Office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, Volume No. 12, Pages 248 to 250, Being No. 1027 for the year 1981 and made by and between the said Smt. Padmabati Dasi, wife of Late Nani Lal Patra, therein described as the Donor of the One Part and Sri Ganesh Chandra Patra, therein described as the Donee of the Other Part, the said Donor, out of her natural love and affection for the said Donee, who was her son gave, devised and bequeathed a portion of the said land measuring 2 (two) Kathas 4 (four) Chataks 10 (ten) Sq. Ft., be the same a little more or less together with the structure standing on portion thereon and also together with all right with the said owner over into and upon the 4' (four feet) wide common passage to the west of the land in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172 and 173, R.S. Dag Nos. 2907 and 2907/3103, under R.S. Khatian No. 1423, under P.S. Nimta, District North 24-Parganas, fully described in the Schedule hereunder written.

V) That in the events that have happened the said Sri Ganesh Chandra Patra thus became the absolute Owner of the said land measuring 2 (two) Kathas 4 (four) Chataks 10 (ten) Sq. Ft. be the same a little more or less in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172 and 173, R.S. Dag Nos. 2907 and 2907/3103, under Khatian No. 1423, under P.S. Nimta, District North 24-Parganas.

VI) That the said Ganesh Chandra Patra, who was a Hindu Governed under the Dayabhaga Hindu School of Law, died intestate on 21/01/1986 leaving behind his wife namely Smt. Asalata Patra, two sons namely Sri Ratan Kumar Patra and Sri Alope Kumar Patra and only daughter namely Smt. Anamika Hazra as his legal heirs under the Hindu Succession Act, 1956.

VII) That in the events that have happened the said wife, sons and daughter of said Ganesh Chandra Patra namely the said Smt. Asalata Patra, Sri Ratan Kumar Patra, Sri Alope Kumar Patra and Smt. Anamika Hazra thus became the absolute joint Owners of the said land measuring 2 (two) Kathas 4 (four) Chataks 10 (ten) Sq. Ft. be the same a little more or less together with the structure standing on portion thereon and each being entitled to the undivided $1/4^{\text{th}}$ part or share in the said property.

VIII) That on 28/06/2011 by a Deed of Gift registered in the Office of the Additional District Sub-Registrar at Cossipore Dum Dum and recorded in Book No. 1, C.D. Volume No. 18, Page from 1264 to 1290, Being No. 05372 for the year 2011 and made by and between the said Sri Alope Kumar Patra, Smt. Asalata Patra and Smt. Anamika Hazra, therein jointly described as the Donors of the One Part and the said Sri Ratan Kumar Patra, the executant No. 1 herein and therein described as the Donee of the Other Part

the said Donors out of their natural love and affection for the said Donee who was there son and brother respectively, gave, devised and bequeathed their respective undivided 1/3rd part or share in the said property which jointly comes out to be the undivided 3/4th part or share in the said property in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172 and 173, R.S. Dag Nos. 2907 and 2907/3103, under Khatian No. 1423, under P.S. Nimta, District North 24-Parganas.

IX) That in the events that happened I the said Sri Ratan Kumar Patra, the executant No. 1 herein thus alone becomes the absolute Owner of the land measuring 2 (two) Kathas 4 (four) Chataks 10 (ten) Sq. Ft. be the same a little more or less and together with all right in the said 4' (four) feet wide common passage together with the structure standing on portion thereon in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172 and 173, R.S. Dag Nos. 2907 and 2907/3103, under Khatian No. 1423, under P.S. Nimta, District North 24-Parganas.

X) That on 10/02/1981 by a Deed of Gift, registered in the Office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 47, Pages 69 to 71, Being No. 1028 for the year 1981 and made by and between the said Smt. Padmabati Dasi, therein described as the Donor of the One Part and Sri Rabindra Nath Patra, therein described as the Donee of the Other Part, the said Donor out of her natural love and affection for the said Donee who was her son gave, devised and bequeathed a portion of the said land measuring 1 (one) Katha 6 (six) Chataks 5 (five) Sq. Ft., be the same a little more or less and together with the structure standing thereon and also together with all right in the said 4' (four feet) wide common passage in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172 and 173, R.S. Dag Nos. 2907 and 2907/3103, under Khatian No. 1423, under P.S. Nimta, District North 24-Parganas fully described in the Schedule hereunder written..

XI) That in the events that have happened the said Rabindra Nath Patra thus became the absolute Owner of the land measuring 1 (one) Katha 6 (six) Chataks 5 (five) Sq. Ft., be the same a little more or less in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172 and 173, R.S. Dag Nos. 2907 and 2907/3103, under Khatian No. 1423, under P.S. Nimta, District North 24-Parganas.

XII) That by a Deed of Settlement dated 15/05/1985 and registered in the Office of the Sub-Registrar at Cossipore Dum Dum and recorded in Book No. I, Volume No. 42, Pages 169 to 176, Being No. 2051 for the year 1985 and made by and between the said Smt. Padmabati Dasi, therein described as the Settler of the One Part and Sri Rabindra Nath Patra and Smt. Purnima Patra, therein jointly described as the Settlees of the Other Part the said Settler settled a portion of the said land measuring 1 (one) Katha 10 (ten) Chataks 10 (ten) Sq. Ft. be the same a little more or less together with the structure

standing thereon and also together with all right over into and upon the said 4' (four feet) wide common passage in favour of Sri Rabindra Nath Patra and Smt. Purnima Patra under certain terms and conditions, fully mentioned therein in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172 and 173, R.S. Dag Nos. 2907 and 2907/3103, under Khatian No. 1423, under P.S. Nimta, District North 24-Parganas.

XIII) That in the said hereinbefore in part recited Deed of Settlement dated 15/05/1985, Being No. 2051 for the year 1985 it was inter-alia mentioned that Smt. Padmabati Dasi would be the Owner of the said property during her life time and after her demise the said land would be devolved upon the said Sri Rabindra Nath Patra and Smt. Purnima Patra absolutely and forever with full authority to transfer the said property by sale, mortgage, gift, etc.

XIV) That the said Padmabati Dasi, subsequently died and in terms of the said Deed of Settlement, being No. 2051 for the year 1985 the said Settles namely the said Sri Rabindra Nath Patra and Smt. Purnima Patra thus became the absolute joint Owners of the said land measuring 1 (one) Katha 10 (ten) Chataks 10 (ten) Sq. Ft. be the same a little more or less in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172 and 173, R.S. Dag Nos. 2907 and 2907/3103, under Khatian No. 1423, under P.S. Nimta, District North 24-Parganas.

XV) That the said Rabindra Nath Patra, who was also a Hindu Governed under the Dayabhaga Hindu School of Law, died intestate on 14/01/2018, leaving behind his widow namely the said Smt. Purnima Patra, two daughters namely the said Smt. Anita Patra and Smt. Namita Banerjee, daughter-in-law namely the said Smt. Sumitra Patra, grand-daughter and grand-son namely the said Smt. Puja Patra and Sri Subhankar Partra as his legal heirs under the Hindu Succession Act, 1956. That the said daughter-in-law namely the said Smt. Sumitra Patra, grand-daughter and grand-son namely the said Smt. Puja Patra and Sri Subhankar Partr are the widow, son and daughter respectively of his predeceased son namely Tapan Patra who died on 14/12/1998.

XVI) That in the events that have happened we the said legal heirs of the said Rabindra Nath Patra, namely the said Smt. Purnima Patra, Smt. Anita Patra, Smt. Namita Banerjee, Smt. Sumitra Patra, Smt. Puja Patra and Sri Subhankar Patra, the executant Nos. 2 to 7 herein thus become the absolute joint Owners of the said two pieces of land measuring more or less 1 (one) Katha 6 (six) Chataks 5 (five) Sq. Ft., and the land measuring more or less 1 (one) Katha 10 (ten) Chataks 10 (ten) Sq. Ft. together with the structure standing on portion thereon and also together with all right over into and upon the said 4' (four feet) wide common passage in Mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172 and 173, R.S. Dag Nos. 2907 and 2907/3103, under Khatian No. 1423, under P.S. Nimta, District North 24-Parganas.

XVII). That the said three pieces of lands are adjacent to each other;

XVIII) That we the said Owners being the executants herein, namely the said Sri Ratan Patra, Smt. Purnima Patra, Smt. Anita Patra, Smt. Namita Banerjee, Smt. Sumitra Patra, Smt. Puja Patra and Sri Subhankar Patra, intend to develop the said lands by raising multi-storied building thereon after amalgamating the said three pieces of lands including the said common passage with the amalgamated land into a single Holding.

XIX) That accordingly we amalgamated our lands and the said common passage into a single holding, being Holding No. 229 (201) and after amalgamation the total area of the said total land is now more or less 5 (five) Kathas 13 (thirteen) Chataks together with the structure standing thereon in mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172 and 173, R.S. Dag Nos. 2907 and 2907/3103, under Khatian No. 1423, under P.S. Nimta, District North 24-Parganas.

XX) That in the events that have happened we the said executants herein namely the said Sri Ratan Patra, Smt. Purnima Patra, Smt. Anita Patra, Smt. Namita Banerjee, Smt. Sumitra Patra, Smt. Puja Patra and Sri Subhankar Patra, thus become the absolute owners of the said land measuring more or less 5 (five) Kathas 13 (thirteen) Chataks together with the structure standing on portion thereon in mouza Uttar Nimta, J.L. No. 2, R.S. No. 102, Touji Nos. 172 and 173, R.S. Dag Nos. 2907 and 2907/3103, under Khatian No. 1423, under P.S. Nimta, Municipal Holding No. 229 (201), under Ward No. 26, at Kali Temple Road, within North Dum Dum Municipality, District North 24-Parganas fully described in the **SCHEDULE** hereunder written.

XXI) That we jointly intend to develop the said land by raising multistoried building thereon and with such intention we jointly entered into a Development Agreement with the Developer namely "**SWAPNONEER DEVELOPER**" (PAN: ANVPK1646A), a Proprietorship Firm, having its office at 483, Sahid Nani Saha Sarani, Basudeb Nagar, P.O. & P.S. Nimta, Kolkata - 700049, District North 24-Parganas, being represented by its sole proprietor namely **SRI BIPLAB KAR**, (PAN: ANVPK1646A), (AADHAAR NO. 247450635705), son of Sri Binay Krishna Kar, by faith Hindu, Citizen of India, by occupation business, residing at Majherhati Road, Basudeb Nagar, P.O. & P.S. Nimta, Kolkata 700049, District North 24-Parganas for such purposes under the terms and conditions mentioned therein.

XXII) The said Development Agreement was registered on 12th day of August, 2022 in the Office of the Additional District sub Registrar at Belghoria and recorded in Book No. 1, Being No. 152604677 for the year 2022.

XXIII) That we are suffering from various difficulties and not in a position to look after our said property and also day to day work of the development process and in the circumstances it is necessary and also expedient for us to appoint attorney and

accordingly now by these presents we do hereby and hereunder nominate, appoint and constitute the said **SRI BIPLAB KAR**, (PAN: ANVPK1646A), (AADHAAR NO. 247450635705), son of Sri Binay Krishna Kar, by faith Hindu, Citizen of India, by occupation business, residing at Majherhati Road, Basudeb Nagar, P.O. & P.S. Nimta, Kolkata 700049, District North 24-Parganas, the sole Proprietor of the said Proprietorship Concern, namely the said "**SWAPNONEER DEVELOPER**" (PAN: ANVPK1646A), a Proprietorship Firm, having its office at 483, Sahid Nani Saha Sarani, Basudeb Nagar, P.O. & P.S. Nimta, Kolkata - 700049, District North 24-Parganas, as our true and lawful attorney for us in our names or on our behalf to do and execute all or any of the following acts, deeds and things hereinafter mentioned.

1. To develop the said land by way of constructing of a building thereon.
2. To make and also prepare the building plan and also modification of the site plan and building plan and sign and submit the same to the Municipality for sanction it and also obtain the said sanctioned building plan from the Municipality on our behalf.
3. To sign, verify and file application, Plan before the Government authority and the Municipality and to put his signature on our behalf in the said Plan to get it sanctioned from North Dum Dum Municipality in our name and on our behalf.
4. To pay all municipal arrear taxes, Government rents, and all other dues/outstanding payment.
5. To construct building on the said land in accordance with the sanction plan consisting of several flats, shops, garages etc. and sell the Developer's allocation in the building to the different purchaser or purchasers.
6. To apply before the Municipality and electric supply office for new connection and also install the water and electric service line in the proposed building and also obtain permission from competent authority for temporary and permanent connection of sewerage and drainage system of the building.
7. To represent us in any offices, courts, municipality, B.L. & L.R.O. police stations, tribunal etc.
8. To appoint any solicitor or Advocate on our behalf and to sign/execute, vokalatnama for that purpose.
9. To appoint any labours, mazdoors, electricians, technical experts, engineer/surveyor and plan-maker.
10. To appoint any sweepers, security-guard etc. in the said building.
11. To file any suit, written-statement, injunction, caveat and file any appeal, revision and also withdraw any suit, proceedings as and when required in respect of the schedule property.

12. To compromise, compound or withdraw cases, or be non-suited in respect of the schedule property.
13. To enter into any agreement for sale with the Purchaser or Purchasers relating to the said property in respect of Developer's allocation only.
14. To receive from the Intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money on completion of such sale or sales and to give good, valid receipt in respect of Developer's allocation only.
15. To sign and execute other documents including agreement for sale and deed of conveyance in connection with the said property in respect of Developer's allocation.
16. To present any deed or deeds of sale, Agreement for sale or conveyances or other document or documents for registration before the appropriate registering authority for and to have them registered according to law except the Owners' allocation and to do all other acts deeds and things which our said attorney shall consider necessary for sale the said flats, garages, shop rooms, etc. in the said building wholly or partly as fully and effectually in all respects in accordance with the terms and conditions of the said Development Agreement and also shall give possession to the said purchaser or purchasers.
17. To receive and recover any debt due and owing to us by any person, company or association, and on receipt or payment of any money whatsoever due and payable to me, to give proper receipt and discharges for the same, and on non-payment thereof, to file suits or any other proceeding for recovering and compelling payment thereof.

AND GENERALLY to do all other acts, deeds, matters and things that would be necessary from time to time and for which no explicit power is hereby given and we agree to ratify and confirm all and whatsoever acts, deeds and things lawfully done by our attorney by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land measuring 5 (five) Kathas 13 (thirteen) Chataks be the same a little more or less together with cemented floor R.T. shed structure standing on portion thereon measuring covered area 750 (seven hundred fifty) Sq. Ft. in Mouza Uttar Nimta, Additional District Sub-Registry Office at Belghoria formerly Cossipore Dum Dum, J.L. No. 2, R.S. No. 102, Touji Nos. 172 and 173, R.S. and L.R. Dag Nos. 2907 and 2907/3103, under R.S. Khatian No. 1423 and L.R. Khatian No. 1160,

Municipal Holding No. 229 (201), under Ward No. 26, at Kali Temple Road, within North Dum Dum Municipality, under P.S. Nimta, Kolkata - 700049, District North 24-Parganas and the same is butted and bounded in the manner as follows:-

ON THE NORTH BY : Houses Sri Sallendra Patra and Sri Sudhir Poddar,
ON THE EAST BY : House of Dr. Bikash Raut,
ON THE SOUTH BY : Houses Sri Ranjit Biswas and Sri Dharendra Nath Poddar,
ON THE WEST BY : Kali Temple Road.

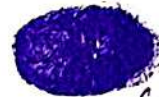
IN WITNESS WHEREOF we hereunto signed this General Power of Attorney on this the 12th day of August, 2022.

SIGNED AND DELIVERED at Nimta, Kolkata - 700049, District North 24-Parganas, in the presence of:

1. Tapas Day
150, Pratibha Nagar
P.O. + P.S. - Belghoria
Kolkata - 700058
Adhaar No. - 695097562961

2. Anant Singh Roy
38, S.B. Roy Chowdhury Road
Lachar Bagan,
P.O. - P.S. - Nimta
Kolkata - 700049

Ratan Patra



C.T.I. of Smt. Purnima
Patra
by the Pen of
Tapas Day

Anita Patra
Namita Banerjee

S. S. S. S. S.
Puja Patra
Subhankar Pathan

SIGNATURE OF THE EXECUTANTS

Swapnoneer Developer

Bijalab Das

Proprietor

SIGNATURE OF THE ATTORNEY.

Drafted by me
Anup Baranidhar
Advocate, High Court Calcutta.
Enrollment No. WB/817/1991.

Read over and explained
by me.
Anup Baranidhar
Advocate

FINGERPRINT
L.H. BOX, SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

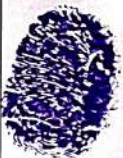
SIGNATURE AND PHOTO.

 <i>Ratan Patra</i>					
	Little	Ring (Left)	Middle Hand	Fore	Thumb
					
	Thumb	Fore (Right)	Middle Hand	Ring	Little
					
	Little	Ring (Left)	Middle Hand	Fore	Thumb
 <i>L.T.I of Smt. Purusima Patra</i> <i>Gen. of TARS Dey</i>					
	Thumb	Fore (Right)	Middle Hand	Ring	Little
					
	Little	Ring (Left)	Middle Hand	Fore	Thumb
 <i>Anita Patra</i>					
	Thumb	Fore (Right)	Middle Hand	Ring	Little

FINGERPRINT

L.H. BOX, SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

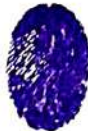
SIGNATURE AND PHOTO.

 Nanieta Banerjee					
	Little	Ring (Left)	Middle (Left)	Fore	Thumb
					
	Thumb	Fore (Right)	Middle (Right)	Ring	Little
 52 20 99147P					
	Little	Ring (Left)	Middle (Left)	Fore	Thumb
					
	Thumb	Fore (Right)	Middle (Right)	Ring	Little
 Piya Patra					
	Little	Ring (Left)	Middle (Left)	Fore	Thumb
					
	Thumb	Fore (Right)	Middle (Right)	Ring	Little

FINGERPRINT

L.H. BOX. SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

SIGNATURE AND PHOTO.

 Sulhan Khar Patru.					
	Little	Ring (Left	Middle Hand)	Fore	Thumb
					
	Thumb	Fore (Right	Middle Hand)	Ring	Little
 Biplab Khar					
	Little	Ring (Left	Middle Hand)	Fore	Thumb
					
	Thumb	Fore (Right	Middle Hand)	Ring	Little

Major Information of the Deed

Deed No :	I-1526-04697/2022.	Date of Registration	12/08/2022
Query No / Year	1526-8002454169/2022	Office where deed is registered	
Query Date	12/08/2022 2:08:57 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Arup Roy Chowdhury 11 Old Post Office Street Kol-01,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830948428, 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. 3/-	Rs. 46,49,066/-		
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]:- 152604677/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

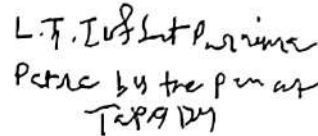
District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Kali temple Road, Mouza: Uttar Nimta, , Ward No: 26, Holding No:229 Pin Code : 700049

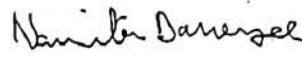
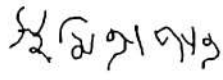
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2907	LR-1160	Bastu	Bastu	4 Katha	1/-	30,60,003/-	Property is on Road , Project Name :
L2	LR-2907/3103	LR-1160	Bastu	Danga	1 Katha 13 Chatak	1/-	13,86,563/-	Property is on Road , Project Name :
		TOTAL :			9.5906Dec	2 /-	44,46,566 /-	
		Grand Total :			9.5906Dec	2 /-	44,46,566 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	750 Sq Ft.	1/-	2,02,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	750 sq ft	1 /-	2,02,500 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Shri RATAN PATRA Son of Late Ganesh Patra Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office	Photo  12/08/2022	Finger Print  LTI 12/08/2022	Signature  12/08/2022
8, Kali Temple Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: CHxxxxxx9M, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office				
2	Name Smt PURNIMA PATRA Wife of Late Rabindra Nath Patra Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office	Photo  12/08/2022	Finger Print  LTI 12/08/2022	Signature  12/08/2022
Nimta Kali Temple Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DUxxxxxx2E, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office				
3	Name Smt ANITA PATRA Daughter of Late Rabindra Nath Patra Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office	Photo  12/08/2022	Finger Print  LTI 12/08/2022	Signature  12/08/2022
Nimta Kali Temple Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: DUxxxxxx1H, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office				

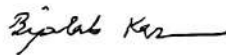
4	Name Smt NAMITA BANERJEE Wife of Late Ajoy Kumar Banerjee Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office	Photo  12/08/2022	Finger Print  LTI 12/08/2022	Signature  12/08/2022
185B, Raja Dinendra Street, City:- , P.O:- Shyambazar, P.S:-Ultadanga, District:-Kolkata, West Bengal, India, PIN:- 700004 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZxxxxxx8K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office				
5	Name Smt SUMITRA PATRA Wife of Late Tapan Patra Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office	Photo  12/08/2022	Finger Print  LTI 12/08/2022	Signature  12/08/2022
Pandit Sarada Banerjee Road, Sarada Nagar, Dhan Math, Ghola Bazar, City:- , P.O:- Ghola, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BGxxxxxx6P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office				
6	Name Smt PUJA PATRA Wife of Shri Tamajit Dutta Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office	Photo  12/08/2022	Finger Print  LTI 12/08/2022	Signature  12/08/2022
9, Kali Temple Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CNxxxxxx8M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office				
7	Name Shri SUBHANKAR PATRA Son of Late Tapan Patra Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office	Photo  12/08/2022	Finger Print  LTI 12/08/2022	Signature  12/08/2022

pandit Sarada Banerjee Road, Sarada Nagar, Dhan Math, Ghola Bazar, City:- , P.O:- Ghola, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CNxxxxxx7E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admisslon: 12/08/2022 ,Place : Office

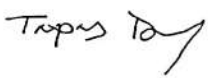
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SWAPNONEER DEVELOPER 483, Sahid Nani Saha Sarani, Basudeb Nagar, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 , PAN No.:: ANxxxxxx6A,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
	Shri BIPLAB KAR (Presentant) Son of Shri Binay Krishna Kar Date of Execution - 12/08/2022, , Admitted by: Self, Date of Admission: 12/08/2022, Place of Admission of Execution: Office			
	Aug 12 2022 3:23PM	LTI 12/08/2022	12/08/2022	
Majherhati Road, Basudeb Nagar, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANxxxxxx6A,Aadhaar No Not Provided Status : Representative, Representative of : SWAPNONEER DEVELOPER (as Sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapas Dey Son of Late Sushil Dey 150 Prafulla Nagar, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056			
12/08/2022	12/08/2022	12/08/2022	
Identifier Of Shri RATAN PATRA, Smt PURNIMA PATRA, Smt ANITA PATRA, Smt NAMITA BANERJEE, Smt SUMITRA PATRA, Smt PUJA PATRA, Shri SUBHANKAR PATRA, Shri BIPLAB KAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri RATAN PATRA	SWAPNONEER DEVELOPER-0.942857 Dec
2	Smt PURNIMA PATRA	SWAPNONEER DEVELOPER-0.942857 Dec
3	Smt ANITA PATRA	SWAPNONEER DEVELOPER-0.942857 Dec
4	Smt NAMITA BANERJEE	SWAPNONEER DEVELOPER-0.942857 Dec
5	Smt SUMITRA PATRA	SWAPNONEER DEVELOPER-0.942857 Dec
6	Smt PUJA PATRA	SWAPNONEER DEVELOPER-0.942857 Dec
7	Shri SUBHANKAR PATRA	SWAPNONEER DEVELOPER-0.942857 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri RATAN PATRA	SWAPNONEER DEVELOPER-0.427232 Dec
2	Smt PURNIMA PATRA	SWAPNONEER DEVELOPER-0.427232 Dec
3	Smt ANITA PATRA	SWAPNONEER DEVELOPER-0.427232 Dec
4	Smt NAMITA BANERJEE	SWAPNONEER DEVELOPER-0.427232 Dec
5	Smt SUMITRA PATRA	SWAPNONEER DEVELOPER-0.427232 Dec
6	Smt PUJA PATRA	SWAPNONEER DEVELOPER-0.427232 Dec
7	Shri SUBHANKAR PATRA	SWAPNONEER DEVELOPER-0.427232 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri RATAN PATRA	SWAPNONEER DEVELOPER-107.14285700 Sq Ft
2	Smt PURNIMA PATRA	SWAPNONEER DEVELOPER-107.14285700 Sq Ft
3	Smt ANITA PATRA	SWAPNONEER DEVELOPER-107.14285700 Sq Ft
4	Smt NAMITA BANERJEE	SWAPNONEER DEVELOPER-107.14285700 Sq Ft
5	Smt SUMITRA PATRA	SWAPNONEER DEVELOPER-107.14285700 Sq Ft
6	Smt PUJA PATRA	SWAPNONEER DEVELOPER-107.14285700 Sq Ft
7	Shri SUBHANKAR PATRA	SWAPNONEER DEVELOPER-107.14285700 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Kali temple Road, Mouza: Uttar Nimta, , Ward No: 26, Holding No:229 Pin Code : 700049

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2907, LR Khatian No:- 1160	Owner:নবীলাল পাত্র, Gurdian:বিশ্ব ্চরন, Address:নিজ , Classification:বাস্ত, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2907/3103, LR Khatian No:- 1160	Owner:নবীলাল পাত্র, Gurdian:বিশ্ব ্চরন, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Dood Number : I - 152604697 / 2022

On 12-08-2022

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.

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

Presented for registration at 13:55 hrs on 12-08-2022, at the Office of the A.D.S.R. Belghoria by Shri BIPLAB KAR ..

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 46,49,066/-

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

Execution is admitted on 12/08/2022 by 1. Shri RATAN PATRA, Son of Late Ganesh Patra, 8, Kali Temple Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Service, 2. Smt PURNIMA PATRA, Wife of Late Rabindra Nath Patra, Nimta Kali Temple Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife, 3. Smt ANITA PATRA, Daughter of Late Rabindra Nath Patra, Nimta Kali Temple Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Others, 4. Smt NAMITA BANERJEE, Wife of Late Ajoy Kumar Banerjee, 185B, Raja Dinendra Street, P.O: Shyambazar, Thana: Ultadanga, , Kolkata, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession House wife, 5. Smt SUMITRA PATRA, Wife of Late Tapan Patra, Pandit Sarada Banerjee Road, Sarada Nagar, Dhan Math, Ghola Bazar, P.O: Ghola, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by Profession House wife, 6. Smt PUJA PATRA, Wife of Shri Tamajit Dutta, 9, Kali Temple Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife, 7. Shri SUBHANKAR PATRA, Son of Late Tapan Patra, Pandit Sarada Banerjee Road, Sarada Nagar, Dhan Math, Ghola Bazar, P.O: Ghola, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by Profession Service

Indetified by Mr Tapas Dey, . . Son of Late Sushil Dey, 150 Prafulla Nagar, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

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

Execution is admitted on 12-08-2022 by Shri BIPLAB KAR, Sole Proprietor, SWAPNONEER DEVELOPER, 483, Sahid Nani Saha Sarani, Basudeb Nagar, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Indetified by Mr Tapas Dey, . . Son of Late Sushil Dey, 150 Prafulla Nagar, P.O: Belghoria, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

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 237114, Amount: Rs.100/-, Date of Purchase: 01/08/2022, Vendor name: S CHATTERJEE



Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2022, Page from 154047 to 154067
being No 152604697 for the year 2022.



Digitally signed by SOUGATA DAS
Date: 2022.08.23 12:09:46 +05:30
Reason: Digital Signing of Deed.

Sou

(Sougata Das) 2022/08/23 12:09:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Bolghoria
West Bengal.

(This document is digitally signed.)