

2007/21

T-1989/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 305895

13/8/2021

8/1486381/2021

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this documents are the part of the document.

*[Signature]*  
 Addl. District Sub-Registrar  
 Bidhannagar, (Salt Lake City)  
 13 AUG 2021

GENERAL POWER OF ATTORNEY IN CONNECTION WITH THE JOINT VENTURE DEVELOPMENT AGREEMENT DATED...13TH. DAY OF AUGUST, 2021.....

TSOS

59

09 JUL 2021

100

NO. .... DATE ..... RS .....  
 NAME ..... Sanjit Paramanik D O S  
 ADDRESS ..... Nil Thakdari 105-102

ADDITIONAL DISTRICT REGISTRAR  
 A. K. BHOWMIK

*[Handwritten Signature]*  
 SIGNATURE

Milon Sardar  
 S/O A.Z. Sardar  
 Santashpur Parder hata  
 PO - Bidhanganah  
 PS - Rabindranagar  
 Kolkata 700066,



*[Handwritten Signature]*  
 Addl. District Sub-Registrar  
 Bidhannagar, (Salt Lake City)

13 AUG 2021

THIS GENERAL POWER OF ATTORNEY EXECUTED IS ON THIS **13<sup>TH</sup>** DAY OF **AUGUST** TWO THOUSAND TWENTY ONE BY US (1) **MR. SANJIT PRAMANIK** (having PAN - CAFPP5057D, Aadhar No. - 9123 0657 2309, Mobile No. - 9804696132), son of Late Anil Pramanik, by Nationality Indian, residing at Thakdari, Kolkata - 700102, Post Office - Krishnapur, Police Station - New Town, District - North 24 Parganas, West Bengal, India, (2) **MR. ASIT PRAMANIK** (having PAN - ALGPP2985G, Aadhar No. - 8471 1070 8101, Mobile No. - 8981577153), son of Late Anil Pramanik, by Nationality Indian, residing at Thakdari, Kolkata - 700102, Post Office - Krishnapur, Police Station - New Town, District - North 24 Parganas, West Bengal, India, (3) **MR. RANJIT PRAMANIK** (having PAN - DISPP1958K, Aadhar No. - 7971 6973 1647, Mobile No. - 9804696132), son of Late Anil Pramanik, by Nationality Indian, residing at Thakdari, Kolkata - 700102, Post Office - Krishnapur, Police Station - New Town, District - North 24 Parganas, West Bengal, India, hereinafter jointly called and referred to as the **Appointers/Principals/Owners** (which expression shall unless otherwise excluded by or repugnant to the context to be deemed to mean and include their legal heirs, successors, administrators, representatives and assignees)

**WHEREAS:-**

**DERIVATION OF TITLE OF THE PLOT NO. - C/2 OUT OF  
PLOT OF LAND NO. - 1**

1. One Anil Kumar Pramanik, son of Dilliswar Pramanik was the recorded owner and seized, possessed and well sufficiently entitled to ALL THAT piece and parcel of *Sali* (Agricultural) land measuring about 43 Decimal comprising in R.S/L.R Dag No. - 344, under Krishi. Khatian No. - 19, J.L. No. - 18, in Mouza - Mahishbathan, in District North 24 Parganas under jurisdiction of presently Police Station - Salt Lake Electronic Complex and presently under Bidhannagar Municipal Corporation Ward No. 28 alongwith other properties.
2. Afterward as per Revision Survey and L.R Settlement that abovementioned R.S/L.R Dag No. - 344 was restructured and allotted a total area measuring about 3 Acres instead of 3.44 Acres (previously). Said Anil Kumar Pramanik was allotted and became the recorded owner and seized, possessed and well sufficiently entitled to **ALL THAT** piece and parcel of *Sali (Agricultural)* land measuring about **31.62 Decimal** comprising in R.S/L.R Dag No. - 344, under Krishi. Khatian No. - 19, J.L. No. - 18, in Mouza - Mahishbathan, in District North 24 Parganas under jurisdiction

of presently Police Station – Salt Lake Electronic Complex (erstwhile East Bidhannagar) and presently under Bidhannagar Municipal Corporation Ward No. – 28, hereinafter referred to as the said "Plot of Land No. – 1", more fully and particularly described in the **Schedule – A** written below alongwith other properties.

3. After demise of said Anil Kumar Pramanik on 03.06.2013, as he died intestate, his wife namely, Ashoka Pramanik, his three sons namely, Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik and his only daughter Kajal Pramanick alias Kajal Pramanik, inherited and became the joint owners of the said **Plot of Land No. – 1** along with other properties in equal proportion free from all encumbrance and liabilities as per The Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law by which said Anil Kumar Pramanik was governed till his death.
4. Thereafter said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik, mutated their names in respect of the said **Plot of Land No. – 1** in the record of the concerned BL&LRO and they were assigned L.R Khatian No. 1658, 1659, 1660, 1661, 1662 and were continuing to pay khajna, all outgoings in respect of the said **Plot of Land No. – 1** regularly.
5. As per the L.R. Record of Right said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik became the undivided owner of said **Plot of Land No. – 1** in following proportion:

Name	L.R. Khatian	Land Share in the R.S/L.R Dag No. – 344	Land own in the R.S/L.R Dag No. – 344 (in Decimal)
Kajal Pramanick alias Kajal Pramanik	1658	0.0211	6.33
Asit Pramanik	1659	0.0211	6.33
Ashoka Pramanik	1660	0.0211	6.33
Ranjit Pramanik	1661	0.0211	6.33
Sanjit Pramanik	1662	0.0210	6.30
<b>T O T A L</b>			<b>31.62</b>

6. Said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik together with other co-sharer in R.S/L.R Dag No. – 344 alongwith other Dags in the same Mouza and others, for better use and commercially exploiting the said R.S/L.R Dag No. – 344 alongwith other Dags in the same Mouza and others, introduced a Plotting Project by dividing, demarcating and

delineating the land in the said Dags into several plots of land and several common ways, pathways and common passages to access the Plots in the said Plotting Project in better possible manner.

7. Said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik were jointly allotted several Plots of different measurements together with the undivided share in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project.
8. By virtue of a Gift Deed dated 21.12.2016 duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. - I, Volume No. - 1504-2015, Pages 69725 to 69744, Being No. - 150401954, for the year 2016, said Kajal Pramanick alias Kajal Pramanik out of love and affection gifted undivided **06 Decimal** of land out of her share in the said **Plot of Land No. - 1** comprised in abovementioned several allotted Plots and common ways, pathways and common passages to access the allotted Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project to her three brothers namely Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik jointly in equal proportion.
9. By virtue of a Gift Deed dated **05.08.2021** duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. - I, Serial No. **1504001910/2021**, Being No. - **150401891/2021**, for the year 2021, said Kajal Pramanick alias Kajal Pramanik out of love and affection gifted undivided **.33 Decimal** of land being the residual of her share in the said **Plot of Land No. - 1** comprised in abovementioned several allotted Plots and common ways, pathways and common passages to access the allotted Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project to her three brothers namely Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik jointly in equal proportion.
10. After execution and registration of abovementioned Two Deed of Gift the Owners/Vendors herein became the undivided owner of said **Plot of Land No. - 1** in following proportion comprised, in abovementioned several allotted Plots and

Asit Pramanik. Sanjit Pramanik  
 Swapan k. Das  
 Ajit K. Das  
 Kajal Pramanick  
 Kajal Pramanick

common ways, pathways and common passages to access the allotted Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project:

Name	L.R. Khatian	Land own in the R.S/L.R Dag No. - 344 (in Decimal)
Asit Pramanik	1659	8.44
Ashoka Pramanik	1660	6.33
Ranjit Pramanik	1661	8.44
Sanjit Pramanik	1662	8.41
<b>TOTAL</b>		<b>31.62</b>

11. After execution and registration of abovementioned Two Deed of Gift said Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik did not inserted/rectified their gifted portions in their respective Record of Right in the concerned BL&LRO office record.
12. By virtue of a Sale Deed dated 06.08.2021 duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. - I, Serial No. - 1504001985/2021, Being No. - 150401965/2021 for the year 2021, said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik sold **ALL THAT** piece and parcel of *Sali (Agricultural)* land measuring about **06 Cottahs 11 Chitaks 24 Square Feet (equivalent to about 11.10 Decimal)** being Plot No. - C/1 out of the said Plot of Land No. - 1 together with the undivided proportional share of land measuring about **2.9 Decimal** of land out of the said Plot of Land No. - 1 comprised in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plot No. - C/1 in the said Plotting Project, **IN TOTAL 14 Decimal** (about 3.5 Decimal each) of land out of the said Plot of Land No. - 1 to one Samar Nath Mitra for a valuable consideration.
13. Subsequently, by virtue of a Gift Deed dated 13.08.2021 duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. - I, Serial No. - 1504001992/2021, Being No. - 150401989/2021, for the year 2021, said Ashoka Pramanik out of love and affection gifted undivided about **2.83 Decimal** of land being the residual of her share in the said Plot of Land No. - 1 comprised in abovementioned several Plots to her three sons namely Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik.

Asit Pramanik. Sanjit Pramanik  
Sugopen in the  
By A. U. Das  
Kajal Kumar Mishra

Asit Pramanik.  
Sugopen in the  
By A. U. Das  
Kajal Kumar Mishra

14. After execution and registration of abovementioned Three Gift Deeds and One Sale Deed, said Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik became the undivided owner of **ALL THAT** piece and parcel of *Sali (Agricultural)* land measuring about **07 Cottahs 07 Chitaks 05 Square Feet (equivalent to about 12.3 Decimal)** being part of Plot No. - C/2 out of the said Plot of Land No. - 1 together with the undivided proportional share of land measuring about **5.32 Decimal** of land out of the said Plot of Land No. - 1 comprised in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plot No. - C/2 in the said Plotting Project, **IN TOTAL 17.62 Decimal** of land out of the said Plot of Land No. - 1 in following manner:

Name	L.R. Khatian	Land own in the R.S/L.R Dag No. - 344 (in Decimal)
Asit Pramanik	1659	5.88
Ranjit Pramanik	1661	5.87
Sanjit Pramanik	1662	5.87
<b>TOTAL</b>		<b>17.62</b>

15. After execution and registration of abovementioned Two Deed of Gift and One Sale Deed said Owners herein did not rectified their respective holding in respect of the said Plot of Land No. - 1 in the record of concerned BL&LRO and were continuing to pay khajna, all outgoings in respect of the said Plot of Land No. - 1 regularly.

**DERIVATION OF TITLE OF THE PLOT NO. - C/2 OUT OF  
PLOT OF LAND NO. - 2**

16. Said Anil Kumar Pramanik, son of Dilliswar Pramanik was the recorded owner and seized, possessed and well sufficiently entitled to **ALL THAT** piece and parcel of *Sali (Agricultural)* land measuring about **21.5064 Decimal** comprising in R.S/L.R Dag No. - 852, under L.R Khatian No. - 428, J.L. No. - 19, in Mouza - Thakdari, in District 24 Parganas under jurisdiction of presently Police Station - Salt Lake Electronic Complex (erstwhile East Bidhannagar) and presently under Bidhannagar Municipal Corporation Ward No. - 28, hereinafter referred to as the said "Plot of Land No. - 2", alongwith other properties.
17. After demise of said Anil Kumar Pramanik on 03.06.2013, as he died intestate, his wife namely, Ashoka Pramanik, his three sons namely, Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik, and his only daughter Kajal Pramanick alias Kajal Pramanick, inherited and became the joint owners of the said Plot of Land No. - 2 along with other properties in equal proportion free from all encumbrance and

liabilities as per The Hindu Succession Act, 1956 and Dayabhaga School of Hindu Law by which said Anil Kumar Pramanik was governed till his death.

18. Said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik became the undivided owner of said **Plot of Land No. – 2** in following proportion:

Name	Land own in the R.S/L.R Dag No. – 852 (in Decimal)
Kajal Pramanick alias Kajal Pramanik	4.3013
Asit Pramanik	4.3013
Ashoka Pramanik	4.3013
Ranjit Pramanik	4.3013
Sanjit Pramanik	4.3012
<b>TOTAL</b>	<b>21.5064</b>

19. Said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik did not mutate their names in respect of the said **Plot of Land No. – 2** in the record of the concerned BL&LRO and were continuing to pay khajna, all outgoings in respect of the said **Plot of Land No. – 2** in the name of Anil Kumar Pramanik regularly.
20. Said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik together with other co-sharer in L.R Dag No. – 343 & 344 in Mouza – Mahishbathan **AND** in L.R Dag No. – 852 in Mouza – Thakdari for better use and commercially exploiting the said two Dags introduced a Plotting Project by dividing, demarcating and delineating the land in the said two Dags into several plots of land and several common ways, pathways and common passages to access the Plots in the said Plotting Project in better possible manner.
21. Said Ashoka Pramanik, Sanjit Pramanik, Asit Pramanik, Ranjit Pramanik and Kajal Pramanick alias Kajal Pramanik were jointly allotted several Plots of different measurements together with the undivided share in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project.
22. By virtue of a Gift Deed dated 21.12.2016 duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 1504-2016, Pages 69745 to 69763, Being No. – 150401955, for the



year 2016, said Kajal Pramanick alias Kajal Pramanik out of love and affection gifted undivided **02 Cottah 10 Chitaks 28 Square Feet (equivalent to about 4.4 Decimals)** of land out of her share in the said **Plot of Land No. - 2** comprised in abovementioned several Plots to her three brothers namely Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik.

23. By virtue of a Gift Deed dated **13.08.2021** duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. - I, Serial No. - **1504001992/2021** Being No. - **150401982/2021**, for the year 2021, said Ashoka Pramanik out of love and affection gifted undivided **4.3013 Decimal** of land being her entire share in the said **Plot of Land No. - 2** comprised in abovementioned several Plots to her three sons namely Sanjit Pramanik, Asit Pramanik and Ranjit Pramanik.

24. After execution and registration of abovementioned Two Deed of Gift the Owners herein became the undivided owner of said **Plot of Land No. - 2** in following proportion comprised in several Plots of different together with the undivided share in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plots in the said Plotting Project:

Name	Land own in the Plot of Land No. - 2 (in Decimal)
Asit Pramanik	7.1688
Ranjit Pramanik	7.1688
Sanjit Pramanik	7.1688
<b>TOTAL</b>	<b>21.5064</b>

25. After execution and registration of abovementioned Two Deed of Gift said Owners herein did not mutate their names in respect of the said **Plot of Land No. - 2** in the record of concerned BL&LRO and were continuing to pay khajna, all outgoings in respect of the said **Plot of Land No. - 2** in the name of Anil Kumar Pramanick regularly.

#### COMPOSITION OF THE PLOT NO. - C/2

26. The **Plot of Land No. 1** and **Plot of Land No - 2** are contiguous to each other. The allotted plot being **Plot No. - C/2** in the said Plotting Project is comprised of in following manner:

Sanjit Pramanik  
 Asit Pramanik  
 Ranjit Pramanik  
 Kajal Pramanik  
 Ashoka Pramanik  
 Swapna Pramanik

- (a) **ALL THAT** piece and parcel of *Sali (Agricultural)* land measuring about **07 Cottahs 07 Chitaks 05 Square Feet (equivalent to about 12.3 Decimal)** being part of **Plot No. - C/2** out of the said **Plot of Land No. - 1** together with the undivided proportional share of land measuring about **5.32 Decimal** of land out of the said **Plot of Land No. - 1** comprised in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the **Plot No. - C/2** in the said Plotting Project, **IN TOTAL 17.62 Decimal** of land out of the said **Plot of Land No. - 1, AND**
- (b) **ALL THAT** piece and parcel of *Sali (Agricultural)* land measuring about **01 Cottah 13 Chitaks (equivalent to about 03 Decimal)** being part of **Plot No. - C/2** out of the said **Plot of Land No. - 2** together with all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the **Plot No. - C/2** in the said Plotting Project.

**BACK GROUND OF THIS JOINT VENTURE DEVELOPMENT AGREEMENT**

27. The Appointers/Principals/Owners herein are the joint owners of the allotted plot being **Plot No. - C/2** in the abovementioned Plotting Project measuring about **09 Cottahs 04 Chitaks 05 Square Feet (equivalent to about 15.3 Decimal)** in following manner:

Name	L.R Khatian of Plot of Land No. - 1	Portion of Land out of the Plot of Land No. - 1 in Plot No. - C/2 (In Decimal)	L.R Khatian of Plot of Land No. - 2	Portion of Land out of the Plot of Land No. - 2 in Plot No. - C/2 (In Decimal)
Asit Pramanik	1659	4.1	428	01.00
Ranjit Pramanik	1661	4.1		01.00
Sanjit Pramanik	1662	4.1		01.00
<b>TOTAL</b>		<b>12.3</b>		<b>03.00</b>

together with the undivided proportional share of land measuring about **5.32 Decimal** of land out of the said **Plot of Land No. - 1** comprised in all common ways, pathways and common passages to access the Plots in the said Plotting Project

alongwith all easements rights including right to use all common ways, pathways and common passages to access the Plot No. - C/2 in the said Plotting Project, hereinafter referred to as the said "Property", more fully and particularly described in the Schedule - C written below.

28. The Appointers/Principals/Owners herein are desirous of developing the said Property by constructing several residential-cum-commercial building / buildings consisting of several flats, shops, car parking, etc. along with common area, hereinafter referred to as the said "Project". The Owners herein due to their incapacity of technical knowledge and paucity of funds and time have decided to develop the said Property with a suitable Developer who has got the adequate experiences and also all capability and/ or means to undertake development of such Project.
29. The Developer, **M/s. KARMA BUILDER**, is engaged inter alia in the business of undertaking development of real estate and has acquired expertise and has a professional team at its command for the purpose of undertaking development of real estate.
30. The Appointers/Principals/Owners herein and the Developer herein had a detailed discussion about the prospects of the said Project and they have agreed to work on a "Principal-to-Principal" basis for mutual benefit and have decided on the roles and responsibilities in respect of development of the said Property and implementation of the said Project thereon.
31. The Appointers/Principals/Owners herein executed a Joint Venture Development Agreement dated **13.08.2021** duly registered in the office of Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. - 1, Serial No. - **1504002001/2021**, Being No. - **150401986/2021**, for the year 2021 in favour of the Developer in respect of development of the said Property and implementation of the said Project thereon subject to the terms and conditions mentioned therein.
32. To give effect to said Joint Venture Development Agreement dated \_\_\_\_\_ and to facilitate the said development work along with all related and incidental work in the said Property, we, the Appointer, do hereby execute this General Power of Attorney.

Asit pramanik. Sanjit Pramanik  
 Suganjan son  
 Ajit K. Das  
 Kajalkumar Mahan.

**NOW THIS DEED WITNESSES AS FOLLOWS:**

**1. APPOINTMENT**

- A. We do hereby nominate, constitute and appoint (1) **MR. KAJAL KUMAR MALLICK (PAN – ALVPM1173C, Aadhar No. – 3408 3316 0287, Mobile No. – 9681868699)**, son of Late Nilkamal Mallick, (2) **MR. SWAPAN KUMAR DAS (PAN - AHOPD3494Q, Aadhar No. – 6314 6745 9814, Mobile No. – 9874310375)**, son of Mr. Amar Chandra Das AND (3) **MR. SURAJIT KUMAR BOSE (PAN – AGOPB9216B)**, son of Late Ranjit Kumar Bose, being the nominees and as well as the Partners of the Developer Firm, **M/s. KARMA BUILDER**, as our true and lawful attorney, for us, on our behalf and in our name, to do, execute and perform or cause others to do execute and perform all or any of the acts, deeds and things jointly and severally specified in Clause B below.
- B. The said Attorney shall have the authority and power to do, execute and perform or cause others to do execute and perform all or any of the following acts, deeds and things jointly and severally:
- a) To supervise, manage, control and look after the said property and take all steps for protection and preservation of the said schedule Property.
  - b) To obtain mutation, rectification, conversion, plan from the BL&LRO and Bidhannagar Municipal Corporation in respect of the said Property in the name of the Owners.
  - c) To prepare plans for the development of the said Property, to submit, to sign on our behalf and to take all steps for the sanctioning of building plan and / or Revised Plan modification and/or alteration and rectification of the building plan or plans in respect of the said Property with the Bidhan Nagar Municipal Corporation or other competent authorities and to take such steps as may be required from time to time and also to sign necessary documents/plans on behalf us.
  - d) To appear and represent us before all concerned authorities in connection with the development of the said Property and for that

purpose to sign such application, papers, writings, undertaking etc. as may be required and to carry on correspondence with the authorities and to obtain necessary permission, no objection etc. and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provision of the said in connection with the said Property.

- e) To enter upon the said Property either alone or along with others for the purpose of construction work on the said Property.
- f) To construct the said Project on the said Property in accordance with the plans and specifications sanctioned by the Bidhannagar Municipal Corporation and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government and Bidhannagar Municipal Corporation, Town Planning Authorities, Police Authorities, Fire-fighting authorities and/or other concerned authorities in that behalf for the time being.
- g) To pay annual khajna, rent, rates and all taxes and house tax and/or other Levis and charges to the State Govt. to the Competent Authority and to make/raise objections against enhancement of taxes in respect of the said Property.
- h) To pay various deposits to the Bidhannagar Municipal Corporation and other concerned authorities as may be necessary for the purpose of carrying out the development work of the said Property and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits
- i) To appoint from time to time Architects, R.C.C. consultants, contractors and other personnel and workmen for carrying out the development of the said Property as also construction of building thereon and to pay their fees, consideration moneys, salaries and/or wages and to dismiss or discharge them and to appoint or employ others in their place.

- j) To approach the all types of Engineer, City/Town Engineer and authorities and officers of the Bidhannagar Municipal Corporation for the purpose of obtaining various permissions and other service connections including water connection for carrying out and completing the development of the said Property and construction of building thereon and also to obtain water connection and service connection to the building constructed.
- k) To make necessary representations to the State Electricity Board or other concerned authorities for obtaining electric power for the said Property and the buildings to be constructed thereon.
- l) To make necessary representations including filing of complaints and appear before Assessors and Collectors of Bidhannagar Municipal Corporation and other concerned authorities in regard to the fixation of rateable value in respect of the buildings on the said Property and/or any portion thereof by the Assessor and Collector, Bidhannagar Municipal Corporation.
- m) To obtain necessary certificate, NOCs, permission etc. from the concerned authorities for construction of the new building and to apply for water, sewerage, electricity, telephone and gas connections and other necessary connections and to do all other acts and deeds which are required for developing of the said schedule Property.
- n) To appear in all the office of the, Bidhan Nagar Municipal Corporation, BL&LRO and / or any other competent authority in respect of all matters relating to the said schedule Property.
- o) To engage, retain and appoint Advocates, Lawyers and other law agent and to revoke and/or cancel such appointment from time to time as the said Attorney shall think proper for the schedule property.
- p) To make sign, execute, affirm and verify all or any plaints, written statements, memos of appeal, revision applications, petitions, affidavits, declarations, Vakalatnamas and other papers and documents as may from time to time be required for the schedule Property.

- q) To execute, sign, enter into, acknowledge, perfect and do all such conveyances, leases, mortgages, transfers, surrenders, releases, assurances, deeds, agreements, instruments, acts and things as shall be necessary or as the said Attorney may deem necessary or proper for all or in relation to all or any of the purposes or matters aforementioned in respect of Developer's Allocation.
- r) To file the necessary suit in the Court of Law having jurisdiction for that purpose to engage advocate, solicitor and/or counsels or appear and plead and/or defend on our behalf and to submit to consent terms and/or any other arrangements as he may deem fit and proper and for that purpose to sign plaints, petitions, Affidavits, applications written statements and affidavits etc.
- s) To take all necessary steps for the registration of the Co-operative Hosing Society of the transferee of the flats under the Co-operative Societies Act as required under and for that purpose to sign, execute all necessary application, papers and writings and present any person before the Registrar, Co-operative Society when required to do so.
- t) To take all necessary steps for the registration of the Association of Owners under the Apartment Ownership Act and for that purpose to sign and execute all necessary applications, papers and writings and represent in person before the Competent Authority.
- u) To apply for and get water, electricity, telephone and gas connections and other necessary connections and all other acts and deeds which are required in connection with the said new building and to sign any application on behalf of me for having the said connections on our behalf.
- v) To apply for and obtain other services and/or other connection of any utility in the said property and/or to make alterations therein and/or disconnect the same and for that to sign and execute and submit all papers applications documents and to do all other acts deeds and things as may be required in this connection.

- w) To take all steps for ejection of the Tenant and occupiers of the building and induct new Tenant therein on such terms and conditions as the Attorney shall think fit and proper in respect of the schedule property and in respect of the Developer's Allocation.
- x) To withdraw money deposited in any Court, Land Acquisition Office, and Rent Controllers and/or from any other authority etc.
- y) To receive, adjust, pay, retain such amounts received by way of rents, issues profits, license fees, occupation charges etc. in respect of Developer's Allocation.
- z) To accept and withdraw any compensation payable for acquisition or compulsory requisition or hiring of the said property or part thereof by the Government or any competent body or authority.
- aa) To negotiate and finalise for transferring, including tenancy and license in respect of the Developer's Allocation in said Project and/or any portions thereof to any prospective buyer(s)/assignee(s) as the Attorney shall deem fit at a consideration which the Attorney shall consider appropriate and proper.
- bb) To execute any agreement for sale, monthly tenancy, sub-lease in respect of the Developer's Allocation in the said Project and/or any portions thereof in such manner and on such terms and conditions as the said Attorney shall deem fit and proper and to receive the considerations and receivables and give proper receipts thereof and handover the possession thereof and to sign all documents as may be required.
- cc) To execute all types of deeds and conveyances including deed of sale/deed of assignment etc in respect of the Developer's Allocation in said Project and/or any portions thereof in our name and on our behalf and present the same before the appropriate Registrar and to admit execution and to accept entire consideration/receivable from the intending buyer(s)/assignee(s) and to issue proper receipt of consideration/receivables received and handover the possession



thereof and also to do all other lawful acts, deeds and things, which the said Attorneys shall consider necessary for completion of said Registration.

- dd) To accept service of any writ or summons or other legal process and to appear in any court and before all courts, Magistrate or Judicial or other office whatsoever as by the said Attorney shall deem advisable and to commence any action/other proceedings in any Court of Law and to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorney shall think fit and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/belonging or payable to us by any person firm or body corporate and also to appoint any solicitor and/or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.
- ee) To do and perform all acts, deeds, matter and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as we could do.
- ff) To refer any dispute touching and concerning the said Plot and/or the building to be constructed thereon to arbitration to nominate or appoint or appoint any person as the Arbitrator and to take all steps in the arbitration reference.

**AND GENERALLY** to do execute and perform all or any such acts, deeds or things whatsoever which ought to be done execute or performed in connection with the said property as the Attorney shall deem fit and proper to the end and extent as if I was personally present.

**AND** this power never creates any right title interest over the said Property by our Attorney.

**AND** we doth hereby agree to ratify and confirm all the act whatever the Attorney or their delegates shall do or cause to be done by virtue of this Power of Attorney in respect of the schedule property.

AND it is hereby agreed and declared that the Attorney shall not create any liability in our name without express consent in writing and shall indemnify and keep indemnified against all actions suits proceedings costs charges and expenses in respect of the schedule property.

AND this Power of Attorney is revocable in nature.



#### **SCHEDULE - A**

**(SAID PLOT OF LAND NO. - 1 ABOVE REFERRED TO)**

**ALL THAT** piece and parcel of *Sali (Agricultural)* land measuring about **31.62 Decimals** comprising in R.S/L.R Dag No. - 344, under Krishi. Khatian No. - 19 (subsequently L.R Khatian No. 1658, 1659, 1660, 1661, 1662), J.L. No. - 18, in **Mouza - Mahishbathan**, in District 24 Parganas under jurisdiction of presently Police Station - Salt Lake Electronic Complex (erstwhile East Bidhannagar) and presently under Bidhannagar Municipal Corporation Ward No. - 28, Kolkata - 700102.

#### **SCHEDULE - B**

**(SAID PLOT OF LAND NO. - 2 ABOVE REFERRED TO)**

**ALL THAT** piece and parcel of *Sali (Agricultural)* land measuring about **21.5064 Decimals** comprising in R.S/L.R Dag No. - 852, under L.R Khatian No. - 428, J.L. No. - 19, in **Mouza - Thakdarl**, in District 24 Parganas under jurisdiction of presently Police Station - Salt Lake Electronic Complex (erstwhile East Bidhannagar) and presently under Bidhannagar Municipal Corporation Ward No. - 28, Kolkata - 700102.

#### **SCHEDULE - C**

**(THE SAID PROPERTY ABOVE REFERRED TO)**

The Owners herein are the joint owners of the allotted plot being Plot No. - C/2 in the abovementioned Plotting Project measuring about **09 Cottahs 04 Chitaks 05 Square Feet (equivalent to about 15.3 Decimals)** in following manner:

Name	L.R Khatian of Plot of Land No. - 1	Portion of Land out of the Plot of Land No. - 1 in Plot No. - C/2 (in Decimal)	L.R Khatian of Plot of Land No. - 2	Portion of Land out of the Plot of Land No. - 2 in Plot No. - C/2 (in Decimal)
Asit Pramanik	1659	4.1	428	01.00
Ranjit Pramanik	1661	4.1		01.00
Sanjit Pramanik	1662	4.1		01.00
<b>TOTAL</b>		<b>12.3</b>		<b>03.00</b>

together with the undivided proportional share of land measuring about **5.32 Decimal** of land out of the said **Plot of Land No. - 1** comprised in all common ways, pathways and common passages to access the Plots in the said Plotting Project alongwith all easements rights including right to use all common ways, pathways and common passages to access the **Plot No. - C/2** in the said Plotting Project and butted and bounded in the manner as follows:-

- On the North** : 12 Feet wide Common Road of the Plotting Project
- On the South** : Charaktala Road (Mahishbathan)
- On the East** : Plot No. A/2 in the said Plotting Project
- On the West** : 12 Feet wide Common Road of the Plotting Project

IN WITNESS WHEREOF WE DO HEREBY EXECUTE THESE PRESENTS ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED  
IN KOLKATA IN THE PRESENCE  
OF WITNESSES:

1. Niimai Weye  
Thakdare, Newtown  
Kolkata-700102

1. Sanjit Pramanik

2. Asit Pramanik

2. প্রসন্ন কুমার  
স্বপ্ন  
স্বপ্ন

3. অজিত কুমার

SIGNATURE OF  
APPOINTERS/PRINCIPALS/OWNERS

২: ০২

We accept the above mentioned Powers

1. Kajalkumar Mallik

2. Swapan











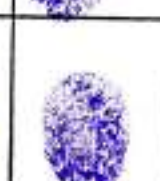
3. Jitendra

SIGNATURE OF  
ATTORNEYS




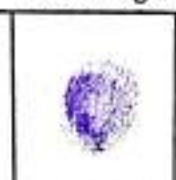

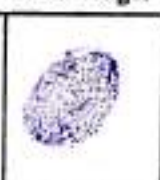
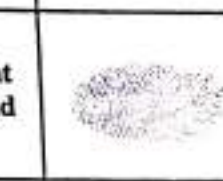




Drafted and prepared in my chamber,

Subhabrata Das.




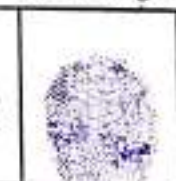


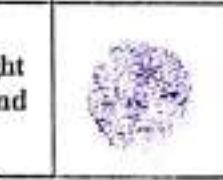

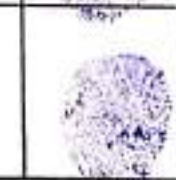


Subhabrata Das, Advocate  
High Court at Calcutta  
Enrollment No. WB/1114/2001

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					



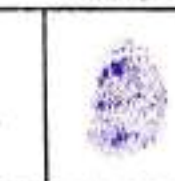
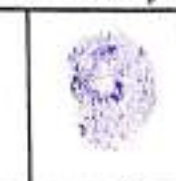


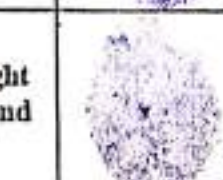

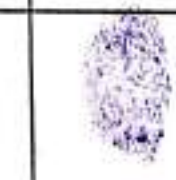
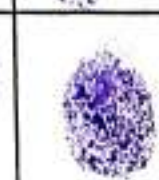
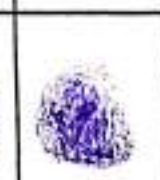
Name.....Santosh Ramanik.....  
 Signature.....Santosh Ramanik.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name.....Asit Ramanik.....  
 Signature.....Asit Ramanik.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....संतोष रामनिक.....  
 Signature.....संतोष रामनिक.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....Kajal Kumar Malik.....  
 Signature.....Kajal Kumar Malik.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... SWAPAN KUMAR DAS.....  
 Signature..... Swapan K Das.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... SURAJIT KUMAR BOSE.....  
 Signature..... Surajit K Bose.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....  
 Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....  
 Signature.....



भारत सरकार  
GOVERNMENT OF INDIA



सजित प्रामाणिक  
SANJIT PRAMANIK  
जन्मतिथि/ DOB: 30/10/1978  
पुरुष / MALE



9123 0657 2309

आधार-साधारण मानुषेन अधिकार

Sanjit Pramanik



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

कृष्णपुर, थकदारी, उत्तर २४  
पल्लगना,  
पश्चिमवङ्ग - 700102

Address:

KRISHNAPUR, Thakdari, North  
Twenty Four Parganas,  
West Bengal - 700102



9123 0657 2309

Aadhaar-Aam Admi ka Adhikar

आयकर विभाग  
INCOME TAX DEPARTMENT  
SANJIT PRAMANIK



भारत सरकार  
GOVT. OF INDIA

ANIL PRAMANIK

15/04/1975

Permanent Account Number

CAFPP5057D

*Sanjit Pramanik*  
Signature



04092012

*Sanjit Pramanik*

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाने :  
आयकर सैन सेवा इकाई, एन एस डी एल  
तीसरी मंजिल, सफायर चेंबर्स,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Baner, Pune - 411 045







ভারত সরকার  
Government of India



রঞ্জিত প্রামাণিক  
RANJIT PRAMANIK  
পিতা : অনিল প্রামাণিক  
Father : ANIL PRAMANIK  
জন্মতারিখ / DOB : 22/01/1975  
পুরুষ / Male



7971 6973 1647

আধার - সাধারণ মানুষের অধিকার

Unique Identification Authority of India

ঠিকানা:

কৃষ্ণপুর, থাকদারি, কৃষ্ণপুর, উত্তর  
২৪ পরগনা, পশ্চিমবঙ্গ, 700102

Address:

KRISHNAPUR, Thakdari,  
Krishnapur, North Twenty Four  
Parganas, West Bengal, 700102

7971 6973 1647

1947  
1820 320 1947

help@uidai.gov.in

www  
www.uidai.gov.in



রঞ্জিত প্রামাণিক

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RANJIT PRAMANIK

ANIL PRAMANIK

22/01/1975

Permanent Account Number

DISPP1958K

रंजित प्रमानिक

Signature



28122016

रंजित प्रमानिक





ভারত সরকার  
Government of India



অসিত প্রমণিক  
Asit Pramanik  
পিতা : অসিত প্রমণিক  
Father : ANIL PRAMANIK  
জন্মতারিখ / DOB : 01/01/1972  
লিঙ্গ / Sex



8471 1070 8101

সাধারণ - সাধারণ মানুষের অধিকার



ভারতীয় একমুঠক পরিচয়  
Unique Identification Authority of India

ঠিকানা:  
থাকান, কৃষ্ণপুর, উত্তর ২৪  
পার্শ্বাঞ্চল, পশ্চিমবঙ্গ, ৭০০১০২

Address:  
Thakcan, Krishnapur, North  
Twenty Four Parganas, West  
Bengal 700102

8471 1070 8101



1347  
1800 300 1347

mail@uidai.gov.in

www.uidai.gov.in

Asit pramanik



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ASIT PRAMANIK  
ANIL PRAMANIK  
03/09/1968

Permanent Account Number  
ALGPP2985G

ASIT PRAMANIK  
Signature



*If you find this card lost / forged, kindly inform / report to:*  
Income Tax PAN Services Unit, I/T/HSR,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यदि कार्ड खोया/झूठा पाया, कृपया सूचना दें/सूचित करें।  
आयकर सेवा सेवाएँ, प्लॉट नं. 3, सेक्टर 11, सीडी बेलपुर,  
नवी मुंबई - 400 614।

ASIT PRAMANIK



PERMANENT ACCOUNT NUMBER  
AGOPB9216B


NAME  
SURAJIT KUMAR BOSE

FATHER'S NAME  
RANJIT KUMAR BOSE

DATE OF BIRTH  
20-07-1958

SIGNATURE  
*Surajit K. Bose*

COMMISSIONER OF INCOME TAX (G.), KOLKATA



*Surajit K. Bose*




**भारत सरकार**  
**GOVERNMENT OF INDIA**


**Surajit Kumar Bose**  
**DOB: 20/07/1958**  
**MALE**  
**Mobile No: 9830117608**



**5642 6217 0764**  
**VID : 9171 7551 3834 9712**

**আমার আধার, আমার পরিচয়**


**भारतीय विशिष्ट पहचान प्राधिकरण**  
**UNIQUE IDENTIFICATION AUTHORITY OF INDIA**

**आधार**

Download Date: 21/06/2019  
**Address :**  
**C/O Ranjit Kumar Bose, 21, GOPAL**  
**CHANDRA MUKHERJEE ROAD FLAT-6/C,**  
**Cossipore, Kolkata,**  
**West Bengal - 700002**



**5642 6217 0764**  
**VID - 9171 7551 3834 9712**

 **1947**  
**1800 200 1947**

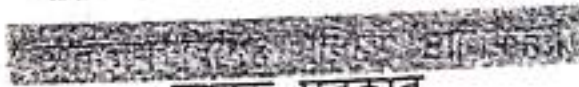
 **help@uidai.gov.in**

 **www.uidai.gov.in**

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

*Surajit Kumar Bose*





ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভূমিকাঙ্কিত আই ডি / Enrollment No.: 1111/19358/04389

To  
কাজল কুমার মল্লিক  
Kajal Kumar Mallick  
JYOTI NAGAR  
Rajarhat-gopabur (m)  
Aswini Nagar  
North 24 Parganas North 24 Parganas  
West Bengal 700159

144573398  
13052014



ML445753960FT



আপনার অ্যাধার সংখ্যা / Your Aadhaar No. :

**3408 3316 0287**

অ্যাধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

কাজল কুমার মল্লিক  
Kajal Kumar Mallick  
পিতা : শ্রী কামল মল্লিক  
Father : Shri Kamol Mallick  
জন্ম তারিখ / DOB : 01.06.1975  
পুংস্ব / Male



3408 3316 0287

অ্যাধার - সাধারণ মানুষের অধিকার

*Kajal Kumar Mallick*



*Rajakumar Mallik*






**भारत सरकार**  
**GOVERNMENT OF INDIA**


**हमन कृपज दस**  
**Swapan Kumar Das**  
**जन्मतिथि/ DOB: 05/11/1975**  
**पुरुष / MALE**



**6314 6745 9814**

**आमर आधाार, आमर पहिचन**

Swapan k son


**भारतीय विशिष्ट पहचान प्राधिकरण**  
**INDIAN IDENTIFICATION AUTHORITY OF INDIA**

**ठिकाना:**  
 अर/3: अमर चन्द्र दास,  
 गौरीगंगनपुर, रामकुंज पार्क,  
 नई टाउन, अरविनी नगर,  
 उत्तर 24 परगना,  
 पश्चिम बंग - 700159

**Address:**  
 S/O: Anar Chandra Das,  
 Gostanganagar, Ramkunjha  
 Park, New Town, Arvini Nagar,  
 North 24 Parganas,  
 West Bengal - 700159

**6314 6745 9814**

**MERA AADHAAR. MERI PEHACHAN**



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AHOPD3494Q



श्री / Name  
SWAPAN KUMAR DAS

श्री का नाम / Father's Name  
AMJUN CHANDRA DAS

श्री का पता / Date of Birth  
05/11/1975

स्वयं / Signature  
Swapan K. Das

Swapan K Das





ভারতের নির্বাচন কমিশন  
 भारत चयन आयोग  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD

ATR1759885



নির্বাচকের নাম : মিলন সর্দার  
 Elector's Name : Milon Sardar  
 পিতার নাম : আবু জাফর সর্দার  
 Father's Name : Abu Zafar Sardar  
 লিঙ্গ/Sex : পুং/ M  
 জন্ম তারিখ  
 Date of Birth : 27/09/1981

ATR1759885

ঠিকানা:  
 উত্তর বিহার (সন্তোষপুর মহেশতলা, উজাল),  
 রবীন্দ্রনগর, কলকাতা- 700066

Address:  
 UTTAR BIHANGARH (SANTOSH PUR  
 PADIPHATI UCHUDANGAL MAHESHTALA,  
 RABINDRANAGAR, KOLKATA- 700066

B

Date: 30/12/2014  
 157-পটভূমিতে নির্বাচন প্রকল্পের নির্দেশনা অনুযায়ী  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 157-Metaburuz Constituency

কোন পরিবর্তন হলে এই কার্ডটি (যদি তাই করা যায়) একই  
 নম্বর নগর মন্ত্রণালয় কর্তৃক ১৯৪৬ সালে এই  
 কার্ডটিতে পরিবর্তন করা হবে।  
 In case of change in address mention the Card No.  
 in the relevant forms for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

Milon Sardar



## Major Information of the Deed

Deed No :	I-1504-01989/2021	Date of Registration	13/08/2021
Query No / Year	1504-8001486381/2021	Office where deed is registered	
Query Date	13/08/2021 4:14:06 PM	1504-8001486381/2021	
Applicant Name, Address & Other Details	Milon Sardar Santoshpur Padir Hati, Thana : Rabindranagar, District : South 24-Parganas, WEST BENGAL, PIN - 700066, Mobile No. : 9830829359, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,35,19,636/-		
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]:- 150401986/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Charaktala Road (Mahishbathan), Mouza: Mahishbathan, , Ward No: 28 Pin Code : 700102



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-344	LR-1659	Bastu	Shali	4.1 Dec		36,22,909/-	Width of Approach Road: 12 Ft., , Project Name :
L2	LR-344	LR-1661	Bastu	Shali	4.1 Dec		36,22,909/-	Width of Approach Road: 12 Ft., , Project Name :
L3	LR-344	LR-1662	Bastu	Shali	4.1 Dec		36,22,909/-	Width of Approach Road: 12 Ft., , Project Name :
<b>TOTAL :</b>					12.3Dec	0 /-	108,68,727 /-	

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Charaktala Road (Mahishbathan), Mouza: Thakdari, , Ward No: 28 Pin Code : 700102



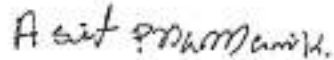
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L4	LR-852	LR-428	Bastu	Shali	3 Dec		26,50,909/-	Width of Approach Road: 12 Ft., , Project Name :
<b>Grand Total :</b>					15.3Dec	0 /-	135,19,636 /-	

**Details :**



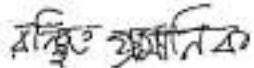
Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr SANJIT PRAMANIK</b> Son of Late Anil Pramanik Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office			
13/08/2021		LTI 13/08/2021	13/08/2021

Thakdari, City:- , P.O:- Krishnapur, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CAxxxxxx7D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr ASIT PRAMANIK</b> Son of Late Anil Pramanik Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office			
13/08/2021		LTI 13/08/2021	13/08/2021

Thakdari, City:- , P.O:- Krishnapur, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALxxxxxx5G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr RANJIT PRAMANIK</b> Son of Late Anil Pramanik Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office			
13/08/2021		LTI 13/08/2021	13/08/2021



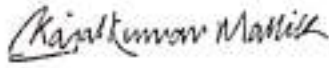


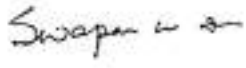


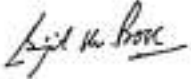
Thakdari, City:- , P.O:- Krishnapur, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DIxxxxxx8K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/08/2021 , Admitted by: Self, Date of Admission: 13/08/2021 ,Place : Office

**Attorney Details :**



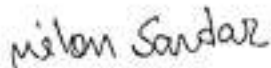
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Karma Builder</b> Ramkrishna Pally, City:- , P.O:- Gourangonagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India. PIN:- 700159 , PAN No.:: AAxxxxxx2F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

1	Name	Photo	Finger Print	Signature
	<b>Mr KAJAL KUMAR MALLICK</b> Son of Late Nilkamal Mallick Date of Execution - 13/08/2021, , Admitted by: Self, Date of Admission: 13/08/2021, Place of Admission of Execution: Office	 Aug 13 2021 4:45PM	 LTI 13/08/2021	 13/08/2021
Jyotinagar Newtown, City:- , P.O:- Gourangonagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx3C,Aadhaar No Not Provided Status : Representative, Representative of : Karma Builder (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	<b>Mr SWAPAN KUMAR DAS (Presentant)</b> Son of Mr Amar Chandra Das Date of Execution - 13/08/2021, , Admitted by: Self, Date of Admission: 13/08/2021, Place of Admission of Execution: Office	 Aug 13 2021 4:46PM	 LTI 13/08/2021	 13/08/2021
Ramkrishna Pally, City:- , P.O:- Gourangonagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4Q,Aadhaar No Not Provided Status : Representative, Representative of : Karma Builder (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	<b>Mr Surajit Kumar Bose</b> Son of Late Ranjit Kumar Bose Date of Execution - 13/08/2021, , Admitted by: Self, Date of Admission: 13/08/2021, Place of Admission of Execution: Office	 Aug 13 2021 4:47PM	 LTI 13/08/2021	 13/08/2021
21, Gopal Chandra Mukherjee Road, Flat No 6/ C, Cossipore, City:- , P.O:- Cossipore, P.S:-Chitpur, District:-Kolkata, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AGxxxxxx6B,Aadhaar No Not Provided Status : Representative, Representative of : Karma Builder (as partner)				

Details :

	Photo	Finger Print	Signature
<p><b>Sardar</b>  of A Z Sardar  antoshpur Padir Hati, City:- , P.O:-  alshangarh, P.S:-Rabindranagar, District:-  South 24-Parganas, West Bengal, India,  PIN:- 700066</p>			
	13/08/2021	13/08/2021	13/08/2021
Identifier Of Mr SANJIT PRAMANIK, Mr ASIT PRAMANIK, Mr RANJIT PRAMANIK, Mr KAJAL KUMAR MALLICK, Mr SWAPAN KUMAR DAS, Mr Surajit Kumar Bose			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASIT PRAMANIK	Karma Builder-4.1 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr RANJIT PRAMANIK	Karma Builder-4.1 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJIT PRAMANIK	Karma Builder-4.1 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJIT PRAMANIK	Karma Builder-1 Dec
2	Mr ASIT PRAMANIK	Karma Builder-1 Dec
3	Mr RANJIT PRAMANIK	Karma Builder-1 Dec

### Land Details as per Land Record

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Charaktala Road (Mahishbathan), Mouza: Mahishbathan, , Ward No: 28 Pin Code : 700102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 344, LR Khatian No:- 1659	Owner:অসিত প্রামানিক, Gurdian:অনিল , Address:নিজ , Classification:শাপি, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 344, LR Khatian No:- 1661	Owner:রঞ্জিত প্রামানিক, Gurdian:অনিল , Address:নিজ , Classification:শাপি, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 344, LR Khatian No:- 1662	Owner:সঞ্জিত প্রামানিক, Gurdian:অনিল , Address:নিজ , Classification:শাপি, Area:0.06000000 Acre,	Owner Name not selected by applicant.

Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
LR Plot No:- 852, LR Khatian No:- 428	Owner: अनित हउड प्राधानिक, Gurdian: निमिहर प्राधानिक, Address: मिड , Classification: गणि, Area: 0.22000000 Acre,	Owner Name not selected by applicant.



13-08-2021

**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 16:29 hrs on 13-08-2021, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr SWAPAN KUMAR DAS .

**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 1,35,19,636/-

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

Execution is admitted on 13/08/2021 by 1. Mr SANJIT PRAMANIK, Son of Late Anil Pramanik, Thakdari, P.O: Krishnapur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 2. Mr ASIT PRAMANIK, Son of Late Anil Pramanik, Thakdari, P.O: Krishnapur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 3. Mr RANJIT PRAMANIK, Son of Late Anil Pramanik, Thakdari, P.O: Krishnapur, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others

Identified by Milon Sardar, , Son of A Z Sardar, Santoshpur Padir Hati, P.O: Bidhangarh, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-08-2021 by Mr KAJAL KUMAR MALLICK, PARTNER, Karma Builder, Ramkrishna Pally, City:- , P.O:- Gourangonagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Identified by Milon Sardar, , Son of A Z Sardar, Santoshpur Padir Hati, P.O: Bidhangarh, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-08-2021 by Mr SWAPAN KUMAR DAS, PARTNER, Karma Builder, Ramkrishna Pally, City:- , P.O:- Gourangonagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Identified by Milon Sardar, , Son of A Z Sardar, Santoshpur Padir Hati, P.O: Bidhangarh, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Hindu, by profession Law Clerk

Execution is admitted on 13-08-2021 by Mr Surajit Kumar Bose, partner, Karma Builder, Ramkrishna Pally, City:- , P.O:- Gourangonagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Identified by Milon Sardar, , Son of A Z Sardar, Santoshpur Padir Hati, P.O: Bidhangarh, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Hindu, by profession Law Clerk

**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 59, Amount: Rs.100/-, Date of Purchase: 09/08/2021, Vendor name: A K Samajpati

Debajyoti Bandyopadhyay  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2021, Page from 90923 to 90966

being No 150401989 for the year 2021.



Digitally signed by DEBAJYOTI  
BANDHYOPADHYAY  
Date: 2021.09.01 13:15:03 +05:30  
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 2021/09/01 01:15:03 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)

