

0031

D-0031/2022



পশ্চিমবঙ্গ দক্ষিণ বঙ্গাল WEST BENGAL

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81 16551/2022
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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

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

03 JAN 2022

DEVELOPMENT POWER OF ATTORNEY

(after Registration of Development Agreement)

This DEVELOPMENT POWER OF ATTORNEY is made on this the
3rd day of January Two Thousand Twenty Two (2022)

4667 27 DEC 2021
বলা
জোতার নাম ও প্যা
হাঙ্গার ডেউর হাঙ্গার
বিধান নং: ১৮৮৮/১৮৮৮/১৮৮৮ এ ডি এস আর.ও
মোট হাঙ্গার ক্রম নং
জালান নং: ১৮৮৮/১৮৮৮/১৮৮৮
জৈনগী-বারাকপুর, ডেউর-মিতা দত্ত

522
Amritava Reg-
Dishadhone, Majmudana
ACM-136

14 DEC 2021

998000



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Additional District Sub-Registry Officer
Collected New Town, North 24 Parganas

02 JAN 2022

BE IT KNOWN TO ALL CONCERN THAT Shri **AMITAVA REJ** (having PAN : ARFPR7752L, Aadhaar No. 2874 1979 7848) son of Late Dinesh Kumar Rej, residing at Dashadrone Majhi Para, P.O. Rajarhat Gopalpur, P.S. Baguiati, Kolkata-700 136, District- North 24 Parganas, West Bengal, by faith Hindu, by occupation- Business, by Nationality – Indian, hereinafter referred to as the **PRINCIPAL**, do hereby nominate, constitute and appoint **MAA TARA CONSTRUCTION** (having PAN : ABBFM0695H) having its business place at **Dasadrone, Bangalaxmi Abasan, Checkpost, P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136**, represented by its Partners (1) **MR. BISWAJIT BHUIYA** (having PAN : AEWPB3143F, Aadhaar No. 9812 3940 5201) son of late Amarlal Bhuiya, residing at Dasadrone, School Math, P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136 (2) **MR. SHYAM SUNDAR KUNDU** (having PAN : BQPPK0339A, Aadhaar No. 8275 4159 9253) son of late Khagen Kundu, residing at Dasadrone, Manicktala Play ground, P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136 (3) **MR. SATISH JHA** (having PAN : AHFPJ3113K, Aadhaar No. 9636 6641 6134) son of Sri Kamala Kant Jha, residing at Dasadrone, Bangalaxmi Abasan, , P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136 (4) **MR. SUBHAS BISWAS** (having PAN : AZPPB7066F, Aadhaar No. 3710 0929 5295), son of late Karnadhar Biswas, residing at Dasadrone, Mandirbagan, P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136 and (5) **MR. PRASANTA ADHIKARY** (having PAN : AERPA8041C, Aadhaar No. 5123 7220 6908) son of late Gour Chandra Adhikary, residing at 8/123, Arabinda Sarani (Kalidham Colony), Block-A, P.O. Dum Dum Cantonment, P.S. Dum Dum, Kolkata- 700028, (6) **SRI PRADIP BANERJEE** (having PAN : AFUPB9663H, Aadhaar No. 2068 9438 5183) son of Late Sapan Banerjee, residing at Puspak Apartment, 2nd Floor, Flat No. 2D, 88, Motilal Colony, Milan Pally, Sultanpur, P.O. & P.S. Dum Dum, Kolkata- 700081, all by faith Hindu, by occupation- Business, by Nationality-Indian, on our behalf for construction of schedule mentioned land on our behalf and sell of **60% (sixty percent)** constructed areas.

WHEREAS:

A) Smt. **Lili Rej** wife of Late Dinesh Kumar Rej, present resident of Dashadrone Majhi Para, P.O. Rajarhat Gopalpur, P.S. Baguiati, Kolkata- 700 136, District- North 24 Parganas, West Bengal and former resident of 33D, Nilmony

Mitra Street, P.S. Bartala, Kolkata- 700006, West Bengal was the owner of bagan land measuring an area of 5(five) Cottahs 1(one) Chittack 9 (nine) sft. more or less comprised in C.S. Dag No. 209 corresponding to R.S./L.R. Dag No. 85 under C.S./R.S. Khatian No. 29, lying at Mouza- DASHADRONE, J.L. No. 4, Re Sa No. 150, Touzi No. 2998, at present Touzi No. 10, within the local limits of Rajarhat Gopalpur Municipality, having Holding No. RGM-8/359 Block-D, Dashadrone, Ward No. 8, Circle No. 9, now Bidhannagar Municipal Corporation, within the jurisdiction of Rajarhat Police Station, now Baguiati Police Station, District North 24 Parganas by virtue of purchase from Shri Biswanath Mondal, son of late Bola Nath Mondal of 26, Bedon Street, P.S. Bartala, Kolkata- 6 at present Dashadrone, P.S. Rajarhat (now Baguiati), District North 24 Parganas, by a registered Deed of Sale (Bengali language- Suff Bikray Kobala) registered at the office of the S.R. office Cossipore Dum Dum and recorded in Book No. I, Volume No. 14, Pages from 171 to 176, Being No. 565 for the year 1980 on 30/01/1980 against valuable consideration mentioned thereon.

B) While seized and possessed of the said plot of land, the said Lili Rej duly recorded her name in the L.R. Settlement Record of Rights being L.R. Khatian No. 818 and the said BL & LR office authority recorded her name in respect of said land as 08 Decimals as 0.1127 share out of total 71 Decimals as absolute owner and possessor thereof and she had mutated her name in the local Rajarhat Gopalpur Municipality being Holding No. RGM-8/143, Block-G, Dashadrone, Ward No. 8, in the year 2014-2015 which comes from previous Holding No. RGM-8/359, Block- D, Circle No. 9, as absolute owner and possessors thereof.

C) While seized and possessed of the said plot of land, by virtue of above purchase and own L.R. Record of Rights, the said Lili Rej died on 24/03/2018 leaving behind her one son Shri **AMITAVA REJ** and one daughter Smt. **ADITI DAS** as her legal heirs to her estate and they become the owners of the said land measuring 8(eight) Decimals where each have entitled land measuring 4 (four) Decimals as $\frac{1}{2}$ share out of 8(eight) Decimals, comprised in R.S. & L.R. Dag No. 85 under R.S. Khatian No. 29, at present L.R. Khatian No. 818 (in the name of Lili Rej, now deceased), lying at Mouza- DASHADRONE, J.L. No. 4, Re Sa No. 150, Touzi No. 2998, at present Touzi No. 10, within the local limits of Rajarhat Gopalpur Municipality, having present Holding No. RGM-8/143, Block-G, Dashadrone, Ward No. 8, now Bidhannagar Municipal Corporation, within the

jurisdiction of Rajarhat Police Station, now Baguiati Police Station, District North 24 Parganas.

D) By virtue of above inheritance from mother, the said Smt. **ADITI DAS** was the owner of land measuring an area of 4 (four) Decimals as undivided $\frac{1}{2}$ share out of 8(eight) Decimals, comprised in **R.S. & L.R. Dag No. 85** under R.S. Khatian No. 29, at present **L.R. Khatian No. 818** (in the name of Lili Rej, now deceased), lying at Mouza- DASHADRONE, J.L. No. 4, Re Sa No. 150, Touzi No. 2998, at present Touzi No. 10, within the local limits of Rajarhat Gopalpur Municipality, having present Holding No. RGM-8/143, Block-G, Dashadrone, Ward No. 8, now Bidhannagar Municipal Corporation, within the jurisdiction of Rajarhat Police Station, now Baguiati Police Station, District North 24 Parganas by virtue of inheritance from their mother absolutely free from all encumbrances whatsoever.

E) While seized and possessed of the said plot of land, the said **ADITI DAS** referred therein as the Donor, gifted her said land measuring an area of 4 (four) Decimals as undivided $\frac{1}{2}$ share out of 8(eight) Decimals, comprised in **R.S. & L.R. Dag No. 85** under R.S. Khatian No. 29, at present **L.R. Khatian No. 818** (in the name of Lili Rej, now deceased), lying at Mouza- DASHADRONE, J.L. No. 4, Re Sa No. 150, Touzi No. 2998, at present Touzi No. 10, within the local limits of Rajarhat Gopalpur Municipality, having present Holding No. RGM-8/143, Block-G, Dashadrone, Ward No. 8, now Bidhannagar Municipal Corporation, within the jurisdiction of Rajarhat Police Station, now Baguiati Police Station, District North 24 Parganas to her brother namely Shri **AMITAVA REJ** son of Late Dinesh Kumar Rej (the **Owner** herein) referred therein as the **Donee**, by a registered Deed of Gift registered at the office of the Additional District Sub-Registrar Rajarhat New Town, North 24 Parganas and recorded in Book No. 1, **Being No. 1523 00015, in the year 2022**, against love and affection mentioned thereon.

F) By virtue of above inheritance from mother and Gift from sister, I, the Principal herein Shri **AMITAVA REJ** is seized and possessed of total land measuring an area of 8(eight) Decimals as 0.1127 share out of total 71 Decimals comprised in **R.S. & L.R. Dag No. 85**, under R.S. Khatian No. 29, at present **L.R. Khatian No. 818** (in the name of Lili Rej, now deceased), lying at Mouza- DASHADRONE, J.L. No. 4, Re Sa No. 150, Touzi No. 2998, at present Touzi No.

10, within the local limits of Rajarhat Gopalpur Municipality, having present Holding No. RGM-8/143, Block-G, Dashadrone, Ward No. 8, now Bidhannagar Municipal Corporation, within the jurisdiction of Rajarhat Police Station, now Baguiati Police Station, District North 24 Parganas absolutely free from all encumbrances whatsoever and has the full rights to enter into any Agreement including Development Agreement with any others.

G) With a view to develop the aforesaid plot of land by raising construction of multi storied building on the said captioned property, I, the Principal herein as land owner have entered into a Development Agreement with the said Developer **MAA TARA CONSTRUCTION** (having PAN : ABBFM0695H) having its business place at **Dasadrone, Bangalaxmi Abasan, Checkpost, P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136**, as 40% and 60% ratio i.e. 40% constructed areas will be entitled by the Principal as land owner and balance 60% constructed area will be entitled by said Developer and other terms and conditions mentioned thereon and the said Development Agreement duly registered at A.D.S.R. office Rajarhat New Town, North 24 Parganas and recorded in Book No. I, Being No. 152300029 in the year 2022 dated 03/01/2022.

NOW KNOW YE BY THESE PRESENTS due to my non-availability in and around the jurisdiction of schedule mentioned land, I the Principal do hereby nominate, constitute and appoint to said **MAA TARA CONSTRUCTION** (having PAN : ABBFM0695H) having its business place at **Dasadrone, Bangalaxmi Abasan, Checkpost, P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136**, represented by it Partners (1) **MR. BISWAJIT BHUIYA** (having PAN : AEWPB3143F, Aadhaar No. 9812 3940 5201) son of late Amarlal Bhuiya, residing at Dasadrone, School Math, P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136 (2) **MR. SHYAM SUNDAR KUNDU** (having PAN : BQPPK0339A, Aadhaar No. 8275 4159 9253) son of late Khagen Kundu, residing at Dasadrone, Manicktala Play ground, P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136 (3) **MR. SATISH JHA** (having PAN : AHFPJ3113K, Aadhaar No. 9636 6641 6134) son of Sri Kamala Kant Jha, residing at Dasadrone, Bangalaxmi Abasan, P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136 (4) **MR. SUBHAS BISWAS** (having PAN : AZPPB7066F, Aadhaar No. 3710 0929 5295), son of late Karnadhar Biswas, residing at Dasadrone, Mandirbagan, P.O. R-Gopalpur, P.S. Baguiati, Kolkata- 700136 and (5) **MR. PRASANTA ADHIKARY** (having PAN : AERPA8041C, Aadhaar No. 5123 7220 6908) son of late Gour Chandra Adhikary, residing at 8/123, Arabinda Sarani (Kalidham Colony), Block-A, P.O. Dum Dum Cantonment, P.S. Dum Dum,

Kolkata- 700028, (6) **SRI PRADIP BANERJEE** (having PAN: AFUPB9663H, Aadhaar No. 2068 9438 5183) son of Late Sanatan Banerjee, residing at Puspak Apartment, 2nd Floor, Flat No. 2D, 88, Motilal Colony, Milan Pally, Sultanpur, P.O. & P.S. Dum Dum, Kolkata- 700081, all by faith Hindu, by occupation- Business, by Nationality-Indian as my true and lawful **ATTORNEY** on my behalf to construct and complete the said building on the First Schedule mentioned land and after completion of the building on the said land my said Attorney to do exercise, execute and perform all acts, deeds, matters and things in respect of 60% (sixty percent) constructed areas as developer's portion as mentioned hereinafter written:-

1. To prepare building plan, to sign on the building plan, application for sanctioned of the said plan and to execute and /or register any deeds, conveyances, instruments or documents for the purpose of selling/transferring the schedule mentioned property or any part thereof to the intending purchaser or purchasers.
2. To accept any money in cash or by cheques/RTGS/NEFT for the sale of Second schedule mentioned property from the intending purchaser or purchasers and to be entitled selling conveyance and/or lease in respect of the schedule mentioned property or any part thereof.
3. To execute and/or negotiate and/or entering into any agreement for sale for the second schedule mentioned property with any intending Purchaser or Purchasers on my behalf.
4. To instruct the advocate and/or lawyers for such drafting of deeds, agreements or necessary papers and to appear and represent me before any Notary, Registrar of Assurance, District Registrar, Addl. District Sub-Registrar, Sub-Registrar of Assurance, Metropolitan Magistrate and other officer, or, officers or authority or authorities having jurisdiction or authority and/or to present for registration and to acknowledge and register or have registered and performed all deeds instruments and writings executed and signed by the said attorney in any manner whatsoever and also to file any Petition for prevent the aforesaid property to the competent Lower Court up to Supreme Court concerning the schedule mentioned property.
5. To pay the Municipal Corporation taxes and Government Rents and other levies if any and apply to the authority or authorities concerned with relevant documents for such mutation and/o record, conversion and appears all such hearing for the same and received the relevant mutation & conversion certificates, Parchas/record of rights and relevant papers from the authorities concerned in respect of the aforesaid property.

AND GENERALLY to do all acts, deeds and things in my name and I hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said attorney shall lawfully do cause to be done in my said schedules mentioned land /property or any part thereof.

THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :
(Description of entire land for constructional purpose)

ALL THAT piece or parcel of a plot of a plot of rayati dakhli swattiya **bagan** land measuring an area of **8(eight) Decimals** as 0.1127 share out of total 71 Decimals comprised in **R.S. & L.R. Dag No. 85** (eighty five) under R.S. Khatian No. 29, at present **L.R. Khatian No. 818** (in the name of Lili Rej, now deceased), lying at Mouza- **DASHADRONE**, J.L. No. 4, Re Sa No. 150, Touzi No. 2998, at present Touzi No. 10, local area/road – **Majhi Para (Dashadrone)**, within the local limits of Rajarhat Gopalpur Municipality, having present Holding No. RGM-8/143, Block-G, Dashadrone, Ward No. 8, now Bidhannagar Municipal Corporation, now Ward No. 5, within the jurisdiction of Rajarhat Police Station, now Baguiati Police Station, Kolkata- 700 136, under A.D.S.R. office Rajarhat New Town, in the District North 24 Parganas, in the State of West Bengal. *there is no structure in the said land.*

It is clearly stated herein that the land owner hereby entered into this Development Agreement with the present Developer in respect of land measuring an area of total 8(eight) Decimals which is butted and bounded as under :-

ON THE NORTH BY : **10'-0"** wide common passages.

ON THE SOUTH BY : Land of Sukumar Majhi

ON THE EAST BY : Land and House of Sambhu Nath Chatterjee

ON THE WEST BY : **14'-0"** wide B.M.C. Road.

THE SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:
(Description of property hereby powered by the Principal herein)

ALL THAT piece and parcel of **60% (sixty percent) constructed areas** on each floor, including flats, shops, car parking spaces, garages etc. from ground floor to top floor together with proportionate undivided interest or share on the land along with all proportionate rights on all common areas, amenities and facilities of the said building to be constructed on the said mentioned in the First Schedule hereinabove written.

It is clearly stated that I the Principals hereby giving power for construct the first schedule mentioned land and look after and control all the affairs including sell rights in respect of 60% (sixty percent) constructed areas of the building from ground floor to top floor to be constructed on the said land unto and in favour of the Attorney herein.

IN WITNESS WHEREOF I the Principal herein have set and subscribed my hands and on the day, month and year first above written.

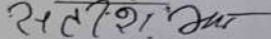
SIGNED SEALED AND DELIVERED
by the Principal & Attorney at Kolkata
in Presence of:


SIGNATURE OF PRINCIPAL

1. Aditi Das
Salva (Roy Para),
P.S - Airport
KOL - 136

Power Accepted by :

MAA TARA CONSTRUCTION



Partner

MAA TARA CONSTRUCTION
Bhawanit Bhushan

Partner

2. Karina Reji Biswas
Dashedrone
kol - 136

MAA TARA CONSTRUCTION

SUBHAS Bhowmik

Partner

MAA TARA CONSTRUCTION
Shyam Sundar Kunder

Partner

MAA TARA CONSTRUCTION

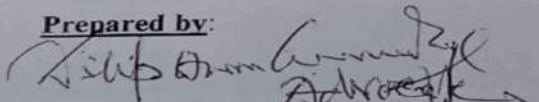
Prasanta Bhattacharya

Partner

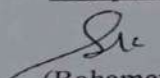
MAA TARA CONSTRUCTION
Prasanta Bhattacharya

Partner

Prepared by:


(BESON, 12/7/98)

Composed by:


(Rahamat Shaikh)
Typists' Association Room
A.D.S.R. Office - Bidhannagar, Kolkata-91.

Signature of the Attorney

Major Information of the Deed

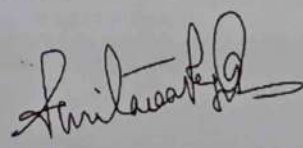
Deed No / Year	I-1523-00031/2022	Date of Registration	03/01/2022
Query No / Year	1523-8000016551/2022	Office where deed is registered	
Query Date	03/01/2022 4:12:02 PM	1523-8000016551/2022	
Applicant Name, Address & Other Details	TANAY NASKAR SHIKHARPUR, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9073260290, Status : Deed Writer		
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/-	Rs. 61,09,092/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 500/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152300029/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Majhipara(Dasodrone), Mouza: Dasadrone, Pin Code : 700136

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-85	LR-818	Bastu	Bagan	8 Dec	1/-	61,09,092/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					8Dec	1 /-	61,09,092 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Amitava Rej (Presentant) Son of Late Dinesh Kumar Rej Executed by: Self, Date of Execution: 03/01/2022 , Admitted by: Self, Date of Admission: 03/01/2022 ,Place : Office			
	03/01/2022	LTI	03/01/2022	03/01/2022

05/01/2022 Query No:-15238000016551 / 2022 Deed No :I - 152300031 / 2022, Document is digitally signed.

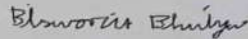
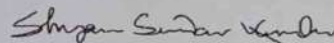
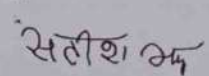
Page 30 of 36

Majhi Para, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 03/01/2022
Admitted by: Self, Date of Admission: 03/01/2022 ,Place : Office

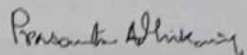
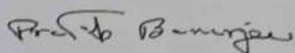
Attorney Details :

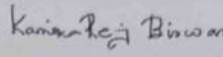
SI No	Name,Address,Photo,Finger print and Signature
1	MAA TARA CONSTRUCTION Dashadrone Bangalaxmi Abasan, Checkpost, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: ABxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr Biswajit Bhuiya Son of Late Amarlat Bhuiya Date of Execution - 03/01/2022, , Admitted by: Self, Date of Admission: 03/01/2022, Place of Admission of Execution: Office		 Jan 3 2022 4:22PM	 LTI 03/01/2022	 03/01/2022
Dashadrone School Math, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24 -Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx3F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA TARA CONSTRUCTION (as PARTNERS)				
2	Name	Photo	Finger Print	Signature
Mr Shyam Sundar Kundu Son of Late Khagen Kundu Date of Execution - 03/01/2022, , Admitted by: Self, Date of Admission: 03/01/2022, Place of Admission of Execution: Office		 Jan 3 2022 4:23PM	 LTI 03/01/2022	 03/01/2022
Dashadrone , Manicktala Play Ground, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupati Business, Citizen of: India, , PAN No.:: BQxxxxxx9A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA TARA CONSTRUCTION (as PARTNERS)				
3	Name	Photo	Finger Print	Signature
Mr Satish Jha Son of Shri Kamal Kant Jha Date of Execution - 03/01/2022, , Admitted by: Self, Date of Admission: 03/01/2022, Place of Admission of Execution: Office		 Jan 3 2022 4:24PM	 LTI 03/01/2022	 03/01/2022

ne Bangalaxmi Abasan, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-
4-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation:
ess, Citizen of: India, , PAN No.:: AHxxxxxx3K,Aadhaar No Not Provided by UIDAI Status :
representative, Representative of : MAA TARA CONSTRUCTION (as PARTNERS)

4	Name Mr Subhas Biswas Son of Late Kamadhar Biswas Date of Execution - 03/01/2022, , Admitted by: Self, Date of Admission: 03/01/2022, Place of Admission of Execution: Office	Photo  Jan 3 2022 4:27PM	Finger Print  LTI 03/01/2022	Signature  03/01/2022
Dashadrone , Mandirbagan, Block/Sector: A, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx6F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA TARA CONSTRUCTION (as PARTNERS)				
5	Name Mr Prasanta Adhikary Son of Late Gour Chandra Adhikary Date of Execution - 03/01/2022, , Admitted by: Self, Date of Admission: 03/01/2022, Place of Admission of Execution: Office	Photo  Jan 3 2022 4:25PM	Finger Print  LTI 03/01/2022	Signature  03/01/2022
8/123, Arabinda Sarani , Kalidhan Colony, City:- Not Specified, P.O:- Dum Dum Cantonment, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx1C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA TARA CONSTRUCTION (as PARTNERS)				
6	Name Mr Pradip Banerjee Son of Late Sanatan Banerjee Date of Execution - 03/01/2022, , Admitted by: Self, Date of Admission: 03/01/2022, Place of Admission of Execution: Office	Photo  Jan 3 2022 4:26PM	Finger Print  LTI 03/01/2022	Signature  03/01/2022
Puspak Apartment , 2nd Floor , 88 , Motilal Colony, Milan Pally Sultanpur, Flat No: 2D, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA TARA CONSTRUCTION (as PARTNERS)				

VIKA BISWAS Mr. AMITAVA REJ DADRONE MAJHI PARA, City:- , R GOPALPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			
	03/01/2022	03/01/2022	03/01/2022
Identifier Of Shri Amitava Rej, Mr Biswajit Bhulya, Mr Shyam Sundar Kundu, Mr Satish Jha, Mr Subhas Biswas, Mr Prasanta Adhikary, Mr Pradip Banerjee			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Amitava Rej	MAA TARA CONSTRUCTION-8 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Majhipara(Dasodrone), Mouza: Dasadrone, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 85, LR Khatian No:- 818	Owner:লিবি রেজ, Gurdian:দীনেশ , Address:নিজ , Classification:বাগান, Area:0.08000000 Acre,	Owner Name not selected by applicant.

05/01/2022 Query No:-15238000016551 / 2022 Deed No :I - 152300031 / 2022, Document is digitally signed.

Page 33 of 36

Endorsement For Deed Number : I - 152300031 / 2022

-2022

State 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
3) of Indian Stamp Act 1899.

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

Presented for registration at 16:17 hrs on 03-01-2022, at the Office of the A.D.S.R. RAJARHAT by Shri Amitava Rej
Executant.

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
61,09,092/-

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

Execution is admitted on 03/01/2022 by Shri Amitava Rej, Son of Late Dinesh Kumar Rej, Dashadrone Majhi Para,
P.O: Rajarhat Gopalpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu,
by Profession Business

Indetified by Smt KANIKA BISWAS, , , Wife of Mr AMITAVA REJ, DASHADRONE MAJHI PARA, P.O: R GOPALPUR,
Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession House wife

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

Execution is admitted on 03-01-2022 by Mr Pradip Banerjee, PARTNERS, MAA TARA CONSTRUCTION,
Dashadrone Bangalaxmi Abasan, Checkpost, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-
North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Smt KANIKA BISWAS, , , Wife of Mr AMITAVA REJ, DASHADRONE MAJHI PARA, P.O: R GOPALPUR,
Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession House wife

Execution is admitted on 03-01-2022 by Mr Biswajit Bhuiya, PARTNERS, MAA TARA CONSTRUCTION, Dashadrone
Bangalaxmi Abasan, Checkpost, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-
Parganas, West Bengal, India, PIN:- 700136

Indetified by Smt KANIKA BISWAS, , , Wife of Mr AMITAVA REJ, DASHADRONE MAJHI PARA, P.O: R GOPALPUR,
Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession House wife

Execution is admitted on 03-01-2022 by Mr Shyam Sundar Kundu, PARTNERS, MAA TARA CONSTRUCTION,
Dashadrone Bangalaxmi Abasan, Checkpost, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-
North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Smt KANIKA BISWAS, , , Wife of Mr AMITAVA REJ, DASHADRONE MAJHI PARA, P.O: R GOPALPUR,
Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession House wife

Execution is admitted on 03-01-2022 by Mr Satish Jha, PARTNERS, MAA TARA CONSTRUCTION, Dashadrone
Bangalaxmi Abasan, Checkpost, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-
Parganas, West Bengal, India, PIN:- 700136

Indetified by Smt KANIKA BISWAS, , , Wife of Mr AMITAVA REJ, DASHADRONE MAJHI PARA, P.O: R GOPALPUR,
Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession House wife

Execution is admitted on 03-01-2022 by Mr Subhas Biswas, PARTNERS, MAA TARA CONSTRUCTION, Dashadrone
Bangalaxmi Abasan, Checkpost, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-
Parganas, West Bengal, India, PIN:- 700136

Indetified by Smt KANIKA BISWAS, , , Wife of Mr AMITAVA REJ, DASHADRONE MAJHI PARA, P.O: R GOPALPUR,
Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession House wife

Execution is admitted on 03-01-2022 by Mr Prasanta Adhikary, PARTNERS, MAA TARA CONSTRUCTION,
Dashadrone Bangalaxmi Abasan, Checkpost, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-
North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Smt KANIKA BISWAS, , , Wife of Mr AMITAVA REJ, DASHADRONE MAJHI PARA, P.O: R GOPALPUR,
Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession House wife

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/-

Stamp Duty

Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 500/-
Type of Stamp
Type: Impressed, Serial no 4667, Amount: Rs.500/-, Date of Purchase: 27/12/2021, Vendor name: MITA
TA

Priya Mukherjee

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 5443 to 5478
being No 152300031 for the year 2022.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2022.01.05 16:57:38 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2022/01/05 04:57:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



ভারত সরকার
Government of India



অমিতাব রেজ
Amitava Rej
পিতা : দীনেশ কুমার রেজ
Father : DENESH KUMAR REJ

জন্মতারিখ/DOB: 11/09/1977
পুরুষ / Male



2874 1979 7848

— সাধারণ মানুষের অধিকার

Amitava Rej



Unique Identification Authority of India

ঠিকানা: দশদ্রোণ মাঝি পাড়া
রাজারহাট, রাজারহাট গোপালপুর
উত্তর ২৪ পরগণা, পশ্চিমবঙ্গ

Address: DASHADRONE
MAJHI PARA, Rajarhat,
Rajarhat Gopalpur, North 24
Parganas, West Bengal.
700136

2874 1979 7848



1947
1800 300 1947



help@uidai.gov.in

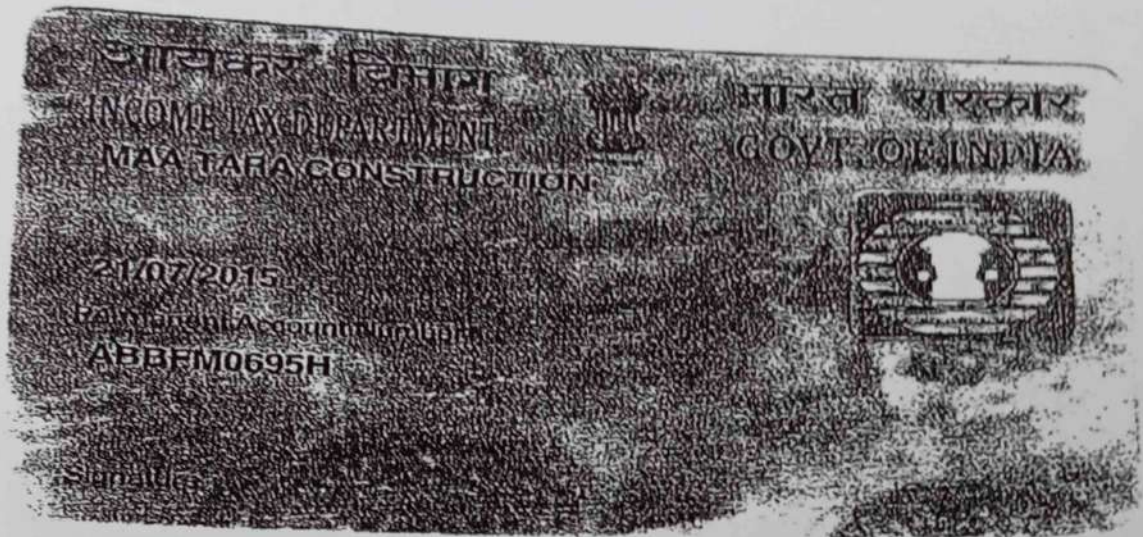
WWW

www.uidai.gov.in

9836888151



Signature



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEWPB3143F



नाम /NAME
BISWAJIT BHUIYA

पिता का नाम /FATHER'S NAME
AMARLAL BHUIYA

जन्म तिथि /DATE OF BIRTH
26-09-1964

हस्ताक्षर /SIGNATURE

Biswajit Bhuiya

[Signature]

आयकर अधिकारी, प.सं.-111

COMMISSIONER OF INCOME-TAX, W.B. - 111

Biswajit Bhuiya

Biswajit Bhuiya



ভারত সরকার
Government of India
বিস্বজিৎ ভূইয়া
Biswajit Bhuiya
পিতা : অমারলাল ভূইয়া
Father : Amarlal Bhuiya
জন্মতারিখ / DOB : 26/09/1964
পুরুষ / Male



9812 3940 5201

আধার - সাধারণ মানুষের অধিকার

Biswajit Bhuiya

Biswajit Bhuiya



ভারতীয় পরিচয় পরিষদ
Unique Identification Authority of India

ঠিকানা:
দশড্রোন স্কুল পূর্ব, রাজারহাট
গোপালপুর, দশড্রোন স্কুল মাঠ,
রাজারহাট, রাজারহাট গোপালপুর,
উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ,
700136

Address:
EAST DASHDRONE SCHOOL,
RAJARHAT GOPALPUR,
DASHADRONÉ SCHOOL MATH.
Rajarhat, Rajarhat Gopalpur,
North 24 Parganas, West Bengal,
700136

9812 3940 5201

1947
1800 303 1947

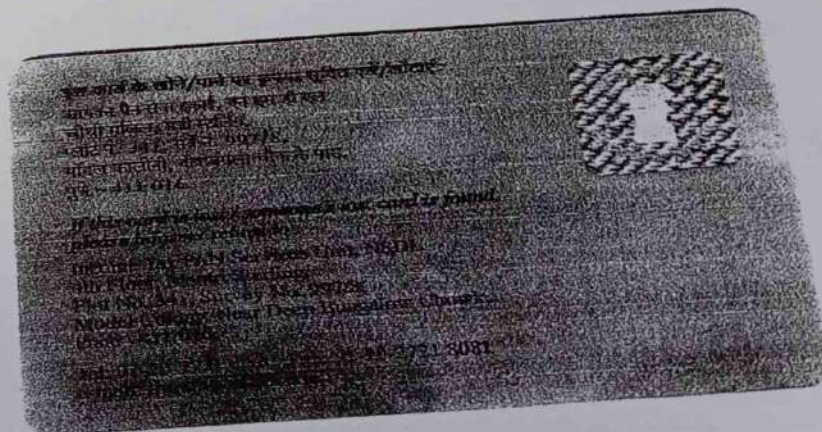
help@uidai.gov.in

www.uidai.gov.in



सतीश जहा

सतीश जहा





सतीश झा
SATISH JHA
पिता : कमलकान्त झा
Father : KAMALAKANTA JHA
जन्मदिन / DOB : 06/05/1979
पुरुष / Male



9636 6641 6134

आधार - साधारण मानुषेर अधिकार

सतीश झा

सतीश झा



ठिकाना:
बंगलक्ष्मी, राजारहाट गोपालपुर,
राजारहाट, राजारहाट गोपालपुर,
उत्तर २४ पारगना, पश्चिम बंगाल,
700136

भारतीय जनसंख्या प्राधिकरण
Authority of India

Address:
BANGALAKSHEE, RAJARHAT
GOPALPUR, Rajarhat, Rajarhat
Gopalpur, North 24 Parganas,
West Bengal, 700136

9636 6641 6134

1947
1800 300 1947

help@satish.gov.in

www.satish.gov.in

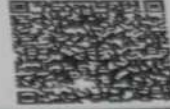


SUBHAS BISWAS

SUBHAS BISWAS



মুন্সিবি
Subhas Biswas
জন্ম তারিখ/ DOB: 15/01/1960
পুরুষ / MALE



3710 0929 5295

গাধাট - সাধারণ মানুষের অধিকার

SUBHAS BISWAS



ভাষা পরিচালনা বোর্ড, ভারত
BOARD OF LINGUISTICS, INDIA

ঠিকানা:
রাজারহাট, উত্তর ২৪ পরগণা,
পশ্চিমবঙ্গ - ৭০০১৩৬

Address
Rajarhat, North 24
Parganas,
West Bengal - 700136



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

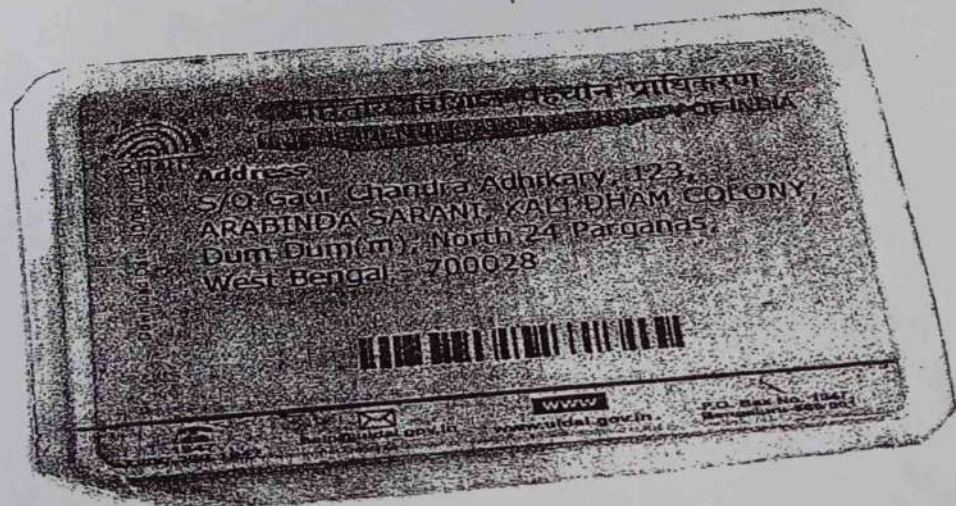
SUBHAS BISWAS

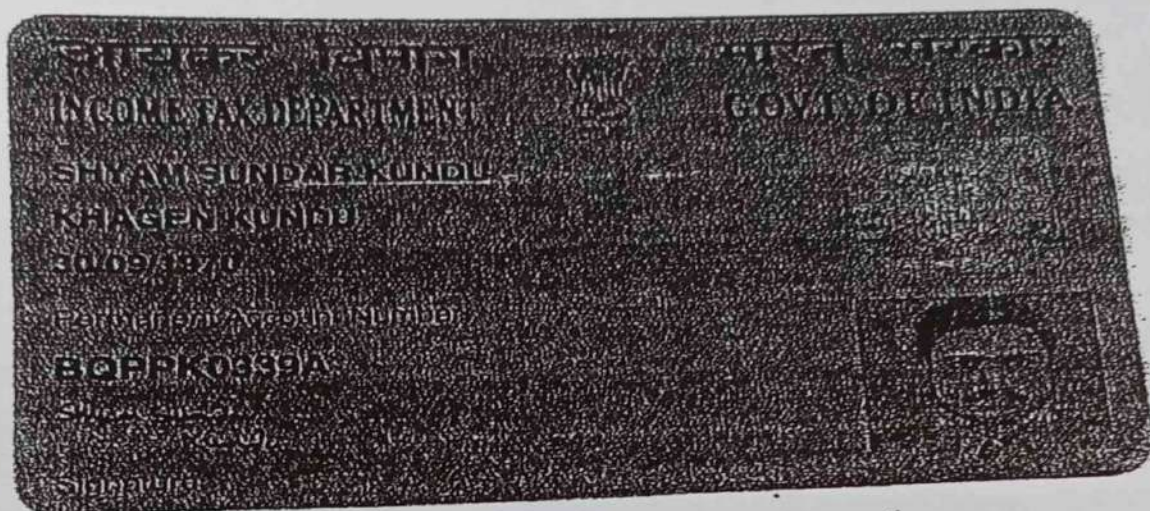


Prasanta Adhikary



Prasanta Adhikary
Prasanta Adhikary





Shyam Sundar Kunda

Shyam Sundar Kunda

ভারত সরকার
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1111/55556/01457

To
শ্যাম সুন্দর কুন্ডু
Shyam Sunder Kundu
DASHADRON
KHALER MATH
Rajarhat
Rajarhat Gopalpur
Rajarhat North 24 Parganas
West Bengal 700136
323031933
MA230319337FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8275 4159 9253

আধার - সাধারণ মানুষের অধিকার



শ্যাম সুন্দর কুন্ডু
Shyam Sunder Kundu
পিতা : খগেন কুন্ডু
Father : KHAGEN KUNDU
জন্মতারিখ / DOB : 30/09/1970
লিঙ্গ / Male



8275 4159 9253

আধার - সাধারণ মানুষের অধিকার

Government of India AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ঠিকানা:
দশাদ্রন, খেলার মাঠ, রাজারহাট,
উত্তর ২৪ পরগনা, রাজারহাট
গোপালপুর, পশ্চিমবঙ্গ, 700136

Address:
DASHADRON, KHALER MATH,
Rajarhat, North 24 Parganas,
Rajarhat Gopalpur, West Bengal,
700136

8275 4159 9253

1800 300 1047

help@uidai.gov.in

www.uidai.gov.in

Shyam Sunder Kundu
Shyam Sunder Kundu



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No.: 1408/77501/01254

To
Pradip Banerjee
S/O Late Sanatan Banerjee
PUSPAK APARTMENT, 2ND FLOOR, FLAT-2D 88,
MOTILAL COLONY, MILAN PALLY
SULTANPUR
Dumdum (m)
Rajbari Colony
North 24 Paraganas North 24 Parganas
West Bengal 700081
9433065882

12/02/2014

78684923

MD786849232FH



आपका आधार क्रमांक / Your Aadhaar No. :

2068 9438 5183

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

Pradip Banerjee
Father : Sanatan Banerjee
DOB : 02/09/1967
Male



2068 9438 5183

मेरा आधार, मेरी पहचान

Pradip Banerjee

स्थायी खाता संख्या

/PERMANENT ACCOUNT NUMBER

AFUPB9663H



नाम /NAME

PRADIP BANERJEE

पिता का नाम /FATHER'S NAME

SANATAN BANERJEE

जन्म तिथि /DATE OF BIRTH

02-09-1967

हस्ताक्षर /SIGNATURE

Pradip Banerjee

[Signature]

आयकर आयुक्त, प.बं.-III

COMMISSIONER OF INCOME-TAX, W.B. - I

Pradip Banerjee



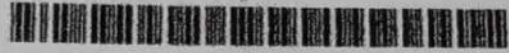
ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No 1111/87708/17870

To,
কনিকা বিশ্বাস
Kanika Biswas

26/10/2014
Paikpara
Haroa Haroa North 24 Parganas
West Bengal 743425

Ref: 4718 / 07W / 880175 / 881050 / P



SE296223020FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4337 6932 0108

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



কনিকা বিশ্বাস

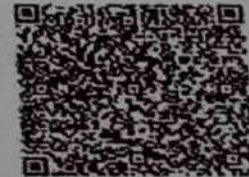
Kanika Biswas

পিতা : অনিল বিশ্বাস

Father : ANIL BISWAS

জন্মতারিখ / DOB : 01/01/1989

মহিলা / Female



4337 6932 0108

আধার - সাধারণ মানুষের অধিকার

Kanika Biswas Rej
8436805902

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B.-

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



Simlata Singh

LH

RH.

ATTESTED :-

Simlata Singh



Biswajit Bhujar

LH

RH.

ATTESTED :-

Biswajit Bhujar



Prasanta Dasgupta

LH

RH.

ATTESTED :-

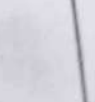
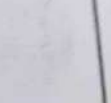
Prasanta Dasgupta

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

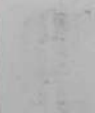
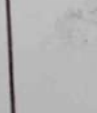
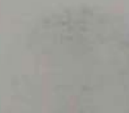
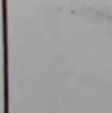
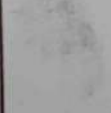
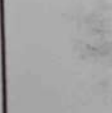
UNDER RULE 44A OF THE I.R. ACT 1908

N.B.:-

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

 Shyam Sunder Kunder	LH					
	RH.					

ATTESTED :- Shyam Sunder Kunder

 Prabir Banerjee	LH					
	RH.					

ATTESTED :- Prabir Banerjee.

PHOTO	LH					
	RH.					

ATTESTED :-

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B.-

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

 SUBHAS BISWAS	LH					
	RH.					

ATTESTED :- SUBHAS BISWAS

 सतीश म	LH					
	RH.					

ATTESTED :- सतीश म

PHOTO	LH					
	RH.					

ATTESTED :-