

4895/23

L-1816/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

সি/সিএনও = 497/23

AH 538594

(Signature)
 27/06/23
 09:45 p.m.
 08-166/21/23

attached with this document's are the part of this document

KARANDE PRADEP SUB-DIVISION
 SOLEPUR, NORTH 24-PARGANAS

27 JUN 2023

(Signature)
 KARANDE PRADEP SUB-DIVISION
 SOLEPUR, NORTH 24-PARGANAS

DEVELOPMENT POWER OF ATTORNEY

04 JUL 2023

THIS POWER OF ATTORNEY is made on this 27th day of June, 2023 (Two Thousand Twenty Three) of the Christian Era.

B E T W E E N

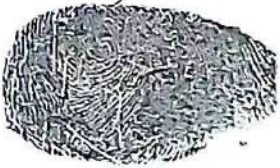
KNOW ALL MEN BY THESE PRESENTS That WE, 1) SRI TAPAS BHARADWAJ, son of Late-Birendra Lal Bharadwaj, (being PAN-BECPB9605M, Voter ID No. WB/20/135/621265), by Nationality- Indian, by faith - Hindu, by occupation- Retired person, residing at A/257, H.B. Town Road 6, Panihati, P.O. H.B. Town, Sode pur, P.S. Khardah now Ghola, Dist. North 24- Parganas, Kolkata- 700 110,

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Handwritten initials/signature

4627 26/6/2023
 Tapas Bharamdway & others
 A/257, H.B-Town Road
 Ghola, Kol-110
 1015123
 430

- Tapas Bharamdway



NR
2007

- Tapas Bharamdway



NR
2008

- Anup Bharamdway



Debarshi Mitra
 510 Late Mukunda Lal Mitra
 1114 P.O. Udayraj Pur
 P.S. - Madhyamgram
 Vol-700129,
 Occupation - Law clerk
 Voter ID DN-CKW3999570

Sub Registrar District Sub-Registrar
Sodepur, North 24 Parganas

12 7 JUN 2023

2) **SRI ARUP BHARADWAJ**, son of Late- Phanindra Lal Bharadwaj, (being PAN-GVGPB2763C, Voter ID No. WB/18/112/417/72), by Nationality- Indian, by faith - Hindu, by occupation- Retired person, residing at 1/78, Paschim Putiari, P.O. Paschim Putiari, P.S. Haridebpur, Kolkata- 700 041, 3) **SRI BHASKAR BHARADWAJ**, son of Late- Phanindra Lal Bharadwaj, (being PAN-ADKPB1952H, Voter ID No. WB/18/112/417491), by Nationality- Indian, by faith - Hindu, by occupation-Service, residing at Dakshinayan Apartment, Flat No. 4C, Rare Block, 337, N.S.C Bose Road, Tetultala, P.O. Garia, P.S. Narendrapur, Dist. South 24- Parganas, Kolkata- 700 084, 4) **SRI ASHIM BHARADWAJ**, son of Late- Dharendra Lal Bharadwaj, (being PAN-ACWPB9093N, Voter ID No. WB/22/157/309597), by Nationality- Indian, by faith - Hindu, by occupation-Business, residing at 41F, R. N. Das Road, P.O. Dhakuria, P.S. Garfa, Dist. South 24- Parganas, Kolkata- 700 031, 5) **SRI SUBHRO BHARADWAJ**, son of Late- Dharendra Lal Bharadwaj, (being PAN-AHMPB5428J, Voter ID No. WB/22/157/309637), by Nationality- Indian, by faith - Hindu, by occupation-Business, residing at 3, K.B.Sen Street, Kalutala, P.O. Chittaranjan Avenue, P.S. Jorasanko, Kolkata- 700 073, 6) **SMT. BIVA DASGUPTA**, wife of Diptimoy Dasgupta, daughter of Late- Birendra Lal Bharadwaj, (being PAN-CMGPD1087A, Voter ID No. WB/37/265/816219), by Nationality- Indian, by faith - Hindu, by occupation- House wife, residing at P.O. No. 12, Durgapur, P.S. Kamsa-Durgapur, Bhimpalashree, 2C, Bidhannagar, Durgapur, Dist. Barddhaman, Pin- 713212, 7) **SMT. RITA DATTA**, wife of Biplab Kumar Dutta, daughter of Late- Dharendra Lal Bharadwaj, (being PAN-ADQPD7995J, Voter ID No. DKN4373924), by Nationality- Indian, by faith - Hindu, by occupation-Business, residing at DA 176, Salt Lake, Sector-I, P.O. CC Block, P.S. Bidhannagar North, Dist.

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North 24- Parganas, Kolkata- 700 064, 8) **SMT. RUHITA DOSHI**, daughter of Late- Jitu Doshi, (being PAN-AISPD5568J, Passport No. V7715361), by Nationality- Indian, by faith - Hindu, by occupation- Business, residing at C-5/5, Mahabir Vikash, Salt Lake, Sector-III, P.O. Bidhannagar I.B Market, P.S. Bidhannagar East, Dist. North 24- Parganas, Kolkata- 700 106,, hereinafter referred to as the **Executants.**

A N D

WHEREAS one Smt. Sadhana Roy, wife of Bimal Chandra Roy during her lifetime purchased land measuring 05 Cottahs, under Mouza- Natagarh, J.L. No. 15, Re. Su. No. 101, Touzi No. 155, under Khatian No. 385 corresponding L.R. Khatian Nos. 1016 & 1230 comprised in R.S. & L.R. Dag No. 2021 under Scheme Plot No. A/22, under ward. No. 31 within the limits of Panihati Municipality through a Bengali Registered Deed of Conveyance from Sri Netai Chandra Dey and Sri Pratap Chandra Dey which was duly registered in the Office of Sub-Registrar, Barrackpore, North 24- Parganas in Book No. 1, volume no. 7, pages 179 to 181, being no. 387 for the year 1959.

WHEREAS the said Smt. Sadhana Roy while seized and possessed the said land died intestate on 05.03.1987 leaving behind her husband as the sole legal heirs of the deceased, and after demise of the said Smt. Sadhana Roy her husband Bimal Chandra Roy became the absolute owner of the said property and seized and possessed the same.

WHEREAS the said Bimal Chandra Roy subsequently died intestate on 25.09.1987 leaving behind the predecessors of the present land owners as the legal heirs of the deceased because the said Smt. Sadhana Roy and Bimal Chandra Roy had no children of their own.

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therefore the predecessor of the present land owners became the absolute owners of the said property left by the said deceased and after demise of the said Smt. Sadhana Roy her husband Bimal Chandra Roy became the absolute owner of the said property according to the rules and provision of Hindu Succession Act and seized and possessed the same.

WHEREAS after demise Sadhana Roy and Bimal Chandra Roy i) Birendra Lal Bharadwaj, ii) Dhirendra Lal Bharadwaj, iii) Phanindra Lal Bharadwaj became the owners of the said property as the legal heirs of the said deceased and seized and possessed the said property without any interruption by paying Govt. revenue and taxes.

WHEREAS the Birendra Lal Bharadwaj died intestate leaving behind i) Tapas Bharadwaj, ii) Biva Dasgupta as legal heirs of the deceased because the wife of Birendra Lal Bharadwaj namely Rani Bharadwaj predeceased of the deceased.

AND WHEREAS Dhirendra Lal Bharadwaj died intestate on 03.07.1996 and subsequently his wife Malati Bharadwaj died on 19.05.2006 leaving behind i) Ashim Bharadwaj, ii) Subhro Bharadwaj, iii) Rita Datta, iv) Ruma Doshi as legal heirs of the deceased but the said Ruma Doshi died intestate on 27.08.2013 and subsequently her husband Jitu Doshi also died on 22.03.2022 leaving behind their daughter Ruhita Doshi as the legal heir of the said deceased.

AND WHEREAS Phanindra Lal Bharadwaj died on 29.03.2004; and subsequently his wife Krishna Bharadwaj died on 08.03.2023 leaving behind i) Sri Arup Bharadwaj, ii) Bhaskar Bharadwaj as the legal heirs of the said deceased.

AND WHEREAS the executants being the absolute owners of the land measuring 05 Cottahs, under Mouza- Natagarh, J.L. No. 15, Re. Su. No. 101, Touzi No. 155, under Khatian No. 385 corresponding L.R. Khatian Nos. 1016 & 1230 comprised in R.S. & L.R. Dag No. 2021 under Scheme Plot No. A/22, under ward No. 31 within the limits of Panihati Municipality and seized, possessed and enjoying the same without any interruption and they have every right, title, interest and in possession over the said property which is free from all encumbrances.

AND WHEEREAS with a view to develop the land measuring 05 Cottahs as described in the schedule below and to erect multistoried building over the same entered into a Development Agreement dated 2706.2023 with **DEEKSHA DEVELOPER**, (being PAN- AAVFD2958D), a partnership firm having its registered office at C.K. Sen Road, Saktipur, P.O. Agarpara, P.S. Ghola, District North 24- Parganas, Kolkata- 700 109 represented by its partners 1) **SRI BISWANATH KUMAR**, (being PAN- BRFPK4846M, Voter ID No. BHR3065190), son of Sitaram Kumar, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at C.K. Sen Road, Saktipur, P.O. Agarpara, P.S. Ghola, District North 24- Parganas, Kolkata- 700 109 2) **SRI SASWATA GUHA**, (being PAN-AQGPG3086N, Voter ID No. RXCO439984), son of Late- Sasanka Guha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 203 Bhagini Nivedita Sarani, P.O. Bediagara, P.S. Dum Dum, District North 24- Parganas, Kolkata- 700 077 of the said multi-storied building consisting several flats/shops/garages/godowns in my said land morefully described in the schedule herein below :-

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AND WHEREAS the terms and conditions for construction of the proposed multi-storied building and to sell out the said flats/shops/garages/godowns of proposed multi-storied building on the aforesaid land has been set out in the said development agreement dated 27.06.2023

AND WHEREAS to enable the said developer carry on the said construction and other allied ancillary works on the said land, we are desirous of appointing the above named developer as my true and lawful attorney to do all such acts deeds or things necessary for making construction works on the said land.

NOW KNOW ALL BY THESE PRESENTS that We hereby nominate, constitute and appoint **DEEKSHA DEVELOPER**, (being PAN-AAVFD2958D), a partnership firm having its registered office at C.K. Sen Road, Saktipur, P.O. Agarpara, P.S. Ghola, District North 24- Parganas, Kolkata- 700 109 represented by its partners 1) **SRI BISWANATH KUMAR**, (being PAN- BRFPK4846M, Voter ID No. BHR3065190), son of Sitaram Kumar, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at C.K. Sen Road, Saktipur, P.O. Agarpara, P.S. Ghola, District North 24- Parganas, Kolkata- 700 109 2) **SRI SASWATA GUHA**, (being PAN-AQGPG3086N, Voter ID No. RXCO439984), son of Late- Sasanka Guha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 203, Bhagini Nivedita Sarani, P.O. Bediagara, P.S. Dum Dum, District North 24- Parganas, Kolkata- 700 077 to be our true and lawful constituted attorney for us to do and act in our names to perform execute all or any of the several acts, deeds, powers, authorities, matters and things that is to say :-

1. To enter into the said land for taking necessary measurement for making site plan and to demolish the existing structure for

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construction of the proposed new building thereon.

2. To prepare necessary plan or plans of the proposed building to be constructed thereon and to appear before the office of the Panihati Municipality and submit the proposed building plan for sanction in my name and on my behalf and to get the said sanctioned building plan.
3. To appear and sign any paper before the Municipal Authority or any other Government office or statutory body or any other authorities or any other organization or office and to do all things necessary for the said sanction and for the proper construction of the said building at my aforesaid land.
4. To appear on my behalf before the Municipal authority, Urban Land Ceiling authority, and/or any other Government or Semi-Government authority for the purpose of taking all necessary steps for commencing and completing the said construction work of the said multi-storied building on the aforesaid land.
5. To pay the arrear and current Municipal rates and taxes of the said property in the office of the Panihati Municipality and property rents of my landed property to the authority concern.
6. To apply for electricity, gas, telephone, water, drainage, sewerage connection in respect of the proposed building on the said land.
7. To appoint engineer, contractor and labour for construction of the said multi-storied building and to make payment to them.

8. To look after, manage, supervise and control or the construction for the new proposed building.
9. To commence, prosecute, enforce, defend, appear and oppose all actions and other legal proceedings and demand touching any matter in connection with the said land.
10. To appoint, nominate advocate, solicitors, pleaders and revenue agents and to revoke such appointment.
11. To make, sign, affirm, present and file all applications, claims, petitions, written statements and all other papers and documents necessary and expedient in the opinion of the said attorney to be made, signed, executed, affirmed, presented or filed and to receive back such documents.
12. To allow and pay all fees, costs, charges and expenses to be allowed or paid in respect of the aforesaid land.
13. To negotiate on terms for and to agree and sell, agreement for sale, mortgage, lease out in part or in full of the properties unregistered and registered deed allotted in favour of the developer to any intending purchaser or purchasers at such price or prices which our said attorney in its absolute discretion thinks fit and proper.
14. To agree upon and to enter into any agreement or agreements for such sale or sales and receive earnest money thereof and said attorney after realization of the consideration money from

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the intending purchaser/purchasers for developer's allocation. On receipt of earnest money the attorney is entitled to execute agreement and to issue receipt in favour of intending purchaser for its part except the owner's allocation.

15. To represent us and to execute or sign all other document or documents, agreement for sale, deed of conveyance or deeds of conveyance on our behalf and to present the same for registration before any competent Registering Officer of the Registry Office and thereto admit and do all necessary acts and deeds in such connection on receipt of consideration money. The attorney is entitled to complete the registration of the deed or deeds of conveyance in favour of the intending purchasers in respect of the allocation of the developer.

AND we hereby agree to ratify and confirm all and whatsoever my said attorney shall lawfully do or cause to be done by virtue of these indenture.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

All that piece and parcel of Bastu land admeasuring measuring 05 Cottahs, under Mouza- Natagarh, J.L. No. 15, Re. Su. No. 101, Touzi No. 155, under Khatian No. 385 corresponding L.R. Khatian Nos. 1016 & 1230, comprised in R.S. & L.R. Dag No. 2021 under Scheme Plot No. A/22, being Holding No. 85, H.B.Town Road No. 6 under ward No. 31 within the limits of Panihati Municipality under P.S. Ghola, A.D.S.R.O. Sodepur, in the District of North 24 Parganas which is butted and bounded as follows :-

ON THE NORTH BY :- House of others
ON THE SOUTH BY :- 30 feet wide Road
ON THE EAST BY :- 30 feet wide Road
ON THE WEST BY :- House of others

IN WITNESS WHEREOF the **PARTIES** above named hereunto have set and subscribed their respective hands, seal and signatures on the day, month and year as first mentioned hereinabove in the presence of the following witnesses :-

The photographs and the figure impression of the parties in the separate sheets annexed herewith will do form as the part of this power of attorney.

Witnesses :-

1) ^{ANIK,} PARTHA SARKAR
D.K. GUPTA,
77B, R.K. CHATTERJI RD
KASBA, KOLKATA. - 42
9830655335

2) ^{ABHISIT DAS}
ABHISIT DAS
A.D. SAKTI PUR AGARPARA
KOL - 700109
9051724121

Tapas Bhattacharya
Anup Bhattacharya
Chankai Bhattacharya
Shobha Bhattacharya
Riva Dasgupta
Rita Datta
Ruhita Dasgupta

SIGNATURE OF THE EXECUTANTS

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ADP.

DEEKSHA DEVELOPER
Biswanath Kumar
Partner

DEEKSHA DEVELOPER
Saswata Ghose
Partner

SIGNATURE OF THE ATTORNEY

Drafted and prepared by :-

Shaibal Basu

(Shaibal Basu)

Advocate,

District Judges' Court, Barasat,
Dist. 24- Pgs(N), Kolkata- 700 124.

Enrollment No. NB-2241/2002

Computer type by :-












P. C. Das

Pankaj Ch. Das

Barasat, Kolkata- 700124

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












(1) Name : SRI TAPAS BHARADWAJ

LITTLE	RING	MIDDLE	FORE	THUMB	<p>বাম হাত</p>  <p>ডান হাত</p>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Tapas Bhargava
Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : SRI ARUP BHARADWAJ

LITTLE	RING	MIDDLE	FORE	THUMB	<p>বাম হাত</p>  <p>ডান হাত</p>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					





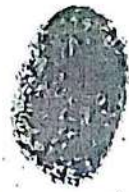






Arup Bhargava
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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












(1) Name : SRI BHASKAR BHARADWAJ

LITTLE	RING	MIDDLE	FORE	THUMB	 <p>বাম হাত ডান হাত</p>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Bhaskar Bharadwaj
Signature of the Presentant

Executant Claimant/Attorney/Principa/Guardian/Testator. (Tick the appropriate status)

(2) Name : SRI ASHIM BHARADWAJ

LITTLE	RING	MIDDLE	FORE	THUMB	 <p>বাম হাত ডান হাত</p>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Ashim Bharadwaj
Signature of the Presentant












All the above Fingerprints are of the above named person and attested by the said person.

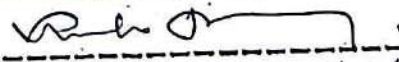
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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












(1) Name : SRI SUBHRO BHARADWAJ

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

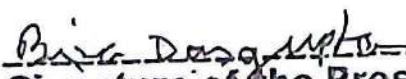

 Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : SMT. BINA DASGUPTA

LITTLE	RING	MIDDLE	FORE	THUMB	 বাম হাত ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					












All the above fingerprints are of the above named person and attested by the said person.


 Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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

(1) Name : SMT. RITA DATTA












LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Rita Datta

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : SMT. RUHITA DOSHI

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Ruhita Doshi












Signature of the Presentant

All the above Fingerprints are of the above named person and attested by the said person.

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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












(1) Name: SRI BISWANATH KUMAR

LITTLE	RING	MIDDLE	FORE	THUMB	<p>বাম হাত</p>  <p>ডান হাত</p>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Biswanath Kumar
Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name: SRI SASWATA GUHA

LITTLE	RING	MIDDLE	FORE	THUMB	<p>বাম হাত</p>  <p>ডান হাত</p>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Saswata Guha
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.





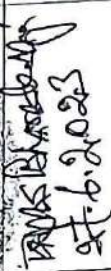


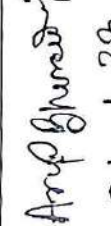


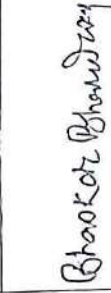
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SODEPUR, District Name :North 24-Parganas


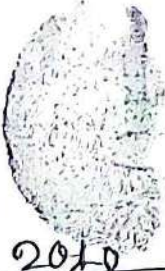






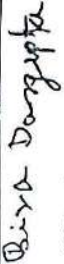
Signature / LTI Sheet of Query No/Year 15248001661121/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Tapas Bharadwaj A/257, H.b. Town, City:- Khardah, P.O:- H B Town, P.S:-Khardaha, District:-North 24- Parganas, West Bengal, India, PIN:- 700110	Principal		2007 	 27.6.2023
2	Shri Arup Bharadwaj 1/78, Paschim Putiari, City:- Not Specified, P.O:- Paschim Putiari, P.S:-Belghoria, District:- North 24-Parganas, West Bengal, India, PIN:- 700041	Principal		2008 	 27.06.23
3	Shri Bhaskar Bharadwaj Dakshinayan Apartment, 337, N.S.C Bose Road, City:- Not Specified, P.O:- Garia, P.S:-Garia, District:-South 24- Parganas, West Bengal, India, PIN:- 700084	Principal		2009 	 27.06.2023





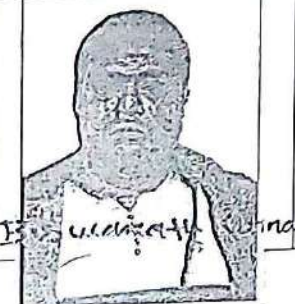



I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Ashim Bharadwaj 41F, R.N. Das Road, City:- Not Specified, P.O:- Dhakuria, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Principal		 2010	 27-06-2023
5	Shri Subhro Bharadwaj 3, K.b. Sen Street, Kalulala, City:- Kolkata, P.O:- C R Avenue, P.S:- Jorasanko, District:- Kolkata, West Bengal, India, PIN:- 700073	Principal		 2011	 27/06/23
6	Smt Biva Dasgupta 2C Bidhannagar, Durgapur, City:- Burdwan, P.O:- Durgapur, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713212	Principal		 2012	 27.6.23



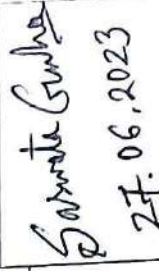





I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Smt Rita Datta DA 176, Salt Lake, Sector-I, CC Block, City:- Bidhannagar, P.O:- C C Block, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064	Principal		2013 	Rita Datta 27.6.23
8	Smt Ruhita Doshi C 5/5, Mahabir Vikash, Salt Lake, City:- Bidhannagar, P.O:- Bidhannagar, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700106	Principal		2014 	Ruhita Doshi 27/06/23
9	Shri Biswanath Kumar C.K. Sen Road, Saktipur, City:- Khardah, P.O:- Agarpara, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110	Representative of Attorney [DEEKSH A DEVELOPER]		2015 	Biswanath Kumar 27/6/2023



I. Signature of the Person(s) admitting the Execution at Private Residence

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
10	Shri Saswata Guha 206, Bhagini Nivedita Sarani, City.- Dum Dum, P.O.- Bediapara, P.S.-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700077	Representative of Attorney [DEEKSH A DEVELOPER]			 27.06.2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Debasish Mitra Son of Late M L Mitra Udayrajpur, City:- , P.O:- Udayrajpur, P.S.-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129	Shri Tapas Bharadwaj, Shri Arup Bharadwaj, Shri Bhaskar Bharadwaj, Shri Ashim Bharadwaj, Shri Subhro Bharadwaj, Smt Biva Dasgupta, Smt Rita Datta, Smt Ruhita Doshi, Shri Biswanath Kumar, Shri Saswata Guha			 27.06.2023



(Debjani Halder)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 SODEPUR
 North 24-Parganas, West
 Bengal

অতিরিক্ত ডিষ্ট্রিক্ট সাব-রেজিস্ট্রার
 সোদেপুর, নর্থা ২৪ পর্গানা

Major Information of the Deed

Deed No :	I-1524-04876/2023	Date of Registration :	04/07/2023
Query No / Year	1524-8001661121/2023	Office where deed is registered	
Query Date	27/06/2023 2:30:45 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	S Basu Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8240112658, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,03,95,000/-		
Stamp duty 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]:- 152404706/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H B Town No 8, Mouza: Natagorh, , Ward No: 31, Holding No:85 Pin Code : 700110

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	LR-2021	LR-1016	Bastu	Shali	2 Katha 8 Chatak		51,97,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2021	LR-1230	Bastu	Shali	2 Katha 8 Chatak		51,97,500/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			8.25Dec	0/-	103,95,000 /-	
		• Grand Total :			8.25Dec	0/-	103,95,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri Tapaş Bharadwaj (Presentant) Son of Late Birendra Lal Bharadwaj A/257, H.b. Town, City:- Khardah, P.O:- H B Town, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: BExxxxxx5M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence</p>
2	<p>Shri Arup Bharadwaj Son of Late Fanindra Bharadwaj 1/78, Paschim Putiari, City:- Not Specified, P.O:- Paschim Putiari, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: GVxxxxxx3C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence</p>
3	<p>Shri Bhaskar Bharadwaj Son of Late Fhanindra Lal Bharadwaj Dakshinayan Apartment, 337, N.S.C Bose Road, City:- Not Specified, P.O:- Garia, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: ADxxxxxx2H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence</p>
4	<p>Shri Ashim Bharadwaj Son of Late Dhirendra Lal Bharadwaj 41F, R.N. Das Road, City:- Not Specified, P.O:- Dhakuria, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of India, PAN No.:: ACxxxxxx3N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence</p>
5	<p>Shri Subhro Bharadwaj Son of Late Dhirendra Lal Bharadwaj 3, K.b. Sen Street, Kalutala, City:- Kolkata, P.O:- C R Avenue, P.S:- Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700073 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: AHxxxxxx8J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence</p>
6	<p>Smt Biva Dasgupta Daughter of Late Birendra Lal Bharadwaj 2C Bidhannagar, Durgapur, City:- Burdwan, P.O:- Durgapur, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.:: CMxxxxxx7A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2023 , Admitted by: Self, Date of Admission: 27/06/2023 ,Place : Pvt. Residence</p>

Smt Rita Datta

Daughter of Shri Biplob Kumar Dutta DA 176, Salt Lake, Sector-I, CC Block, City:- Bidhannagar, P.O:- C C Block, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADxxxxxx5J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023, Admitted by: Self, Date of Admission: 27/06/2023, Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2023, Admitted by: Self, Date of Admission: 27/06/2023, Place : Pvt. Residence

8 Smt Ruhita Doshi

Daughter of Late Jitu Doshi C 5/5, Mahabir Vikash, Salt Lake, City:- Bidhannagar, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106 Sex: Female, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: Alxxxxxx8J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/06/2023, Admitted by: Self, Date of Admission: 27/06/2023, Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/06/2023, Admitted by: Self, Date of Admission: 27/06/2023, Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DEEKSHA DEVELOPER C.K Sen Road, Saktipur, City:- Khardah, P.O:- Agarpara, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 , PAN No.:: aaxxxxxx8d,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Biswanath Kumar Son of Shri Sitaram Kumar C.K. Sen Road, Saktipur, City:- Khardah, P.O:- Agarpara, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BRxxxxxx6M,Aadhaar No Not Provided Status : Representative, Representative of : DEEKSHA DEVELOPER (as Partner)
2	Shri Saswata Guha Son of Late Sasanka Guha 206, Bhagini Nivedita Sarani, City:- Dum Dum, P.O:- Bediapara, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700077, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx6N,Aadhaar No Not Provided Status : Representative, Representative of : DEEKSHA DEVELOPER (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debasish Mitra Son of Late M L Mitra Udayrajpur, City:- , P.O:- Udayrajpur, P.S:-Madhyamgram, District:-North 24- Parganas, West Bengal, India, PIN:- 700129			
Identifier Of Shri Tapas Bharadwaj, Shri Arup Bharadwaj, Shri Bhaskar Bharadwaj, Shri Ashim Bharadwaj, Shri Subhro Bharadwaj, Smt Biva Dasgupta, Smt Rita Datta, Smt Ruhita Doshi, Shri Biswanath Kumar, Shri Saswata Guha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Tapas Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
2	Shri Arup Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
3	Shri Bhaskar Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
4	Shri Ashim Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
5	Shri Subhro Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
6	Smt Biva Dasgupta	DEEKSHA DEVELOPER-0.515625 Dec
7	Smt Rita Datta	DEEKSHA DEVELOPER-0.515625 Dec
8	Smt Ruhita Doshi	DEEKSHA DEVELOPER-0.515625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Tapas Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
2	Shri Arup Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
3	Shri Bhaskar Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
4	Shri Ashim Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
5	Shri Subhro Bharadwaj	DEEKSHA DEVELOPER-0.515625 Dec
6	Smt Biva Dasgupta	DEEKSHA DEVELOPER-0.515625 Dec
7	Smt Rita Datta	DEEKSHA DEVELOPER-0.515625 Dec
8	Smt Ruhita Doshi	DEEKSHA DEVELOPER-0.515625 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H B Town No 8, Mouza: Natagorh, , Ward No: 31, Holding No:85 Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 2021, LR Khatian No:- 1016	Owner:নিভাই চন্দর দে, Gurdian:বৃষ্ চন্দ্র, Address:নিজ , Classification:শালি, Area:0.53000000 Acre.	Owner Name not selected by applicant.
L2	LR Plot No:- 2021, LR Khatian No:- 1230	Owner:প্রভাৎ চন্দর দে, Gurdian:বৃষ্ চন্দ্র, Address:নিজ , Classification:শালি, Area:0.54000000 Acre,	Owner Name not selected by applicant.

On 27-06-2023

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

Presented for registration at 15:45 hrs on 27-06-2023, at the Private residence by Shri Tapas Bharadwaj, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,03,95,000/-

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

Execution is admitted on 27/06/2023 by 1. Shri Tapas Bharadwaj, Son of Late Birendra Lal Bharadwaj, A/257, H.b. Town, P.O: H B Town, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Others, 2. Shri Arup Bharadwaj, Son of Late Fanindra Bharadwaj, 1/78, Paschim Putiari, P.O: Paschim Pullari, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Others, 3. Shri Bhaskar Bharadwaj, Son of Late Phanindra Lal Bharadwaj, Dakshinayan Apartment, 337, N.S.C Bose Road, P.O: Garia, Thana: Garia, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 4. Shri Ashim Bharadwaj, Son of Late Dhirendra Lal Bharadwaj, 41F, R.N. Das Road, P.O: Dhakuria, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Others, 5. Shri Subhro Bharadwaj, Son of Late Dhirendra Lal Bharadwaj, 3, K.b. Sen Street, Kalutala, P.O: C R Avenue, Thana: Jorasanko, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700073, by caste Hindu, by Profession Business, 6. Smt Biva Dasgupta, Daughter of Late Birendra Lal Bharadwaj, 2C Bidhannagar, Durgapur, P.O: Durgapur, Thana: Bardhaman , , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 7. Smt Rita Datta, Daughter of Shri Biplob Kumar Dutta, DA 176, Salt Lake, Sector-I, CC Block, P.O: C C Block, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife, 8. Smt Ruhita Doshi, Daughter of Late Jitu Doshi, C 5/5, Mahabir Vikash, Salt Lake, P.O: Bidhannagar, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700106, by caste Hindu, by Profession Cultivation

Indetified by Mr Debasish Mitra, , , Son of Late M L Mitra, Udayrajpur, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 27-06-2023 by Shri Biswanath Kumar, Partner, DEEKSHA DEVELOPER, C.K Sen Road, Saktipur, City:- Khardah, P.O:- Agarpara, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Indetified by Mr Debasish Mitra, , , Son of Late M L Mitra, Udayrajpur, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-06-2023 by Shri Saswata Guha, Partner, DEEKSHA DEVELOPER, C.K Sen Road, Saktipur, City:- Khardah, P.O:- Agarpara, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Indetified by Mr Debasish Mitra, , , Son of Late M L Mitra, Udayrajpur, P.O: Udayrajpur, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by profession Law Clerk



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

On 04-07-2023

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

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

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4627, Amount: Rs. 100.00/-, Date of Purchase: 26/06/2023, Vendor name: S Chatterjee



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 168171 to 168202
being No 152404876 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.07.10 16:37:24 +05:30
Reason: Digital Signing of Deed.

Debjani Halder

(Debjani Halder) 2023/07/10 04:37:24 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)