

DATED THIS 12th DAY OF MARCH, 2024

BY

SRI SAMARENDRA MAJUMDAR ALIAS SAMAR

MAJUMDER & OTHER

.... PRINCIPALS

***DEVELOPMENT POWER
OF ATTORNEY***



Amit Kumar Mitra
Advocate

High Court, Calcutta
Registered in the Office at
D.S.R. - I, SOUTH 24 PARGANAS
Book No. I, Volume No. 1601-2024
Pages from 19823 to 19848
Being No. 160100532
for the year 2024

000 55A | 2024

I-0532/2024



पश्चिम बंगाल WEST BENGAL

C. Case No. 91 D. 12/03/2024
AR-449039

3/24
81/68969/24

Certified that the document is
to registration. The signature of
the endorser and the attached
document are duly verified.

District Sub-Registrar-1
Alibore, South 24 Parganas

3 MAR 2024

100 Rs. 250/-
100 Rs. 200/-
Total Rs. 450/-
Received G.

D.S. R-1
Alibore South 24 Pgs

12/03/2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT (1) SRI
SAMARENDRA MAJUMDAR alias SAMAR MAJUMDER (PAN :
AICPM2020J), (Aadhaar - 2261 8629 7576), son of Late
Shyamalendu Majumdar, by faith - Hindu, by Nationality - Indian, by

Contd...P/2

Anup Kumar Pal -

13 FEB 2024

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No.....Rs.100/- Date.....

Name :

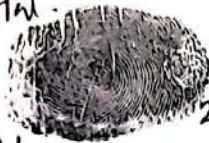
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Alipore Collectorate, 24 Pgs. (South)



Anup Kumar Pal

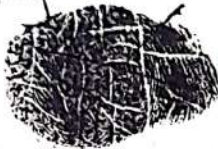


SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kot-27

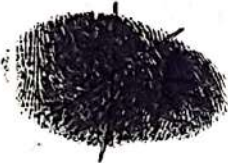
Anup Kumar Pal



Anil Majumdar



Pranab Kumar



District Sub-Registrar-I
Alipore, South 24 Parganas

12 MAR 2024

L.T.I. OF SAMAR MAJUMDAR
alias SAMARENDRA MAJUMDAR
by the pen of:

Jordsoni Rajendra

Jordsoni Rajendra
W/o-Samar Majumdar
75 Chas ch. Ave
Kot-33.

occupation - Retired, by Nationality - Indian, residing at 10/75, 2nd floor, Charu Chandra Avenue, Charu Market, Post Office - Tollygunge, Police Station - Charu Market, Kolkata - 700033, **(2) SRI SWARUP MAJUMDAR (PAN - AESPM3146F & Aadhaar No. 793723617498)**, son of Late Shyamalendu Majumdar, by faith - Hindu, by Nationality - Indian, by occupation - Retired, by Nationality - Indian, residing at Block - J, Flat No. 8, Sahapur Govt. Housing Estate, Post Office - Sahapur, Police Station - New Alipore, Kolkata - 700033, **(3) SRI ARIJIT MAJUMDAR (PAN : ARRPM3211F), (Aadhaar No. 9808 8991 6520)**, son of Late Bimalendu Majumdar, by faith - Hindu, by occupation - Retired, residing at 10/75, Charu Chandra Avenue, Ground Floor, Post office - Tollygunge, Police Station - Charu Market, Kolkata - 700033, hereinafter called and referred as the **PRINCIPALS SEND GREETINGS :-**

WHEREAS we the Principals herein absolute owner of the property morefully and particularly mentioned in the Schedule written hereunder in respect of **ALL THAT** piece or parcel of Land measuring about 04 Cottahs 15 Chittacks 09 Sq.ft. be the same and/or a little more or less together with 800 sq.ft. pucca dwelling structure standing thereon, being Premises No.75, Charu Chandra Avenue, P.O. Tollygunge, P.S. Charu Market Kolkata - 700 033, lying and situated within the Ward No.081 of the Kolkata Municipal Corporation Vide Assessee No. 11-081-02-0161-7, within P.S.

Anup Kumar Pal

formerly Sadar Tollygunge now Charu Market, Sub Registry office at A.D.S.R. Alipore, in the District of 24-Parganas now South 24-Parganas and exercising their right of ownership as that of true Owners and seized & possessed the same by way of inheritance.

AND WHEREAS only for the development and for the construction of a G+4 storied building we have made a Development Agreement with the Developer to construct the building which was executed and registered on 11th day of March, 2024 at District Sub-Registrar – I, Alipore and entered in Book No. I, Volume No. 1601-2024, being Deed No. 160100494 for the year 2024 wherein the Developer is entitled to sale their allocated share i.e. 50% of the Sanctioned F.A.R. of the proposed Ground Plus Four storied building will be the allocation of the Owners in the said newly constructed building to the intending Purchaser to which the Owners shall have nothing to say.

Now We do hereby we do hereby nominate and Constituted and Authorized **M/S. ESQUIRE CONSTRUCTIONS (PAN - AABFE2226K)** a partnership firm, represented by its partners –cum- authorised representative namely **SRI ANUP KUMAR PAL**, son of Late Sushil Chandra Pal, being the authenticated authorized representative of **SMT. BIJOYA GUHA**, daughter of Late Baidya Nath Nandi, and **SMT. KANAK BHATTACHARYA**, daughter of Late Megh Lal Saha, both are also partner of **M/S. ESQUIRE CONSTRUCTIONS**

Anup Kumar Pal

hereinafter called and referred to as the ATTORNEY for and on our behalf in our place and stead generally for doing the following acts, deeds, matters and things in respect of the said Property that is to say.

1. To appear and act in all the Courts, Civil, Revenue or Criminal whether original or appellate or Municipal Corporation of Calcutta or before any of its Tribunals or any other local authority including Police Authority or before the Consumer Forum or before any of its Appellate Authorities.
2. To approach all concerned authorities under Urban Land Ceiling and Regulation Act, 1976, Kolkata Municipal Corporation (Building, Drainage and Water department) Fire Brigade authority, Police Department, Calcutta Electric Supply Corporation, Kolkata Municipal Development authority/authorities for the purpose of obtaining exemption under the providing Act, as concerned in respect of the schedule premises and for that purpose to sign such application, papers, writings, undertaking etc. as may be required and to carry on correspondence with the authorities under the Act, as envisaged and also preferring appeals/appeals pursuant to any order of the competent authority/authorities made under the provisions as envisaged

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in connection with the said schedule premises, hereunder written.

3. To carry on correspondence with all concerned authority/ authorities in respect of the said schedule premises.
4. To appear and represent us before all concerned authority/ authorities whether it is government, semi/government or any statutory bodies as may be necessary in connection with the said schedule premises.
5. To make application and submit the new building plan and/or amendment to the concerned Municipal authorities for the purpose of getting building plans and/or revalidated and to give such other applications, writings, undertaking as may be required in connection with the said schedule premises and the said Attorney also shall sign in sanction plan on our behalf as and when necessary.
6. To apply for and obtain water connection at the said schedule premises and occupation and completion certificate from the Kolkata Municipality and other concerned authorities and also Calcutta Electric Supply corporation for obtaining electric connection and other.
7. To approach in any Government Department both State and Central statutory/authorities for the purpose of obtaining

Arun Kumar Pal

permission and/or sanction in connection with the said building plan and to approach Kolkata Municipal Corporation for obtaining common passages, plans and amenities.

8. To give necessary letter, writings, and undertaking to the Kolkata Municipal Corporation, Fire Brigade Department for occupying the said premises and/or obtaining necessary **NO OBJECTION'** Certificate (N.O.C) from the department in connection with the said premises.
9. To make application and submit the amended or new building plans to the K.M.C. including all department or any other authorities for the purpose of getting the building plans and/or revalidated and to give such other applications, writings undertakings in connection with the said schedule premises.
10. To sign and verify plaints, written statements, petitions of claims and objections, Memorandum of Appeal and petitions and applications of all kinds swear affidavits and to file them in any such Courts or Office, Tribunal or Authorities.
11. To appoint an Advocate or any other legal practitioner.
12. To compromise, compound or withdraw cases, to confess, judgments and to refer to Arbitration.

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13. To file and receive back documents to deposit and withdraw money from any Civil Court or Tribunal or from the office of the Rent Controller, Calcutta and to grant receipt thereof.
14. To obtain refund of stamp duty or repayment of Courts Fees.
15. To apply for inspection of and to inspect judicial records.
16. To apply to Courts and officers for copies of documents and papers.
17. To accept service of any summons, notice or writ issued by any Courts or Office against me and to accept registered letters and money orders.
18. To demand, collect, realize and receive rent from my tenants to serve notices of ejection or notice of any other kind to tenants or trespassers and to file suits and proceedings for ejection against them and file and proceed with execution proceedings and execute all kinds of orders and decrees passed in my favour in any suit or proceeding and to take delivery of possession of any portion of my property following execution of any decree or order or to accept surrender of tenancy by any tenant or surrender of possession by any trespasser and to issue rent receipts and other receipts and grant valid discharges on my behalf and to induct any new

Anup Kumar Pal

tenant on such terms as my attorney shall deem fit and proper.

19. Be it noted that the Attorney shall have construction right and shall have every right only to transfer his allocated portion in the newly constructed building to the intending Purchaser/s after handing over possession of the Owners' allocation morefully described in the Schedule "B" hereunder.
20. To complete the construction of the building within 24 (twenty four) months w.e.f. of sanction of plan of the building grace period for completion of the building is for 6 (six) months.
21. The Developer doth hereby agrees and covenants with the Owners to complete the construction of the building within 24 (Twenty Four) months w.e.f. sanction of the architectural plan of the building. The grace period for completion of the building is for 6 (Six) months due to non-compliance due to clearance of the title of the first party in respect of the said premises.

AND GENERALLY to do all acts, deeds and things necessary for the above mentioned purpose.

AND we do hereby agree that all acts, deeds and things lawfully done by my said Attorneys shall be deemed to have been done by us and we hereby undertake to ratify and confirm all acts lawfully done for us by virtue of this Power hereby given.

Anand Kumar P.S.

SCHEDULE-"A"
(Description of the entire land)

ALL THAT piece or parcel of Land measuring about 04 Cottahs 15 Chittacks 09 Sq.ft. be the same and/or a little more or less together with 800 sq.ft. pucca dwelling structure standing thereon, being Premises No.75, Charu Chandra Avenue, P.O. Tollygunge, P.S. Charu Market Kolkata - 700 033, lying and situated within the ward No.081 of the Kolkata Municipal Corporation Vide Assessee No. 11-081-02-0161-7, within P.S. formerly Sadar Tollygunge now Charu Market, Sub Registry office at A.D.S.R. Alipore, in the District of 24-Parganas now South 24-Parganas, Being butted and bounded by:-

- ON THE NORTH** : By Premises No.60A and Premises No.60B Charu Avenue.
- ON THE EAST** : By Premises No.6A and Premises No.5B Charu Avenue.
- ON THE SOUTH** : By 21 Feet Wide Road.
- ON THE WEST** : By Premises No.74A (AACHAL APARTMENT)

SCHEDULE "B"
(Reserved Portion/Owners' Allocation)

Details of owners' allocation: after completion of the said Building in all respects, the Developer shall handover sanctioned F.A.R. of the proposed Ground Plus Four storied building as follows :-

Anup Kumar

- a) One Covered Car parking Space.
- b) One self contained residential flat measuring about 758 Sq.ft. built up/carpet area on the Third Floor (front side) in favour of Sri Samarendra Majumdar.
- c) One self contained residential flat measuring about 759 Sq.ft. built up/carpet area on the Fourth Floor (front side) in favour of Sri Arijit Majumdar.
- d) Received an amount of Rs. 30,00,000/- (Rupees Thirty Lakh) only as forfeit money.

The owners shall get above possession including undivided proportionate share of land of the proposed Ground Plus Four storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' herein above written together with common rights of the common parts portion and areas of the building and common amenities, facilities, rights and benefits of the said proposed building as per Kolkata Municipal Corporation sanction Building Plan at Premises No. 75, Charu Chandra Avenue, P.O. Tollygunge, P.S. Charu Market Kolkata 700 033, lying and situated within the Ward No. 081 of the Kolkata Municipal Corporation Vide Assessee No. 11-081-02-0161-7, within P.S. formerly Sadar Tollygunge now Charu Market, Sub Registry office at A.D.S.R. Alipore, in the District of 24-Parganas now South 24-Parganas, including all the common area as per schedule with right of easement and the undivided proportionate share in the land.

Amarendra

IN WITNESS WHEREOF we have set and subscribed my hand and seal on this the 12th day of March, Two Thousand Twenty Four (2024).

SIGNED, SEALED AND DELIVERED

in the presence of :

WITNESSES:

1. Rajat Guha,
1, Eastern Park
Baghpeti G Block,
KOL - 86

2. Jeevraj Majumdar
75 Chera Ch. Ave
KOL - 33



LTI OF
SAMARENDRA MAJUMDAR
alias
SAMAR MAJUMDAR

by the pen of:
Jeevraj Majumdar

Jeevraj Majumdar

Anil Majumdar

(Signature of the Principals)

I accept the Power

For ESQUIRE CONSTRUCTION

Amit Kumar Mitra

Partner

(Signature of the Attorney)

Represented by its partners

Authorized representative

of 1st and 2nd Partner

Drafted by :-

Amit Kumar Mitra








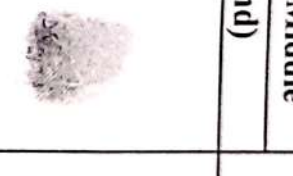

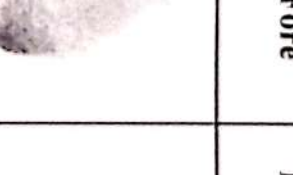

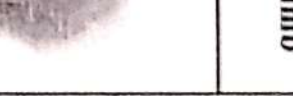






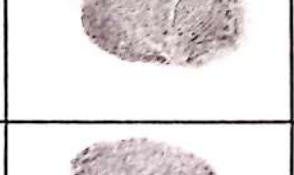
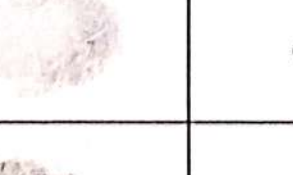
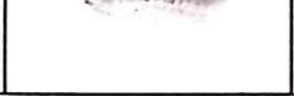
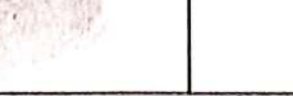

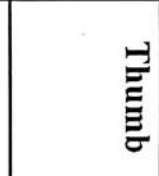
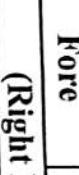
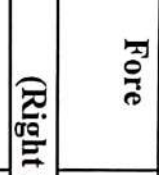
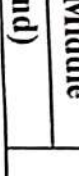
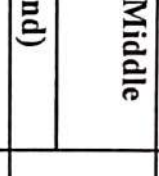
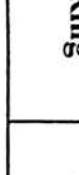
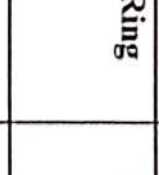

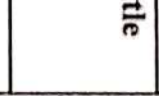


Amit Kumar Mitra

Advocate

























High Court, Kolkata.

Reg. No - WB - 1682 - A1 - 2002.

SPECIMEN FORM FOR TEN FINGERPRINTS

			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
			
<p>LTI of</p>		<p>LTI of</p>	
<p>AMMADEVIDEN HASTUOMAN also AMMA HASTUOMAN</p>		<p>per of: <i>Jordani Hernandez</i></p>	
<p><i>Fares M. Hassan</i></p>		<p><i>Jordani Hernandez</i></p>	

SPECIMEN FORM FOR TEN FINGERPRINTS

	Arif Majumdar						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
	Anup Kumar						
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					







Government of West Bengal



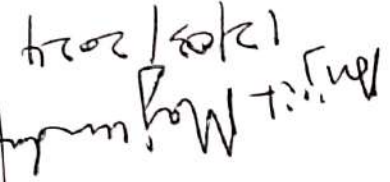


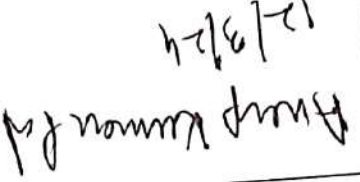


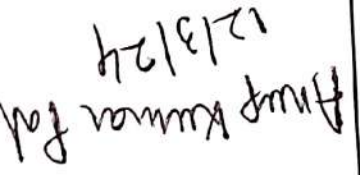
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas



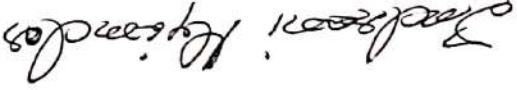
Signature / LTI Sheet of Query No/Year 16018000689691/2024

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 Samar Majumdar Alias Samarendra Majumdar 10/75 2nd Floor Charu Chandra Avenue, City:- Kolkata, P.O:- Tollygunge, P.S:- Charu Market, District:- South 24-Parganas, West Bengal, India, PIN:- 700033	Principal			L.T.I OF SAHAR MAJUMDAR alias SAMARENDRA MAJUMDAR by the pen of: Sardarosi Rajivendra 12/03/2024.
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri Swarup Majumdar Block J Flat 8 Sahapur Govt Housing Estate, City:- Kolkata, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700033	Principal			Swarup Majumdar 12/3/2024

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
3	Shri Arijit Majumdar 10/75 Charu Chandra Avenue Ground Floor, City:- Kolkata, P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033	Principal			 Arijit Majumdar 12/08/2024
4	Shri Anup Kumar Pal Regent Fort P14 Regent Estate, Flat No: 3A, City:- Kolkata, P.O:- Regent Estate, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700092	Representative of Attorney [Esquire Constructions]			 Anup Kumar Pal 12/08/24
5	Shri Anup Kumar Pal Regent Fort P14 Regent Estate, Flat No: 3A, City:- Kolkata, P.O:- Regent Estate, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700092	Agent by Authenticated Power of [Smt Bijoya Guha] [Smt Kanak Bhattacharya]			 Anup Kumar Pal 12/08/24

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	INDRANI MAJUMDAR Wife of Mr SAMAR MAJUMDAR CHARU CHANDRA AVENUE VTC TOLLYGUNGE, Kolkata, P.O:- TOLLYGUNGE, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033	Shri Samar Majumdar, Shri Swarup Majumdar, Shri Arijit Majumdar, Smt Bijoya Guha, Smt Kanak Bhattacharya, Shri Anup Kumar Pal, Shri Anup Kumar Pal			 12/03/2024



(Md Tabis Ansari)

DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

ESQUIRE CONSTRUCTION

2/61A, SREE COLONY, KOLKATA - 700 092, Ph-9883142371 / 9433082316

Ref. No. : 01 / 2024 .

Date : 20th February, 2024

SPECIAL BOARD MEETING

Agenda of the Meeting : Appointment of Authorised Representative of the company in connection with Develop a property i.e. **ALL THAT** piece or parcel of Land measuring about 04 Cottahs 15 Chittacks 09 Sq.ft. be the same and/or a little more or less together with 800 sq.ft. pucca dwelling structure standing thereon, being Premises No.75, Charu Chandra Avenue, P.O. Tollygunge, P.S. Charu Market Kolkata – 700033 free from all encumbrances.

Venue & Time of the Meeting : 2/61A, Sree Colony, Kolkata – 700092 at about 6.30 p.m.

It resolved from the Special Board Meeting that the Partners are intending to Develop **ALL THAT** piece or parcel of Land measuring about 04 (four) Cottahs 15 (fifteen) Chittacks 09 (nine) Sq.ft. be the same and/or a little more or less together with 800 sq.ft. pucca dwelling structure standing thereon, being Premises No.75, Charu Chandra Avenue, P.O. Tollygunge, P.S. Charu Market Kolkata – 700033 by (1) **SRI SAMARENDRA MAJUMDAR alias SAMAR MAJUMDAR, (PAN : AICPM2020J), (Aadhaar No. 2261 8629 7576),** son of Late Shyamalendu Majumdar, residing at 10/75, 2nd floor, Charu Chandra Avenue, Charu Market, Post Office – Tollygunge, Police Station – Charu Market, Kolkata – 700033, (2) **SRI SWARUP MAJUMDAR, (PAN – AESPM3146F & Aadhaar No. 7937 2361 7498),** son of Late Shyamalendu Majumdar, residing at Block – J, Flat No. 8, Sahapur Govt. Housing Estate, Post Office – Sahapur, Police Station – New Alipore, Kolkata – 700033, (3) **SRI ARIJIT MAJUMDAR, (PAN : ARRPM3211F), (Aadhaar No. 9808 8991 6520),** son of Late Bimalendu Majumdar, residing at 10/75, Charu Chandra

Contd...P/2

ESQUIRE CONSTRUCTION

2/61A, SREE COLONY, KOLKATA - 700 092, Ph-9883142371 / 9433082316

Ref. No. :

[2]

Date :.....

Avenue, Ground Floor, Post office – Tollygunge, Police Station – Charu Market, Kolkata – 700033 after cancellation/revocation of Registered Development Agreement and Development Power of Attorney both were registered on 03.04.2019 at District Sub-Registrar – I, Alipore, 24 Parganas (South) Between the above Landowners and M/S. SREE RAM NIRMAN PVT. LTD. (PAN - AAUCS1793D) a company, represented by its Director SRI RAJIB DEY, (PAN : ADSPD1437F), (Aadhaar No. 2224 8470 3553) son of Sri Subhas Chandra Dey.

All the partners of this firm are unanimously accept and nominate Sri Anup Kumar Pal, (PAN – AFUPP1863P, Aadhaar No. 9770 6900 7341) son of Late Sushil Chandra Pal, one of the partner/member of the firm is authorised to execute and register new Development Agreement and Development Power of Attorney with the above abovenamed landowners with specific terms and conditions immediately after cancellation/revocation of previous Development Agreement and Development Power of Attorney both dated 03.04.2019 as above free from all encumbrances.

Seal and Signature of the Members with designation :-

For ESQUIRE CONSTRUCTION

Bijoya Guha
Partner

For ESQUIRE CONSTRUCTION

Kanak Bhattacharya
Partner

For ESQUIRE CONSTRUCTION

Anup Kumar Pal (H)
Partner

Major Information of the Deed

Deed No :	I-1601-00532/2024	Date of Registration	13/03/2024
Query No / Year	1601-8000689691/2024	Office where deed is registered	
Query Date	12/03/2024 12:01:18 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	AMIT KUMAR MITRA HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9239251293, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,40,83,198/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160100494/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Charu Chandra Avenue, , Premises No: 75, , Ward No: 081 Pin Code : 700033

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 15 Chatak 9 Sq Ft	1/-	1,35,43,198/-	Width of Approach Road: 21 Ft., , Project Name :
Grand Total :				8.1675Dec	1 /-	135,43,198 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 4 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	1 /-	5,40,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Samar Majumdar, (Alias: Samarendra Majumdar) Son of Late Shyamalendu Majumdar 10/75 2nd Floor Charu Chandra Avenue, City:- Kolkata, P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aixxxxxx0j, Aadhaar No: 22xxxxxxxx7576, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence
2	Shri Swarup Majumdar Son of Late Shyamalendu Majumdar Block J Flat 8 Sahapur Govt Housing Estate, City:- Kolkata, P.O:- Sahapur, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aexxxxxx6f, Aadhaar No: 79xxxxxxxx7498, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence
3	Shri Arijit Majumdar Son of Late Bimalendu Majumdar 10/75 Charu Chandra Avenue Ground Floor, City:- Kolkata, P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: arxxxxx1f, Aadhaar No: 98xxxxxxxx6520, Status :Individual, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/03/2024 , Admitted by: Self, Date of Admission: 12/03/2024 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Esquire Constructions 2/61A Shree Colony, City:- Kolkata, P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: aaxxxxxx6k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Agent by Authenticated Power Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Anup Kumar Pal, Son of Late Sushil Chandra Pal Regent Fort P14 Regent Estate, Flat No: 3A, City:- Kolkata, P.O:- Regent Estate, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afupp1863p, Aadhaar No: 97xxxxxxxx7341 Status : Agent by Authenticated Power, Agent by Authenticated Power of : Smt Bijoya Guha, Smt Kanak Bhattacharya

Representative Details :

S/No	Name,Address,Photo,Finger print and Signature
1	Smt Bijoya Guha Daughter of Late Baidya Nath Nandi 1 Eastern Park Baghajatin, City:- Kolkata, P.O:- Baghajatin, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxx2p, Aadhaar No: 68xxxxxxxx3853 Status : Representative, Representative of : Esquire Constructions (as Partner)
2	Smt Kanak Bhattacharya Daughter of Late Megh Lal Saha P14 Regent Estate, Flat No: 3A, City:- Kolkata, P.O:- Regent Estate, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxx0h, Aadhaar No: 46xxxxxxxx9987 Status : Representative, Representative of : Esquire Constructions (as Partner)
3	Shri Anup Kumar Pal (Presentant) Son of Late Sushil Chandra Pal Regent Fort P14 Regent Estate, Flat No: 3A, City:- Kolkata, P.O:- Regent Estate, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxx3p, Aadhaar No: 97xxxxxxxx7341 Status : Representative, Representative of : Esquire Constructions (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
NDRANI MAJUMDAR Wife of Mr SAMAR MAJUMDAR HARU CHANDRA AVENUE VTC DOLLYGUNGE, City:- Kolkata, P.O:- DOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033			
entifier Of Shri Samar Majumdar, Shri Swarup Majumdar, Shri Arijit Majumdar, Smt Bijoya Guha, Smt Kanak Bhattacharya, Shri Anup Kumar Pal, Shri Anup Kumar Pal			

Transfer of property for L1

I.No	From	To. with area (Name-Area)
	Shri Samar Majumdar	Esquire Constructions-2.7225 Dec
	Shri Swarup Majumdar	Esquire Constructions-2.7225 Dec
	Shri Arijit Majumdar	Esquire Constructions-2.7225 Dec

Transfer of property for S1

I.No	From	To. with area (Name-Area)
	Shri Samar Majumdar	Esquire Constructions-266.66666700 Sq Ft
	Shri Swarup Majumdar	Esquire Constructions-266.66666700 Sq Ft
	Shri Arijit Majumdar	Esquire Constructions-266.66666700 Sq Ft

Endorsement For Deed Number : I - 160100532 / 2024

On 12-03-2024

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

presented for registration at 18:10 hrs on 12-03-2024, at the Private residence by Shri Anup Kumar Pal ,.

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 1,40,83,198/-

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

Execution is admitted on 12/03/2024 by 1. Shri Samar Majumdar, Alias Samarendra Majumdar, Son of Late Shyamalendu Majumdar, 10/75 2nd Floor Charu Chandra Avenue, P.O: Tollygunge, Thana: Charu Market, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person, 2. Shri Swarup Majumdar, Son of Late Shyamalendu Majumdar, Block J Flat 8 Sahapur Govt Housing Estate, P.O: Sahapur, Thana: New Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person, 3. Shri Arjit Majumdar, Son of Late Bimalendu Majumdar, 10/75 Charu Chandra Avenue Ground Floor, P.O: Tollygunge, Thana: Charu Market, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person

Identified by INDRANI MAJUMDAR, , Mr SAMAR MAJUMDAR, CHARU CHANDRA AVENUE VTC TOLLYGUNGE, P.O: TOLLYGUNGE, Thana: Charu Market, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Others

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

Execution is admitted on 12-03-2024 by Shri Anup Kumar Pal, Partner, Esquire Constructions (Partnership Firm), 2/61A Shree Colony, City:- Kolkata, P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by INDRANI MAJUMDAR, , Mr SAMAR MAJUMDAR, CHARU CHANDRA AVENUE VTC TOLLYGUNGE, P.O: TOLLYGUNGE, Thana: Charu Market, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Others

Admitted by Authenticated power

Execution is admitted by Shri Anup Kumar Pal, , Son of Late Sushil Chandra Pal, Regent Fort P14 Regent Estate, Flat No: 3A, P.O: Regent Estate, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Business as agent for Smt Bijoya Guha, Daughter of Late Baidya Nath Nandi, 1 Eastern Park Baghajatin, P.O: Baghajatin, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by profession Business;

Partner, Esquire Constructions (Partnership Firm), 2/61A Shree Colony, City:- Kolkata, P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

under a power no 1 for 2024 authenticated by Esquire Constructions
Identified by INDRANI MAJUMDAR, , Mr SAMAR MAJUMDAR, CHARU CHANDRA AVENUE VTC TOLLYGUNGE, P.O: TOLLYGUNGE, Thana: Charu Market, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Others



Md Tabis Ansari

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-

PARGANAS

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1601-2024, Page from 19823 to 19848
being No 160100532 for the year 2024.**



Digitally signed by MD TABIS ANSARI
Date: 2024.03.19 13:42:54 +05:30
Reason: Digital Signing of Deed.

**(Md Tabis Ansari) 19/03/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.**

DATED THIS 12th DAY OF MARCH, 2024

BY
SRI SAMARENDRA MAJUMDAR ALIAS SAMAR
MAJUMDER & OTHER

.... PRINCIPALS

***DEVELOPMENT POWER
OF ATTORNEY***



Amit Kumar Mitra
Advocate

High Court, Calcutta
Registered in the Office at
D.S.R. - I, SOUTH 24 PARGANAS
Book No. I, Volume No. 1601-2024
Pages from 19823 to 19848
Being No. 160100532
for the year 2024