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2-09538/12



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 533776

20/8/18
2-1/233853

Certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

20 AUG 2018

DEVELOPMENT POWER OF
ATTORNEY AFTER
REGISTERED DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE
PRESENTS I, GORA CHAND
CHATTERJEE [PAN NO.
AAGPC6640L] & [MOBILE NO.
9432093914], son of Late Binoy
Kumar Chatterjee, by faith - Hindu, by

61903

Sl No

Name

Address

Rs.

Kolkata Collectorate,
11, Netaji Subh...
Kolkata-1

Date

Pinaki Chattopadhyay
Advocate
Barasat Judges' Court
Reg. No. WB/501/94

27 JUN 2018

Amal Kr. Saha
Licensed Stamp
Vendor



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

20 AUG 2018

occupation - Retired Person, by nationality - Indian, residing at 147, Lake Town, Block-B, P.O. Lake Town, P.S. Lake Town, Kolkata - 700 089, District North 24 Parganas, West Bengal, hereinafter called and referred to as the "LANDOWNER/PRINCIPAL/EXECUTANT", do hereby nominate, constitute and appoint S.P.J. DEVELOPERS [PAN NO. ABNFS7424A], a Partnership Firm, having its Office at Rama Apartment, T-17, Teghoria Main Road, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal, represented by its Partners namely (1) SUSANTA BISWAS [PAN NO. ADQPB4263P] & [MOBILE NO. 9831558732], son of Panchanan Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at TM-5/105, Teghoria, Nishikanan, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal, (2) PRASANTA BISWAS [PAN NO. AGZPB5190M] & [MOBILE NO. 9830594392], son of Panchanan Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at TG-3/38, Teghoria, Lichubagan, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal & (3) JAYANTA BISWAS [PAN NO. AKLPB7146H] & [MOBILE NO. 9903106459], son of Panchanan Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at TG-3/38, Teghoria, Lichubagan, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holders, as my true, authorised and lawful Attorneys for me in my name on my behalf and to to exercise, execute and perform all and every / any of the acts, deeds, matters and things.

WHEREAS I am the absolute owner of **ALL THAT** piece and parcel of land measuring :

<u>C.S. Dag</u>	<u>R.S. Dag</u>	<u>C.S. Khatian</u>	<u>R.S. Khatian</u>	<u>Nature of</u>	<u>Total Land Area</u>		
<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>K</u>	<u>CH</u>	<u>SFT.</u>
1419	1459	90	205	Danga	05	00	00

In total a demarcated plot of land measuring **5 (Five) Cottahs** be the same a little **more or less**, lying and situate at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat now Baguiati, comprised in C.S. Dag No. 1419, **R.S. Dag No. 1459**, under C.S. Khatian No. 90, **R.S. Khatian**



~~National Science Foundation
Report, No. 20 AUG 2010~~

20 AUG 2010

No. 205, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality in Ward No. 9 thereafter Ward No. 21, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 15, [Jyangra Dakshin Math (Jyangra), Aurobinda Pally, P.O. Jyangra, Kolkata - 700 059], in the District North 24 Parganas, in the State of West Bengal, morefully described in the Schedule hereinafter written, hereinafter called as the "Said Property/ Said Premises".

AND WHEREAS I, the Landowner/Executant herein, entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully described in the Schedule hereinafter written, owned by me with the said **S.P.J. DEVELOPERS [PAN NO. ABNFS7424A]**, a Partnership Firm, having its Office at Rama Apartment, T-17, Teghoria Main Road, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal, represented by its Partners namely (1) **SUSANTA BISWAS [PAN NO. ADQPB4263P] & [MOBILE NO. 9831558732]**, son of Panchanan Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at TM-5/105, Teghoria, Nishikanan, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal, (2) **PRASANTA BISWAS [PAN NO. AGZPB5190M] & [MOBILE NO. 9830594392]**, son of Panchanan Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at TG-3/38, Teghoria, Lichubagan, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal & (3) **JAYANTA BISWAS [PAN NO. AKLPB7146H] & [MOBILE NO. 9903106459]**, son of Panchanan Biswas, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at TG-3/38, Teghoria, Lichubagan, P.O. Hatiara, P.S. Baguiati, Kolkata - 700 157, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 20-08-2018, in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, being Deed No. I-152309519 for the year 2018.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, I, the Principal/Landowner appointing the SAID ATTORNEY HOLDERS as my true authorised and lawful attorneys for my name and on my behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

Contd.....4



Additional District Sub-Registrar
Rajahmundry, North 24 Parganas

20 AUG 2018

1. To appear and represent before the authorities of concerned Bidhannagar Municipal Corporation, CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.
2. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and / or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorneys may think fit and proper.
3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of my said premises before the concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on my behalf and in my name as and when the same will become due and payable.



Additional District Sub-Registrar
Rajerhet, New Town, North 24 Parganas

20 AUG 2018

6. To enter in to any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in their names or in the names of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance and/or any other instruments and documents in respect of sale of flats/s, shop/s, units and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement.
7. To receive the consideration money in cash or by cheque/draft or any other electrical mode, from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as my lawful representatives.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement / contract for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building/s relating to Developer's Allocation in my said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said premises or any part or portion thereof.



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas
20 AUG 2018

11. To sign, declare and / or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to my said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That my Attorneys will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of me for Developer's Allocation only.
13. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorneys will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as my Attorneys in relation to all matters touching the said property and on my behalf to do all instruments, acts, natures, deeds and things as full and effectually as I could do and personally present.

AND I hereby ratify and confirm and agree or undertake the act whatsoever my said Attorneys appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/ transaction as per the said Registered Development Agreement.



Additional District Sub-Registrar
Rajarhol, New Town, North 24 Parganas

20 AUG 2018

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring :

<u>C.S. Dag</u>	<u>R.S. Dag</u>	<u>C.S. Khatian</u>	<u>R.S. Khatian</u>	<u>Nature of</u>	<u>Total Land Area</u>
<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>No.</u>	<u>Land</u>	<u>K</u> : <u>CH</u> : <u>SFT.</u>
1419	1459	90	205	Danga	05 - 00 - 00

In total a demarcated plot of land measuring **5 (Five) Cottahs** be the same a little **more or less**, lying and situate at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. formerly Rajarhat now Baguiati, comprised in C.S. Dag No. 1419, **R.S. Dag No. 1459**, under C.S. Khatian No. 90, **R.S. Khatian No. 205**, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality in Ward No. 9 thereafter Ward No. 21, presently within the local limit of Bidhannagar Municipal Corporation in Ward No. 15, [Jyangra Dakshin Math (Jyangra), Aurobinda Pally, P.O. Jyangra, Kolkata - 700 059], in the District North 24 Parganas, in the State of West Bengal. The land is butted and bounded as follows :-

ON THE NORTH : Land of Mr. Nanda Dulal Goswami.

ON THE SOUTH : House of Mr. Bose.

ON THE EAST : 12 ft. Wide Road [Jyangra Dakshin Math (Jyangra)].

ON THE WEST : 12 ft. Wide Road [Jyangra Dakshin Math (Jyangra)].



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

20 AUG 2018

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 30th day of August, 2018 (Two Thousand Eighteen) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
in the presence of :

1. *Krishna Das*
PD/7 Agunpur
Kol - 70009

Gora Chand Chatterjee
Gora Chand Chatterjee
Landowner/Principal

2. *Debasish Poddar*
Jhawata, Loknath mandir.
Kol - 157.

Susanta Biswas
Susanta Biswas

Drafted By :

Pinaki Chattopadhyay
Adv.
F11305/2011
Judge's Court, Baranagar
For Pinaki Chattopadhyay & Associates,
Advocates,
Sangita Apartment, Ground Floor,
Teghoria Main Road,
Kolkata - 700 157.
Ph. : 2570 8471.

Prasanta Biswas

Prasanta Biswas

Jayanta Biswas

Jayanta Biswas

Partners of S.P.J. Developers

Attorneys

Composed By :

Gopa Dasgupta
Gopa Dasgupta,
Teghoria Main Road,
Kolkata - 700 157.

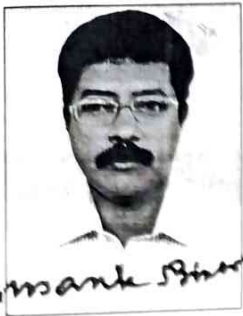


Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

20 AUG 2018

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

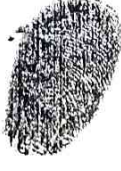
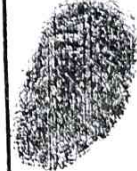
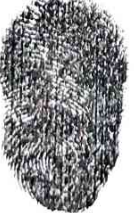
UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Suman Bhow</i>	L.H.					
	R.H.					

ATTESTED :- *Suman Bhow*

 <i>Prasanta Biswas</i>	L.H.					
	R.H.					

ATTESTED :- *Prasanta Biswas*

 <i>Joyanta Biswas</i>	L.H.					
	R.H.					

ATTESTED :- *Joyanta Biswas*

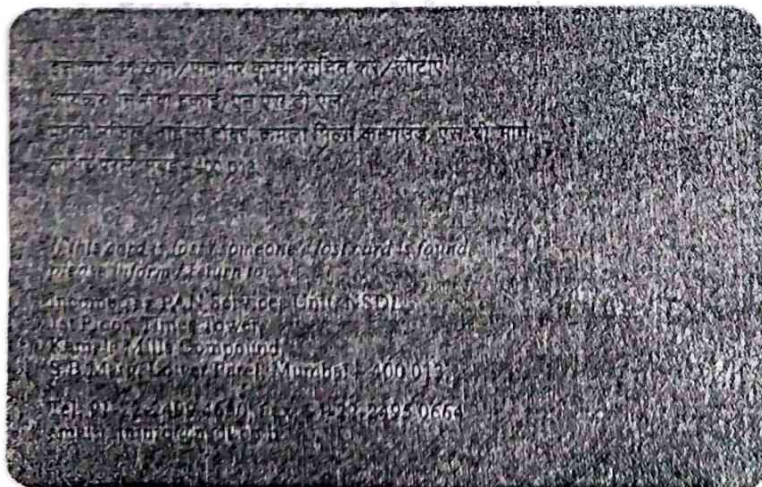
 <i>Coran Chandra Chatterjee</i>	L.H.					
	R.H.					

ATTESTED :- *Coran Chandra Chatterjee*



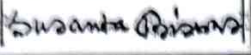
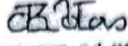
Additional District Sub-Registrar
Rejmal, New Town, North 24 Parganas

20 AUG 2018



S. P. J. Developers



स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER	ADQPB4263P	
	नाम /NAME SUSANTA BISWAS	
	पिता का नाम /FATHER'S NAME PANCHANAN BISWAS	
	जन्म तिथि /DATE OF BIRTH 22-10-1968	
हस्ताक्षर /SIGNATURE		 आयकर आयुक्त, प.प. - XI COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें।
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),
पी-7,
चौबिंदी चौक, रायपुर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Susanta Biswas



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AGZPB5190M



नाम / NAME

PRASANTA BISWAS

पिता का नाम / FATHER'S NAME

PANCHANAN BISWAS

जन्म तिथि / DATE OF BIRTH

06-08-1971

हस्ताक्षर / SIGNATURE

Prasanta Biswas

Shahin

आयकर आयुक्त, (कम्प्यूट. अपा.), कोलकाता

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Prasanta Biswas

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
घोरेंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JAYANTA BISWAS

PANCHANAN BISWAS

13/02/1973
Permanent Account Number
AKLPB7146H

Jayanta Biswas
Signature

13-02-2012

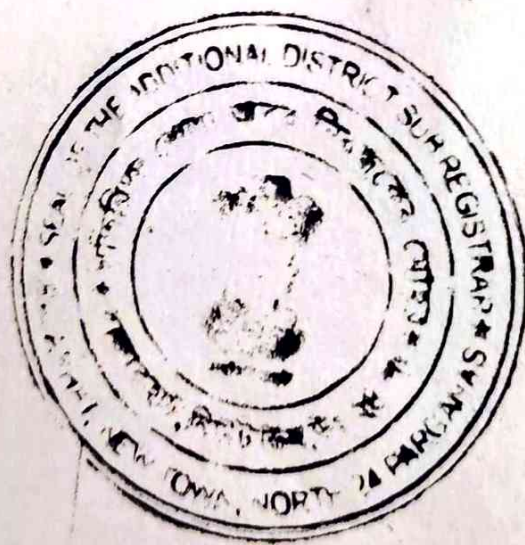
इस कार्ड के खाने / पाने पर कृपया सूचित करें / लौटाएं
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबर्स,
बानेर टेलिफोन एक्स्चेंज के नजदीक,
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: unitinfo@ndia.co.in

Jayanta Biswas





Chatterjee



Major Information of the Deed

Deed No :	I-1523-09533/2018	Date of Registration	20/08/2018
Query No / Year	1523-1000233853/2018	Office where deed is registered	
Query Date	20/08/2018 12:50:26 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	P Chatterjee Tegharia, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9830061809, 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. 50,00,000/-	Rs. 85,00,000/-		
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]:- 152309519/2018 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: Jyangra Dakshin Math (Jyangra), Mouza: Jyangra

Jyangra Dakshin Math (Jyangra), Mouza: Jyangra								
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1459	RS-205	Bastu	Danga	5 Katha	50,00,000/-	85,00,000/-	Width of Approach Road: 12 Ft.,
Grand Total :					8.25Dec	50,00,000 /-	85,00,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr GORA CHAND CHATTERJEE Son of Late BINOY KUMAR CHATTERJEE Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Office	 20/08/2018	 LTI 20/08/2018	 20/08/2018
147 LAKE TOWN BLOCK B, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AAGPC6640L, Status :Individual, Executed by: Self, Date of Execution: 20/08/2018 , Admitted by: Self, Date of Admission: 20/08/2018 ,Place : Office				

Major Information of the Deed :- I-1523-09533/2018-20/08/2018



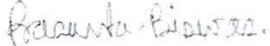
Deed Details :

Name,Address,Photo,Finger print and Signature

S.P.J DEVELOPERS

RAMA APARTMENT T -17 TEGHORIYA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157 , PAN No.:: ABNFS7424A, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUSANTA BISWAS (Presentant) Son of Mr PANCHANAN BISWAS Date of Execution - 20/08/2018, , Admitted by: Self, Date of Admission: 20/08/2018, Place of Admission of Execution: Office	Photo  Aug 20 2018 1:40PM	Finger Print  LTI 20/08/2018	Signature  20/08/2018
TM 5/105 TEGHORIYA NISHIKANAN, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADQPB4263P Status : Representative, Representative of : S.P.J DEVELOPERS (as DEVELOPER)				
2	Name Mr PRASANTA BISWAS Son of Mr PANCHANAN BISWAS Date of Execution - 20/08/2018, , Admitted by: Self, Date of Admission: 20/08/2018, Place of Admission of Execution: Office	Photo  Aug 20 2018 1:41PM	Finger Print  LTI 20/08/2018	Signature  20/08/2018
TG 3/38 TEGHORIYA LICHUBAGAN, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGZPB5190M Status : Representative, Representative of : S.P.J DEVELOPERS (as DEVELOPER)				
3	Name Mr JAYANTA BISWAS Son of Mr PANCHANAN BISWAS Date of Execution - 20/08/2018, , Admitted by: Self, Date of Admission: 20/08/2018, Place of Admission of Execution: Office	Photo  Aug 20 2018 1:42PM	Finger Print  LTI 20/08/2018	Signature  20/08/2018

Major Information of the Deed :- I-1523-09533/2018-20/08/2018

29/08/2018 Query No:-15231000233853 / 2018 Deed No :I - 152309533 / 2018, Document is digitally signed.



53/38 TEGHORIYA LICHUBAGAN, P.O:- HATIARA, P S - Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste Hindu, Occupation Business, Citizen of: India, , PAN No.:: AKLPB7146H Status : Representative, Representative of S P J DEVELOPERS (as DEVELOPER)

Identifier Details :

Name & address

Mr KRISHNA DAS
Son of Late H DAS
PD - 7, ARJUNPUR, P O - ARJUNPUR, P S - Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059,
Sex: Male, By Caste Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr GORA CHAND CHATTERJEE, Mr
SUSANTA BISWAS, Mr PRASANTA BISWAS, Mr JAYANTA BISWAS

20/08/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr GORA CHAND CHATTERJEE	S.P.J DEVELOPERS-8.25 Dec

Endorsement For Deed Number : I - 152309533 / 2018

On 20-08-2018

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

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

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

Presented for registration at 13:09 hrs on 20-08-2018, at the Office of the A.D.S.R. RAJARHAT by Mr SUSANTA BISWAS ..

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 85,00,000/-

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

Execution is admitted on 20/08/2018 by Mr GORA CHAND CHATTERJEE, Son of Late BINOY KUMAR CHATTERJEE, 147 LAKE TOWN BLOCK B, P.O: LAKE TOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Retired Person

Major Information of the Deed :- I-1523-09533/2018-20/08/2018



ed by Mr KRISHNA DAS, , Son of Late H DAS, PD - 7, ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , North
arganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-08-2018 by Mr SUSANTA BISWAS, DEVELOPER, S.P.J DEVELOPERS, RAMA
APARTMENT T -17 TEGHORIYA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West
Bengal, India, PIN - 700157

Indetified by Mr KRISHNA DAS, , Son of Late H DAS, PD - 7, ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , North
24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

Execution is admitted on 20-08-2018 by Mr PRASANTA BISWAS, DEVELOPER, S.P.J DEVELOPERS, RAMA
APARTMENT T -17 TEGHORIYA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West
Bengal, India, PIN - 700157

Indetified by Mr KRISHNA DAS, , Son of Late H DAS, PD - 7, ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , North
24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

Execution is admitted on 20-08-2018 by Mr JAYANTA BISWAS, DEVELOPER, S.P.J DEVELOPERS, RAMA
APARTMENT T -17 TEGHORIYA MAIN ROAD, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West
Bengal, India, PIN - 700157

Indetified by Mr KRISHNA DAS, , Son of Late H DAS, PD - 7, ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , North
24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 61903, Amount: Rs.100/-, Date of Purchase: 27/06/2018, Vendor name: A K
Saha



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

Major Information of the Deed :- I-1523-09533/2018-20/08/2018

29/08/2018 Query No:-15231000233853 / 2018 Deed No :I - 152309533 / 2018, Document is digitally signed.

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ate of Registration under section 60 and Rule 69,
istered in Book - I
olume number 1523-2018, Page from 317636 to 317656
being No 152309533 for the year 2018.



Digitally signed by DEBASISH DHAR
Date: 2018.08.29 16:48:39 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 29-08-2018 4:48:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



DATED THE DAY OF 2018

DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

BETWEEN

Gora Chand Chatterjee

Landowner/Principal

S.P.J. Developers

Attorney

Drafted By

Pinaki Chattopadhyay & Associates

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Ph. : 2570 8471

Composed By

Gopa Dasgupta

Teghoria Main Road

Kolkata - 700 157