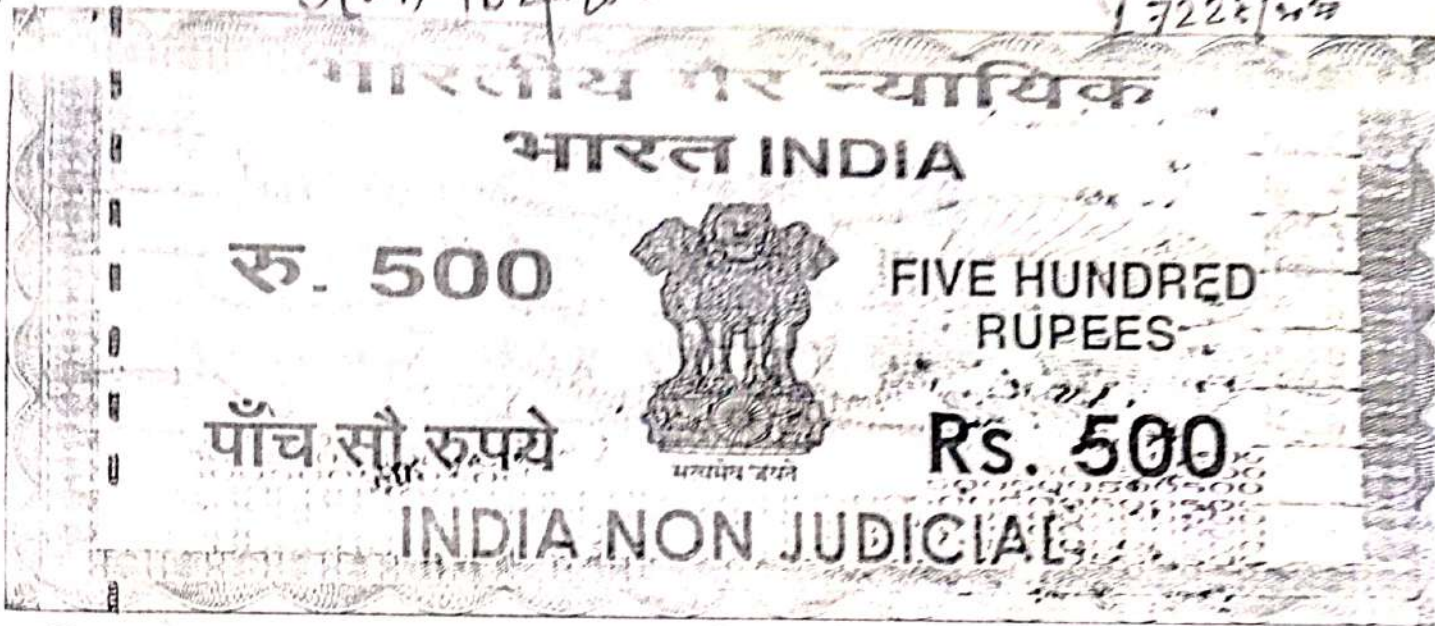


SL-7462/2020

97228/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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3.12.20
R-800/1601066/20

Certified that the document is admitted to registration. The Signature sheet / sheets & the endorsement sheet / sheets attached to this document are the part of this document.

Wali

District Sub-Registrar-III
North 24-Parganas, Barasat

3 DEC 2020

**DEVELOPMENT POWER OF ATTORNEY
AFTER THE REGISTRATION OF
DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT POWER OF ATTORNEY is made on
this the 3rd day of December 2020 (Two Thousand Twenty)

A. D.

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, 1) SRI SUBIR KUMAR SINHA alias SUBIR KUMAR SINGHA (PAN – AMAPS4071R), at present residing at Ravechi Apartment, Flat No. – A/202, Plot – 14/15, P. O. – Kopar Khairne, P. S. – Thane Town, District – Thane, Maharashtra, Pin – 400709, 2) SRI SAMIR KUMAR SINHA alias SAMIR KUMAR SINGHA (PAN – ALPPS5501A), at present residing at MIG – I, Flat No. – 3A, Greenwood Park, P. O. & P. S. – New Town, District – North 24 Parganas, Kolkata - 700156 3) SRI SWAPAN KUMAR SINHA alias SWAPAN KUMAR SINGHA (PAN – AMAPS3887M), at present residing at 23, Ankur Society, (Opposite Vishal Nagar), Adajan Surat, P. O. – Navyug College, P. S. – Adjan, District – Surat, Gujrat, Pin – 395009, 4) SRI SANJOY KUMAR SINHA alias SANJOY KUMAR SINGHA (PAN – ABGPS2732J), at present residing at Latika Apartment, 48, R. B. C. Road, Prasadpur, P. O. & P. S. – Barasat, District – North, 24 Parganas, Kolkata – 700124, 5) SRI PARTHA SARATHI SINHA alias PARTHA SARATHI SINGHA (PAN – AMAPS3332D), at present residing at Sitaram Apartment, B2, 12/3 Patel colony, P. O. – Dangavada, P. S. – Jamnagar City, District – Jamnagar, Gujrat, Pin – 361008, all are sons of Late Sudhir Kumar Singha (Sinha), all are by faith – Hindu, by Nationality – Indian, by Occupation – No. 1, 3, 4 & 5 Business, No. 2 Retired Person, hereinafter jointly called and referred to as the **LAND OWNERS/ APPOINTERS/ EXECUTANTS** send greetings:-

WHEREAS Saraju Bala Dey, wife of Satish Chandra Dey of Noapara, was the R. S. Recorded tenant of all that piece and parcel of land measuring an area of 52 Decimals, more or less, lying and situated at Mouza – Noapara, J. L. No.- 83, Re. Sa. No. – 137, Pargana – Anowarpur, Touzi No. – 146, comprised in C. S. Dag No. – 29, R. S. Dag No – 197 under C. S. & R. S. Khatian No. – 347, lying within the limits of local Barasat Municipality, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, and she

had been possessing and enjoying the same peacefully, free from all encumbrances.

AND WHEREAS by two Nos. of Registered Deed of Sale, being No. - 1783, dated - 01/03/1958 (Book No. - I, Volume No. - 21, Pages from 206 to 207, being No. - 1783 for the year 1958) & being No. - 9742, dated - 29/06/1960 (Book No. - I, Volume No. - 81, Pages from 118 to 120, being No. - 9742 for the year 1960), said Saraju Bala Dey sold, transferred and conveyed all that the said 52 Decimals of land, more or less, lying and situated at Mouza - Noapara, J. L. No.- 83, Re. Sa. No. - 137, Pargana - Anowarpur, Touzi No. - 146, comprised in C. S. Dag No. - 29, R. S. Dag No - 197 under C. S. & R. S. Khatian No. - 347, lying within the limits of local Barasat Municipality, A. D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas, in favour of Niva Rani Singha alias Sinha, wife of Late Sudhir Kumar Singha (Sinha), the mother of the present Land Owner's herein, and delivered khas possession in her favour and the said two Nos. of Deed was registered with the office of S. R. O. - Barasat

AND WHEREAS after purchasing the said 52 Decimals of land said Niva Rani Singha alias Sinha sold out 05 Decimals land to one Dr. Samaresh Das and had been possessing and enjoying the remaining 47 Decimals of land she got her name duly mutated in the records of local Barasat Municipality and constructed a pucca dwelling house over the same and while said Niva Rani Singha alias Sinha had been possessing and enjoying the said 47 Decimals of land with pucca dwelling house she died on 11/08/2003 and subsequently her husband Sudhir Kumar Singha died on 02/07/2005 intestate leaving behind their five sons and five daughters namely Sri Subir Kumar Singha, Sri Samir Kumar Singha, Sri Swapan Kumar Singha, Sri Sanjay Kumar Singha, Sri Partha Sarathi Singha, Smt. Minati Mitra, Smt. Mala Dey, Smt. Supti Sarkar, Smt. Rakhi Paul & Smt. Sikha Mukherjee as their legal heirs and successors to inherit the said property with the provisions of Hindu Succession Act., 1956.

AND WHEREAS thus by way of inheritance, as recited above, said Sri Subir Kumar Singha, Sri Samir Kumar Singha, Sri Swapan Kumar Singha, Sri Sanjay Kumar Singha, Sri Partha Sarathi Singha, Smt. Minati Mitra, Smt. Mala Dey, Smt. Supti Sarkar, Smt. Rakhi Paul & Smt. Sikha Mukherjee become the joint owners of all that piece and parcel of land measuring an area of 47 Decimals, more or less, along with pucca dwelling house standing thereon, at Mouza - Noapara, J. L. No. - 83, comprised in C. S. Dag No. - 29, R. S. Dag No. - 197 under C. S. & R. S. Khatian No. - 347, and while they had/ have been possessing and enjoying the same said Smt. Minati Mitra, Smt. Mala Dey, Smt. Supti Sarkar, Smt. Rakhi Paul & Smt. Sikha Mukherjee jointly gifted their undivided 50% share of property measuring 23.50 Decimals with 1300 sq.ft. building out of the total 47 Decimals of land, more or less, along with pucca dwelling house standing thereon, at Mouza - Noapara, J. L. No. - 83, comprised in C. S. Dag No. - 29, R. S. Dag No - 197 under C. S. & R. S. Khatian No. - 347, in favour of their aforesaid five brothers namely Sri Subir Kumar Singha, Sri Samir Kumar Singha, Sri Swapan Kumar Singha, Sri Sanjay Kumar Singha, Sri Partha Sarathi Singha, by a Registered Deed of Gift, being No. - 00352, executed on 06/03/2008, submitted on 08/03/2006 and registered on 17/01/2007, and delivered khas possession in their favour and the said Deed was registered with the office of D. S. R. - II, copied in Book No. - I, Volume No. - I, Pages from 1 to 10, being No. - 00352 for the year 2007.

AND WHEREAS thus by way of inheritance and by virtue of Gift, as depicted above said Sri Subir Kumar Singha, Sri Samir Kumar Singha, Sri Swapan Kumar Singha, Sri Sanjay Kumar Singha, Sri Partha Sarathi Singha, the Land Owners herein, become the absolute joint owners of all that the said 47 Decimals of land, more or less, along with pucca dwelling house standing thereon, lying and situated at Mouza - Noapara, J. L. No.- 83, Re. Sa. No. - 137, Pargana - Anowarpur, Touzi No. - 146, comprised in C. S. Dag No. - 29, R. S. Dag No - 197 under C. S. & R. S. Khatian No. - 347, lying within the

limits of local Barasat Municipality, under Ward No. – 3, Holding No. – 391/506, premises at Deshbandhu Road, Noapara, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, and they also got their names duly recorded in the records of present L. R. Settlement Operation and their names has been recorded in the present L. R. Settlement Operation in the following manner :-

Mouza - Noapara, J. L. No. – 83, R. S. Khatian No. – 347,

Name	L. R. Khatian No.	R. S. & L. R. Dag No.	Area of Land	Nature of Land
Subir Kumar Singha	2396	197	10.4 Dec.	Bastu
Partha Sarathi Singha	2397	197	10.4 Dec.	Bastu
Sanjoy Kumar Singha	2398	197	10.4 Dec.	Bastu
Samir Kumar Singha	2399	197	10.4 Dec.	Bastu
Swapan Kumar Singha	2400	197	10.4 Dec.	Bastu

AND WHEREAS in the mean-time it has been found that in the said Deed of Gift, being No. – 00352 of 2007, the Deed No. – “ 9742”, dated – 29/06/2060 has been written as “7942”, which has been corrected by a Registered Deed of Declaration, being No. - 152507075, submitted on 30/11/2020 and registered on 01/12/2020 (Registered with the office of D. S. R. – III, North 24 Parganas, Barasat, Copied in Book No. – I, Volume No. – 1525-2020, Pages from 202879 to 202937, being No. – 152507075 for the year 2020, executed and registered by Sri Biswanath Mitra, Sri Somnath Mitra, both are sons of Late Dulal Mohan Mitra & Minati Mitra (The legal heirs of Minati Mitra as she died on 07/03/2013 intestate leaving behind Sri Biswanath Mitra, Sri Somnath Mitra as

her legal heirs and successors), Smt. Mala Dey, wife of Sri Samarendra Nath Dey, Smt. Supti Sarkar, wife of Sri Monoranjan Sarkar, Smt. Rakhi Paul, wife of Dr. Sankar Narayan Paul & Smt. Sikha Mukherjee, wife of Sri Anjan Mukherjee, and the said Deed of Declaration was registered in favour of Sri Subir Kumar Singha, Sri Samir Kumar Singha, Sri Swapan Kumar Singha, Sri Sanjoy Kumar Singha & Sri Partha Sarathi Singha.

AND WHEREAS thus in the manner as depicted above said Sri Subir Kumar Singha, Sri Samir Kumar Singha, Sri Swapan Kumar Singha, Sri Sanjoy Kumar Singha & Sri Partha Sarathi Singha, the Land Owners herein, become the absolute joint owners of all that piece and parcel of "BASTU" land measuring an area of 47 (Forty Seven) Decimals, be the same a little more or less, along with pucca dwelling house standing thereon lying and situated at Mouza - Noapara, J. L. No.- 83, Re. Sa. No. - 137, Pargana - Anowarpur, Touzi No. - 146, comprised in C. S. Dag No. - 29, R. S. & L. R. Dag No - 197 under C. S. & R. S. Khatian No: - 347, corresponding to L. R. Khatian No. - 2396 (Stands in the name of Subir Kumar Singha), 2397 (Stands in the name of Partha Sarathi Singha), 2398 (Stands in the name of Sanjoy Kumar Singha), 2399 (Stands in the name of Samir Kumar Singha) & 2400 (Stands in the name of Swapan Kumar Singha), lying within the limits of local Barasat Municipality, under Ward No. - 3, Holding No. - 391/506, premises at Deshbandhu Road, Noapara, A. D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas, Kolkata - 700125, and they jointly have been possessing and enjoying the same peacefully without interruption of others and the said property is free from all encumbrances, charges, liens, mortgages whatsoever. AND WHEREAS the Appointers are now desirous of developing THE SAID land measuring an area of more or less 47 (Forty Seven) Decimals, as per building plan to be sanctioned by the Barasat Municipality but the Owners due to financial stringency, it will neither be practical nor possible for them to

develop the said premises by constructing a Multi Storied building thereat in accordance with the building plan is in the lookout for a responsible and reputable Promoter/Developer/ Builder/Contractor in conjunction with the Owners.

AND WHEREAS with a view to construct a Multi Storied Building over the said First schedule of property the Appointers hereto entered into a Registered Development Agreement, being No. - I-152507206/2020, dated 03/12/2020 registered with the office of D. S. R. - III, North 24 Parganas, Barasat, with DAS CONSTRUCTION, a partnership Firm having its registered Office at C/o Smt. Jyotsna Mitra, Mantu Das Sarani, North-East Napara, P. O. - Napara, Holding No. - 681, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700125, represented by its partners namely 1. SRI ANUP KUMAR DAS, son of Late Bhuban Chandra Das, 2. SMT. SOMA DAS, wife of Sri Tarak Chandra Das, both are residing at Manashatala Road, P.O. & P.S. - Barasat, District North 24 Parganas, Kolkata - 700124, under certain terms and conditions embodied therein.

AND WHEREAS the Developer requires an appropriate Power of Attorney for the authorization and conducting the development works with construction of a new Multi storied building smoothly without any hindrance from any corner whatsoever.

AND WHEREAS it has been agreed in terms of the said Development & Construction Agreement that WE shall appoint the Developer as our Attorney for the purposes herein stated.

AND WHEREAS NOW BY THESE PRESENTS that We, the Appointers/ Executants herein, do hereby nominate constitute and appoint : DAS CONSTRUCTION (PAN - AAKFD8834H), a partnership Firm having its registered Office at C/o Smt. Jyotsna Mitra, Mantu Das Sarani, North-East

Napara, P. O. – Napara, Holding No. – 681, P. S. – Barasat, District – North 24 Parganas, Kolkata - 700125, represented by its partners namely 1. SRI ANUP KUMAR DAS (PAN – ADOPD0865H), son of Late Bhuvan Chandra Das, 2. SMT. SOMA DAS (PAN – AKVPD6345E), wife of Sri Tarak Chandra Das, both are residing at Manashatala Road, P.O. & P.S. - Barasat, District North 24 Parganas, Kolkata - 700124, both are by faith - Hindu, by occupation - Business, by Nationality – Indian, to be our true and lawful Attorney in our names and on our behalf and We authorize her to do the acts, deeds, matters and things in our names and on our behalf as mentioned hereinafter specifically.

1. To enter into and defend possession of the said property and every part thereof and also manage, maintain and administer the said property and every part thereof subject to a restriction of clauses regarding termination of agreement.& consequences of termination.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan sanctioned, modified and/or altered by the local Municipal authority:(Barasat Municipality).
3. To appear and represent us before the necessary authorities including the Barasat Municipality, Fire Brigade, Police Commisionarate, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, National Highway Authority, Local B. L. & L. R. O., A. D. M. L. R. O., S. D. L. R. O., and/or other authorities of Government of West Bengal and/ or any other authorities in connection with the mutation, sanction, modification and/or alteration of sanctioned Plan and can also submit the C. C. & O. C.

4. To appear and represent us before the necessary authorities including the Barasat Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanctioned Plan.
5. To pay fees obtain such other orders and permission from the necessary authorities as to be 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, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
6. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.
7. To develop the said premises by making lawful construction of building thereon as per sanctioned plans which to be approved by the Barasat Municipality and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the premises.
8. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney incidental to and connected with the development work.

9. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the Owners' allocation, details of which is in the Second Schedule of this indenture.
11. To appear and represent us before all authorities including those under the Barasat Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.
12. To enter into agreement for sale of flats only within developer's allocation, details of which is in the Third Schedule of this indenture, with the intending purchaser/ purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers.
13. To apply for mutation and to record the name of respective flat Owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
14. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
15. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the

said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.

16. To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.
17. To advertise in the newspaper for procuring Purchaser for selling the flats in the proposed lawful building.
18. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.
19. To comprise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.
20. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
21. To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture, and in that effect and to execute and register the Deed of Sale/ Conveyance in favour of the prospective purchaser or purchasers, nominee/nominees by writing my name thereto at its own risk and responsibilities.

22. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, Income taxes if any in respect of the said properties.
23. To execute and present the document or documents as required for the transfer of the said property to properties in any Registry Office or A.D.S.R. Office, D.R. Office and to admit the Execution thereof and to take back the said document after the registration of the same.
24. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
25. To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance receivable by our attorney will not be demanded by us and at the same time We shall not be liable for any such transaction.
26. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation of the said two plots of land also with other adjacent plots of land of the schedule property 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 proposed building/s in favour of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names

- (Developer's name) or in the name of intending purchaser/s from any Bank/ financial concern by depositing and mortgaging flat / flats /garages from Developer's Allocation and to sign in the papers and documents for the said purpose. 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, units and / or car parking spaces in the proposed building in favour of the intending purchaser/s relating to Developer's Allocation.
27. That Attorneys/Developer 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 of Developer's Allocation.
28. For all or any of the purpose herein before stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.
29. This Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of the developed building except the land Owners' allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owners and the developer and shall be limited within the four corners of the agreement.

FIRST SCHEDULE ABOVE REFERRED TO

(The Project Property)

ALL THAT piece and parcel of a plot of BASTU land measuring an area of 47 (Forty Seven) Decimals, be the same a little more or less, along with cemented finished flooring two storied pucca dwelling house standing thereon measuring an area of 2600 sq.ft. (M/L) (1300 sq.ft. on each floor) lying

and situated at Mouza – Noapara, J. L. No.- 83, Re. Sa. No. – 137, Pargana – Anowarpur, Touzi No. – 146, comprised in C. S. Dag No. – 29, R. S. & L. R. Dag No – 197 under C. S. & R. S. Khatian No. – 347, corresponding to L. R. Khatian No. – 2396 (Stands in the name of Subir Kumar Singha), 2397 (Stands in the name of Partha Sarathi Singha), 2398 (Stands in the name of Sanjoy Kumar Singha), 2399 (Stands in the name of Samir Kumar Singha) & 2400 (Stands in the name of Swapan Kumar Singha), lying within the limits of local Barasat Municipality, under Ward No. – 3, Holding No. – 391/506, premises at Deshbandhu Road, Noapara, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, Kolkata – 700125, which is butted and bounded as follows: -

ON THE NORTH : 12 feet wide Deshbandhu Road.

ON THE SOUTH : Land of Santosh Ganguly.

ON THE EAST : Land of Biplab Mitra & Proloy Mitra.

ON THE WEST : Dr. Samaresh Dutta & Nimai Chandra Mondal.

THE SECOND SCHEDULE ABOVE REFERRED TO

LAND OWNERS' ALLOCATION: It is agreed by and between the parties to this agreement that the Land Owners will get the 33% (Thirty Three Percent) of the sanctioned area in the said proposed multi-storied (G + 3) building as will be sanctioned by the Barasat Municipality and the proposed multi storied building to be constructed together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building. And the space allocation will be as follows :-

<u>Tower</u>	<u>Floor</u>	<u>Description</u>
Tower I	Ground Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the South-East Corner

Tower I	First Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the South-West Corner
Tower I	First Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the North-East Corner
Tower I	Second Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the South-East Corner
Tower I	Second Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the North-West Corner
Tower I	Third Floor	One 2BHK flat, measuring a covered area of 850 sq.ft., more or less, at the North-West Corner
Rest Owners allocation, if any left, will be given from the Tower – II and/or from the Tower – III and/or from the Tower – IV.		

THE THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

DEVELOPERS ALLOCATION: Shall mean all the remaining area of the proposed multi storied (G + 3) building excluding the aforesaid Land Owners' Allocation including the proportionate share of common facilities, common parts and common amenities of the building, together with undivided and impartible proportionate share of land underneath, including the facilities of enjoyment the right of all common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the Developer

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED & DELIVERED in presence of following Witnesses:

1. Sanelita Sinha
Latika Apperment,
R.B.C Road, Barasat
KOL - 700124
2. ~~Prasenjit Ch. Das.~~
~~Shreyasee, Barasat.~~
North - 24 Pals.

DRAFTED BY:

Shreyasee Biswas

Advocate
Barasat Judges' Court
Barasat, North 24 Parganas.

Shreyasee Biswas
Advocate
Judge's Court Barasat, 24 Pgs.(N)
Enroll. No.- F/628/382/2012

Drafted by :-

Barasat.

1. Subir Kumar Sinha alias Subir Kumar Sinha
2. Samir Kumar Sinha alias Samir Kumar Sinha.
3. Swapan Kr. Sinha alias Swapan Kr. Sinha
4. Sanjay Kumar Sinha alias Sanjay Kumar Sinha
5. ~~Prasenjit Ch. Das.~~

SIGNATURE OF THE LAND OWNERS

DAS CONSTRUCTION

Anup Kr. Das
Partner

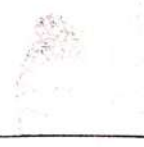
DAS CONSTRUCTION

Soumitra D.
Partner

SIGNATURE OF THE ATTORNEY

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

(1) Name **SRI SUBIR KUMAR SINHA alias SUBIR KUMAR SINGHA**

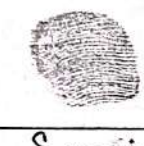
LITTLE	RING	MIDDLE	FORE	THUMB	 <i>Subir Kumar Sinha alias Subir Kumar Singha</i>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Subir Kumar Sinha alias Subir Kumar Singha

Signature of the Presentant

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

(2) Name **SRI SAMIR KUMAR SINHA alias SAMIR KUMAR SINGHA**

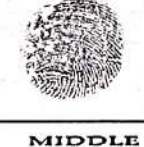
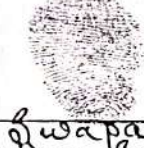
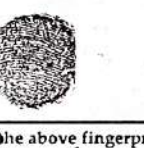
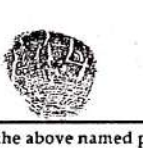
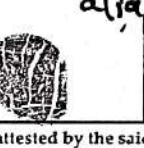
LITTLE	RING	MIDDLE	FORE	THUMB	 <i>Samir Kumar Sinha alias Samir Kumar Singha</i>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Samir Kumar Sinha alias Samir Kumar Singha

Signature of the Presentant

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

(3) Name **SRI SWAPAN KUMAR SINHA alias SWAPAN KUMAR SINGHA**

LITTLE	RING	MIDDLE	FORE	THUMB	 <i>Swapan Kumar Sinha alias Swapan Kumar Singha</i>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Swapan Kr. Sinha alias Swapan Kr. Singha

Signature of the Presentant

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

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

UNDER RULE 44A OF THE I. R. AC

(1) SRI SANJOY KUMAR SINHA alias SANJOY KUMAR SINGHA

Name

Status - Presentant



Sanjoy Kumar Sinha alias Sanjoy Kumar Singha.

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

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

Sanjoy Kumar Sinha alias Sanjoy Kumar Singha.
Signature of the presentant

(2) SRI PARTHA SARATHI SINHA alias PARTHA SARATHI SINGHA

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian



Partha Sarathi Sinha alias Partha Sarathi Singha.

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

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

Partha Sarathi Sinha alias Partha Sarathi Singha.

Signature of the Presentant/Executant

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

UNDER RULE 44A OF THE I. R. ACT

(1) SRI ANUP KUMAR DAS

Name

Status – Presentant



LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

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

DAS CONSTRUCTION
Anup Kumar Das
Partner

Signature of the presentant

(2) SMT. SOMA DAS

Name

Status – Presentant/Executant/Claimant/Attorney/Principal/Guardian/Tes



LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

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

DAS CONSTRUCTION
Soma K.
Partner

Signature of the Presentant/Executant

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

Major Information of the Deed

Deed No :	I-1525-07228/2020	Date of Registration	03/12/2020
Query No / Year	1525-8001601066/2020	Office where deed is registered	
Query Date	03/12/2020 11:45:02 AM	1525-8001601066/2020	
Applicant Name, Address & Other Details	Lawgical Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9674161796, Status :Solicitor firm		
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. 2/-	Rs. 2,83,96,309/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 500/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152507206/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

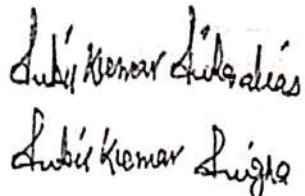
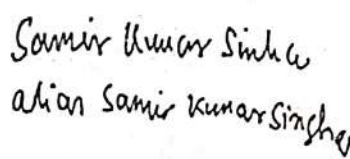
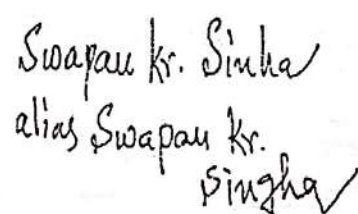
District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Deshbondhu Road, Mouza: Napara, , Ward No: 3, Holding No:391/506 Pin Code : 700125

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-197	RS-347	Bastu	Bastu	47 Dec	1/-	2,64,95,059/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					47Dec	1 /-	264,95,059 /-	

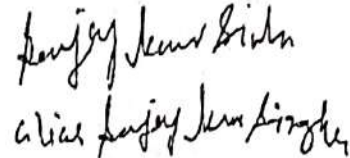
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2600 Sq Ft.	1/-	19,01,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2600 sq ft	1 /-	19,01,250 /-	

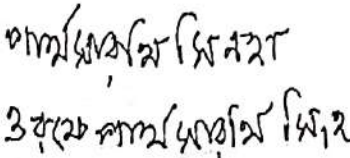
Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Shri SUBIR KUMAR SINHA, (Alias: SUBIR KUMAR SINGHA) (Presentant) Son of Late Sudhir Kumar Singha (Sinha) Executed by: Self, Date of Execution: 03/12/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office	Photo  03/12/2020	Finger Print  LTI 03/12/2020	Signature  03/12/2020
Ravechi Apartment, Flat No. - A/202, Plot - 14/15,, P.O:- Kopar Khairne, P.S:- THANE TOWN, District:-Thane, Maharashtra, India, PIN - 400709 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AMxxxxxx1R, Aadhaar No: 99xxxxxxxx7685, Status :Individual, Executed by: Self, Date of Execution: 03/12/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office				
2	Name Shri SAMIR KUMAR SINHA, (Alias: SAMIR KUMAR SINGHA) Son of Late Sudhir Kumar Singha (Sinha) Executed by: Self, Date of Execution: 03/12/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office	Photo  03/12/2020	Finger Print  LTI 03/12/2020	Signature  03/12/2020
MIG-I, Flat No. - 3A, Greenwood Park, P.O:- New Town, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ALxxxxxx1A, Aadhaar No: 55xxxxxxxx7058, Status :Individual, Executed by: Self, Date of Execution: 03/12/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office				
3	Name Shri SWAPAN KUMAR SINHA, (Alias: SWAPAN KUMAR SINGHA) Son of Late Sudhir Kumar Singha (Sinha) Executed by: Self, Date of Execution: 03/12/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office	Photo  03/12/2020	Finger Print  LTI 03/12/2020	Signature  03/12/2020

23, Ankur Society Opposite Vishal Nagar, Adajan Su, P.O:- Navyug College, P.S:- ADAJAN, District:-
Surat, Gujarat, India, PIN - 395009 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of:
India, PAN No.:: AMxxxxxx7M, Aadhaar No: 41xxxxxxx9484, Status :Individual, Executed by:
Self, Date of Execution: 03/12/2020
, Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Shri SANJOY KUMAR SINHA, (Alias: SANJOY KUMAR SINGHA) Son of Late Sudhir Kumar Singha (Sinha) Executed by: Self, Date of Execution: 03/12/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office	 03/12/2020	 LTI 03/12/2020	 03/12/2020

Latika Apartment, 48, RBC Road, Prasadpur, P.O:- Barasat, P.S:- Barasat, District:-North 24-
Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Hindu, Occupation: Business,
Citizen of: India, PAN No.:: ABxxxxxx2J, Aadhaar No: 72xxxxxxx6321, Status :Individual,
Executed by: Self, Date of Execution: 03/12/2020
, Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office

Name	Photo	Finger Print	Signature
Shri PARTHA SARATHI SINHA, (Alias: PARTHA SARATHI SINGHA) Son of Late Sudhir Kumar Singha (Sinha) Executed by: Self, Date of Execution: 03/12/2020 , Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office	 03/12/2020	 LTI 03/12/2020	 03/12/2020

Sitaram Apartment, B2, 12/3, Patel Colony, P.O:- Dangavada, P.S:- JAMNAGAR CITY, District:-
Jamnagar, Gujarat, India, PIN - 361008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen
of: India, PAN No.:: AMxxxxxx2D, Aadhaar No: 97xxxxxxx9204, Status :Individual, Executed by:
Self, Date of Execution: 03/12/2020
, Admitted by: Self, Date of Admission: 03/12/2020 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DAS CONSTRUCTION C/o Smt. Jyotsna Mitra, Mantu Das Sarani, North-Ea, P.O:- Noapara, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125 , PAN No.:: AAxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri ANUP KUMAR DAS Son of Late Bhuban Chandra Das Date of Execution - 03/12/2020, , Admitted by: Self, Date of Admission: 03/12/2020, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Anup Kumar Das</i></td> </tr> <tr> <td>Dec 3 2020 1:16PM</td> <td>LTI 03/12/2020</td> <td>03/12/2020</td> <td></td> </tr> </tbody> </table> Manashatala Road, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx5H, Aadhaar No: 25xxxxxxxx8102 Status : Representative, Representative of : DAS CONSTRUCTION (as Partner)	Name	Photo	Finger Print	Signature	Shri ANUP KUMAR DAS Son of Late Bhuban Chandra Das Date of Execution - 03/12/2020, , Admitted by: Self, Date of Admission: 03/12/2020, Place of Admission of Execution: Office			<i>Anup Kumar Das</i>	Dec 3 2020 1:16PM	LTI 03/12/2020	03/12/2020	
Name	Photo	Finger Print	Signature										
Shri ANUP KUMAR DAS Son of Late Bhuban Chandra Das Date of Execution - 03/12/2020, , Admitted by: Self, Date of Admission: 03/12/2020, Place of Admission of Execution: Office			<i>Anup Kumar Das</i>										
Dec 3 2020 1:16PM	LTI 03/12/2020	03/12/2020											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt SOMA DAS Wife of Shri Tarak Chandra Das Date of Execution - 03/12/2020, , Admitted by: Self, Date of Admission: 03/12/2020, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Soma Das</i></td> </tr> <tr> <td>Dec 3 2020 1:17PM</td> <td>LTI 03/12/2020</td> <td>03/12/2020</td> <td></td> </tr> </tbody> </table> Manashatala Road, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx5E, Aadhaar No: 82xxxxxxxx3286 Status : Representative, Representative of : DAS CONSTRUCTION (as Partner)	Name	Photo	Finger Print	Signature	Smt SOMA DAS Wife of Shri Tarak Chandra Das Date of Execution - 03/12/2020, , Admitted by: Self, Date of Admission: 03/12/2020, Place of Admission of Execution: Office			<i>Soma Das</i>	Dec 3 2020 1:17PM	LTI 03/12/2020	03/12/2020	
Name	Photo	Finger Print	Signature										
Smt SOMA DAS Wife of Shri Tarak Chandra Das Date of Execution - 03/12/2020, , Admitted by: Self, Date of Admission: 03/12/2020, Place of Admission of Execution: Office			<i>Soma Das</i>										
Dec 3 2020 1:17PM	LTI 03/12/2020	03/12/2020											

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Sanchita Sinha Wife of Shri Sanjay Kumar Sinha Latika Apartment 48- RBC Road Prasarpur, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124			<i>Sanchita Sinha</i>
03/12/2020	03/12/2020	03/12/2020	

Identifier Of Shri SUBIR KUMAR SINHA, Shri SAMIR KUMAR SINHA, Shri SWAPAN KUMAR SINHA, Shri SANJOY KUMAR SINHA, Shri PARTHA SARATHI SINHA, Shri ANUP KUMAR DAS, Smt SOMA DAS

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SUBIR KUMAR SINHA	DAS CONSTRUCTION-9.4 Dec
2	Shri SAMIR KUMAR SINHA	DAS CONSTRUCTION-9.4 Dec
3	Shri SWAPAN KUMAR SINHA	DAS CONSTRUCTION-9.4 Dec
4	Shri SANJOY KUMAR SINHA	DAS CONSTRUCTION-9.4 Dec
5	Shri PARTHA SARATHI SINHA	DAS CONSTRUCTION-9.4 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri SUBIR KUMAR SINHA	DAS CONSTRUCTION-520.00000000 Sq Ft
2	Shri SAMIR KUMAR SINHA	DAS CONSTRUCTION-520.00000000 Sq Ft
3	Shri SWAPAN KUMAR SINHA	DAS CONSTRUCTION-520.00000000 Sq Ft
4	Shri SANJOY KUMAR SINHA	DAS CONSTRUCTION-520.00000000 Sq Ft
5	Shri PARTHA SARATHI SINHA	DAS CONSTRUCTION-520.00000000 Sq Ft

Endorsement For Deed Number : I - 152507228 / 2020

On 03-12-2020

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 12:42 hrs on 03-12-2020, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Shri SUBIR KUMAR SINHA Alias SUBIR KUMAR SINGHA, 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 2,83,96,309/-

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

Execution is admitted on 03/12/2020 by 1. Shri SUBIR KUMAR SINHA, Alias SUBIR KUMAR SINGHA, Son-of Late Sudhir Kumar Singha (Sinha), Ravechi Apartment, Flat No. - A/202, Plot - 14/15,, P.O: Kopar Khairne, Thana: THANE TOWN, , Thane, MAHARASHTRA, India, PIN - 400709, by caste Hindu, by Profession Business, 2. Shri SAMIR KUMAR SINHA, Alias SAMIR KUMAR SINGHA, Son of Late Sudhir Kumar Singha (Sinha), MIG-I, Flat No. - 3A, Greenwood Park, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Retired Person, 3. Shri SWAPAN KUMAR SINHA, Alias SWAPAN KUMAR SINGHA, Son of Late Sudhir Kumar Singha (Sinha), 23, Ankur Society Opposite Vishal Nagar, Adajan Su, P.O: Navyug College, Thana: ADAJAN, , Surat, GUJARAT, India, PIN - 395009, by caste Hindu, by Profession Business, 4. Shri SANJOY KUMAR SINHA, Alias SANJOY KUMAR SINGHA, Son of Late Sudhir Kumar Singha (Sinha), Latika Apartment, 48, RBC Road, Prasadpur, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business, 5. Shri PARTHA SARATHI SINHA, Alias PARTHA SARATHI SINGHA, Son of Late Sudhir Kumar Singha (Sinha), Sitaram Apartment, B2, 12/3, Patel Colony, P.O: Dangavada, Thana: JAMNAGAR CITY, , Jamnagar, GUJARAT, India, PIN - 361008, by caste Hindu, by Profession Business

Indetified by Smt Sanchita Sinha, , , Wife of Shri Sanjay Kumar Sinha, Latika Apartment 48- RBC Road Prasadpur, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession House wife

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

Execution is admitted on 03-12-2020 by Shri ANUP KUMAR DAS, Partner, DAS CONSTRUCTION (Others), C/o Smt. Jyotsna Mitra, Mantu Das Sarani, North-Ea, P.O:- Noapara, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125

Indetified by Smt Sanchita Sinha, , , Wife of Shri Sanjay Kumar Sinha, Latika Apartment 48- RBC Road Prasadpur, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession House wife

Execution is admitted on 03-12-2020 by Smt SOMA DAS, Partner, DAS CONSTRUCTION (Others), C/o Smt. Jyotsna Mitra, Mantu Das Sarani, North-Ea, P.O:- Noapara, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700125

Indetified by Smt Sanchita Sinha, , , Wife of Shri Sanjay Kumar Sinha, Latika Apartment 48- RBC Road Prasadpur, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

ment of Stamp Duty
ified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 500/-
escription of Stamp
Stamp: Type: Impressed, Serial no 09, Amount: Rs.500/-, Date of Purchase: 02/12/2020, Vendor name: Sudip
shosh

Kaoli

Ananda Mohan Nandi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1525-2020, Page from 207040 to 207092
being No 152507228 for the year 2020.



Digitally signed by ANANDA MOHAN
NANDI
Date: 2020.12.03 13:52:43 +05:30
Reason: Digital Signing of Deed.

Nandi

(Ananda Mohan Nandi) 2020/12/03 01:52:43 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)