

7008 -

7149/29



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 094281

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

[Signature]

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

02 MAY 2024

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED
DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS we,
(1) SUKLA SAHA [PAN. BREPS7555J],
[AADHAAR NO. 317047513899] & [MOBILE
NO. 9830228570], wife of Late Provat Saha,
daughter of Late Satya Ranjan Saha & Late
Kanan Saha, by faith - Hindu, by occupation -
Business, by nationality - Indian, residing at
AC-12/7, Deshbandhu Nagar, P.O. Jyangra,

NAME.....
 ADD.....
 Rs.....

- 1 FEB 2024

SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. & Court
 2 & 3, K. S. Roy Road, Kef-1

Pinaki Chattopadhyay
 Advocate
 Judge's Court Barasat

P.S. E
 SAT
 95

- 1 FEB 2024
 - 1 FEB 2024



Registrar District Sub-Registrar,
 Rajarhat, New Town, North 24 Pgs

02 MAY 2024

P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal. (2) **SUMAN SAHA** [PAN. BLBPS1423G], [AADHAAR NO. 660739036508] & [MOBILE NO. 9831589148], son of Late Satya Ranjan Saha & Late Kanan Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at FE-2/7, Vidyasagar Pally, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal & (3) **SUSMITA SAHA** [PAN. BURPS5295K], [AADHAAR NO. 934583067617] & [MOBILE NO. 9230841666], daughter of Late Satya Ranjan Saha & Late Kanan Saha, by faith - Hindu, by occupation - Self Employed, by nationality - Indian, residing at FE-2/7, Vidyasagar Pally, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, hereinafter jointly called and referred to as the "**LANDOWNERS/PRINCIPALS/EXECUTANTS**", do hereby nominate, constitute and appoint **ANIKET CONSTRUCTIONS** [PAN. AIWPB8626P], a Proprietorship Concern, having its office at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700 059, District North 24 Parganas, West Bengal, represented by its Proprietor namely **AVIJIT BOSE** [PAN. AIWPB8626P], [AADHAAR NO. 592357298154] & [MOBILE NO. 9836770322], son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, presently residing at Flat No. 3G, 3rd Floor, Ganapati Garden, Block-B, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as our true, authorised and lawful Attorney for us in our names on our behalf and to to exercise, execute and perform all and every/any of the acts, deeds, matters and things. ✓

WHEREAS we are the absolute joint owners of **ALL THAT** piece and parcel of Bastu land measuring 2 (Two) Cottahs 8 (Eight) Chittacks 12 (Twelve) sq.ft. be the same a little more or less Together With cement flooring pucca one storey residential building standing on the part of the property in total building area measuring 1200 (One Thousand Two Hundred) Square Feet be the same a little more or less, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114,



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Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), comprised in C.S. Dag No. 1539, **R.S. Dag No. 1491, L.R. Dag No. 4010**, under C.S. Khatian No. 115, **R.S. Khatian No. 154, L.R. Khatian No. 4036**, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 63/1294, Block No. A, in Ward No. 19, having Assessee No. 20033120232 (Holding Address : 28, Block No. A, 63, 1294, Jyangra, Krishnapur), having Premises No. FE-2/7, Vidyasagar Pally (Jyangra), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, in the District North 24 Parganas, morefully described in Schedule hereafter written [**Hereinafter called as the "SAID PREMISES/SAID PROPERTY"**], by receiving the same by way of inheritance from our deceased mother, Kanan Saha.

AND WHEREAS we, the Landowners/Principals herein have jointly entered into a Registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by us with the said **ANIKET CONSTRUCTIONS [PAN. AIWPB8626P]**, a Proprietorship Concern, having its office at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700 059, District North 24 Parganas, West Bengal, represented by its Proprietor namely **AVIJIT BOSE [PAN. AIWPB8626P], [AADHAAR NO. 592357298154] & [MOBILE NO. 9836770322]**, son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, presently residing at Flat No. 3G, 3rd Floor, Ganapati Garden, Block-B, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal. The said Development Agreement was registered on **..02.05.2024** in the office of the A.D.S.R. Rajarhat, New Town, and recorded as Deed No.**7129**... for the year 2024.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, we, the Principals/Landowners herein, jointly appointing the SAID ATTORNEY HOLDER as our true authorised and lawful attorney for our




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names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things in relation to the Developer's Allocation only as mentioned hereinafter.

1. To appear and represent before the authorities of 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 Attorney 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 our said premises before 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 our behalf and in our names as and when the same will become due and payable.

6. To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with neighbour's plot of land of the schedule property and/or any other instruments and deeds & documents in respect of sale of flats/shops/car parking spaces/units 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 his name or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, Deed of Declaration/Deed of Rectification and/or any other instrument and document 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. To sign and execute Deed of Amalgamation in respect of our land with our neighbour's plots of land on our behalf and in our names.
7. To receive the consideration money in cash or by cheque/draft and/or in any other modes from the intending purchaser or purchasers for booking of flats/shops/garages or units relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats/shops/garage 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



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the flats/shops/garage spaces/units in the said building/s relating to Developer's Allocation in our said premises.

10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
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 the 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 our Attorney 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 in relation to the Developer's Allocation only according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney 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 us before all concerned authorities having jurisdiction over the said premises and to sign, execute and submit papers and documents relating thereto.

Contd.....7



Additional District Sub-Registrar,
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AND GENERALLY to act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do if we, personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO
[Description of Total Plot of Land & Premises]

ALL THAT piece and parcel of Bastu land measuring **2 (Two) Cottahs 8 (Eight) Chittacks 12 (Twelve) sq.ft.** be the same a little more or less Together With cement flooring pucca one storey residential building standing on the part of the property in total building area measuring **1200 (One Thousand Two Hundred) Square Feet** be the same a little more or less, lying and situated at Mouza - Jyangra, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), comprised in C.S. Dag No. 1539, R.S. Dag No. 1491, L.R. Dag No. 4010, under C.S. Khatian No. 115, R.S. Khatian No. 154, L.R. Khatian No. 4036, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 63/1294, Block No. A, in Ward No. 19, having Assessee No. 20033120232 (Holding Address : 28, Block No. A, 63, 1294, Jyangra, Krishnapur), having Premises No. FE-2/7, Vidyasagar Pally (Jyangra), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, in the District North 24 Parganas, in the State of West Bengal. The said plot of land is butted and bounded as follows :-

ON THE NORTH : Land of Late Ajit Kumar Bose.
ON THE SOUTH : Land of Late Mihir Baran Sarkar.
ON THE EAST : 10 ft. Wide Road [Vidyasagar Pally (Jyangra)].
ON THE WEST : Land of Late Tapas Chakraborty.

Suman Saha
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the ...2nd... day of ...May... 2024 (Two Thousand Twenty Four) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
in the presence of :

1. *Salita Saha*
F/E-2/7, Vidyanagar Pally,
Dyanga Baguiali,
Kolkata - 700059.
2. *Harimang Bhowmik*
Ran Nigun Bazar
TOST R Gopalpur
KA : 700136

Sukla Saha
Sukla Saha

Suman Saha
Suman Saha

Susmita Saha
Susmita Saha

Landowners/Principals

Drafted By :
Pankaj Narayan Swarnakar
Adv.
F/1305/914/2011
Judge Court, Damodar.

For Pinaki Chattopadhyay & Associates,
Advocates,

Sangita Apartment, Ground Floor,
Teghoria Main Road,
Kolkata - 700 157.
Mob: 9830061809

Avijit Bose

Avijit Bose

Proprietor of

Aniket Constructions

Attorney

Composed By :

Jayashree Mondal
Jayashree Mondal,
Teghoria Main Road,
Kolkata - 700 157.




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

02 MAY 2024

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>Anjit Bose</i>	L.H.					
	R.H.					

ATTESTED :- *Anjit Bose*

 <i>Sukla Saha</i>	L.H.					
	R.H.					

ATTESTED :- *Sukla Saha*

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

ATTESTED :- *Suman Saha*

 <i>Susrmita Saha</i>	L.H.					
	R.H.					

ATTESTED :- *Susrmita Saha*




Additional District Sub-Registrar,
Kalamhat, New Town, North 24-Pgs

02 MAY 2024

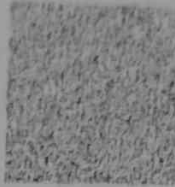
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

EVIP86129D



नाम / Name
HARICHAND BISWAS

पिता का नाम / Father's Name
BIMAL BISWAS

जन्म की तारीख /
Date of Birth
25/04/1989

28/02/2023

हस्ताक्षर / Signature

Harichand Biswas

Major Information of the Deed

Deed No :	I-1523-07144/2024	Date of Registration	02/05/2024
Query No / Year	1523-8001109495/2024	Office where deed is registered	A D S R. RAJARHAT, District: North 24-Parganas
Query Date	02/05/2024 2:05:37 PM		
Applicant Name, Address & Other Details	PINAKI CHATTOPADHYAY TEGHORIA MAIN ROAD, Thana: Baguati, District: North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No: 7003254724, 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. 2/-	Rs. 51,13,499/-		
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] - 152307129/2024 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: Vidyasagar Pally(Jyangra), Mouza: Jyangra, Pin Code : 700059

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-1491	RS-154	Bastu	Shali	2 Katha 8 Chatak 12 Sq Ft	1/-	43,03,499/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, . Project Name :
Grand Total :					4.1525Dec	1 /-	43,03,499 /-	

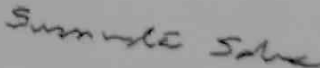
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	1 /-	8,10,000 /-	



Principal Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mrs SUKLA SAHA Wife of Late PROVAT SAHA Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place : Office	 02/05/2024	 Captured LTI 02/05/2024	 02/05/2024
AC 12/7, DESHBANDHU NAGAR, City:- Not Specified, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.: BRxxxxxx5J, Aadhaar No: 31xxxxxxxx3899, Status :Individual, Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place : Office			
Mr SUMAN SAHA Son of Late KANAN SAHA (Mother) Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place : Office	 02/05/2024	 Captured LTI 02/05/2024	 02/05/2024
FE 2/7, VIDYASAGAR PALLY, City:- Not Specified, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.: BLxxxxxx3G, Aadhaar No: 93xxxxxxxx7617, Status :Individual, Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place : Office			
SUSMITA SAHA (Presentant) Daughter of Late KANAN SAHA (Mother) Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place : Office	 02/05/2024	 Captured LTI 02/05/2024	 02/05/2024
FE 2/7, VIDYASAGAR PALLY, City:- Not Specified, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.: BUxxxxxx5K, Aadhaar No: 93xxxxxxxx7617, Status :Individual, Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place : Office			



Survey Details :

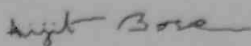
Name,Address,Photo,Finger print and Signature

ANIKET CONSTRUCTIONS

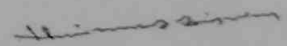
INDRANI APARTMENT, 2ND FLOOR, DR. B.C. ROY SARANI, JYANGRA, UTTARAYAN, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Date of Incorporation:XX-XX-1XX1 , PAN No.:: Alxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	Mr AVIJIT BOSE Son of Mr SITAL BOSE Date of Execution - 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024, Place of Admission of Execution: Office	 May 2 2024 5:30PM	 Captured LTI 02/05/2024	 02/05/2024
INDRANI APARTMENT, 2ND FLOOR, DR. B.C. ROY SARANI, JYANGRA UTTARAYAN, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: Alxxxxxx6P, Aadhaar No: 59xxxxxxxx8154 Status : Representative, Representative of : ANIKET CONSTRUCTIONS (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HARI CHAND BISWAS Son of Late B BISWAS RAM NAGAR BARA BERI, City:- Not Specified, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700036	 02/05/2024	 Captured 02/05/2024	 02/05/2024
Identifier Of Mrs SUKLA SAHA, Mr SUMAN SAHA, SUSMITA SAHA, Mr AVIJIT BOSE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SUKLA SAHA	ANIKET CONSTRUCTIONS-1.38417 Dec
2	Mr SUMAN SAHA	ANIKET CONSTRUCTIONS-1.38417 Dec
3	SUSMITA SAHA	ANIKET CONSTRUCTIONS-1.38417 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SUKLA SAHA	ANIKET CONSTRUCTIONS-400.00000000 Sq Ft
2	Mr SUMAN SAHA	ANIKET CONSTRUCTIONS-400.00000000 Sq Ft
3	SUSMITA SAHA	ANIKET CONSTRUCTIONS-400.00000000 Sq Ft





Endorsement For Deed Number : I - 152307144 / 2024

02-05-2024

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 of Indian Stamp Act 1899.

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

Presented for registration at 14:21 hrs on 02-05-2024, at the Office of the A.D.S.R. RAJARHAT by SUSMITA SAHA, 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 51,13,499/-

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

Execution is admitted on 02/05/2024 by 1. Mrs SUKLA SAHA, Wife of Late PROVAT SAHA, AC 12/7, DESHBANDHU NAGAR, P.O: JYANGRA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 2. Mr SUMAN SAHA, Son of Late KANAN SAHA, FE 2/7, VIDYASAGAR PALLY, P.O: JYANGRA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 3. SUSMITA SAHA, Daughter of Late KANAN SAHA, FE 2/7, VIDYASAGAR PALLY, P.O: JYANGRA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Others

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

Execution is admitted on 02-05-2024 by Mr AVIJIT BOSE, PROPRIETOR, ANIKET CONSTRUCTIONS (Sole Proprietorship), INDRANI APARTMENT, 2ND FLOOR, DR. B.C. ROY SARANI, JYANGRA, UTTARAYAN, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

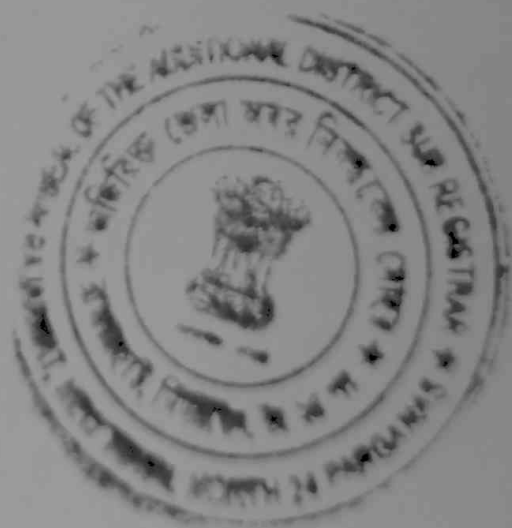
Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 250789, Amount: Rs.100.00/-, Date of Purchase: 01/02/2024, Vendor name: S MUKHERJEE

Sanjoy Basak

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



of Registration under section 60 and Rule 69.
ed in Book - I
number 1523-2024, Page from 279212 to 279228
No 152307144 for the year 2024.



Basak

Digitally signed by SANJOY BASAK
Date: 2024.05.21 17:07:17 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 21/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.



DATED THE DAY OF 2024

DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

BETWEEN

Sukla Saha

Suman Saha

Susmita Saha

Landowners/Principals

Aniket Constructions

Attorney

Drafted By

Pinaki Chattopadhyay & Associates

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700157

Ph. : 9830061809

Composed By

Jayashree Mondal

Teghoria Main Road

Kolkata - 700157