

4131/2023

I-3541/23

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



041095

31/08/2023

Additional Registrar of Assurances
Kolkata

Certified that the Document is admitted to
Registration and the Registration Sheet and the
endorsement are the part of this document

Additional Registrar
of Assurances II Kolkata

16 MAR 2023

**DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS
we, (1) **USHA CHAKRABORTY [PAN.**
AOTPC3350C], [AADHAAR NO.
658245890696] & [MOBILE NO.
9007732725], wife of Late Tapas
Chakraborty, daughter in law of Late Jiban

126376

Minna Chatteropadhyay
Advocate
Judge's Court Barasa

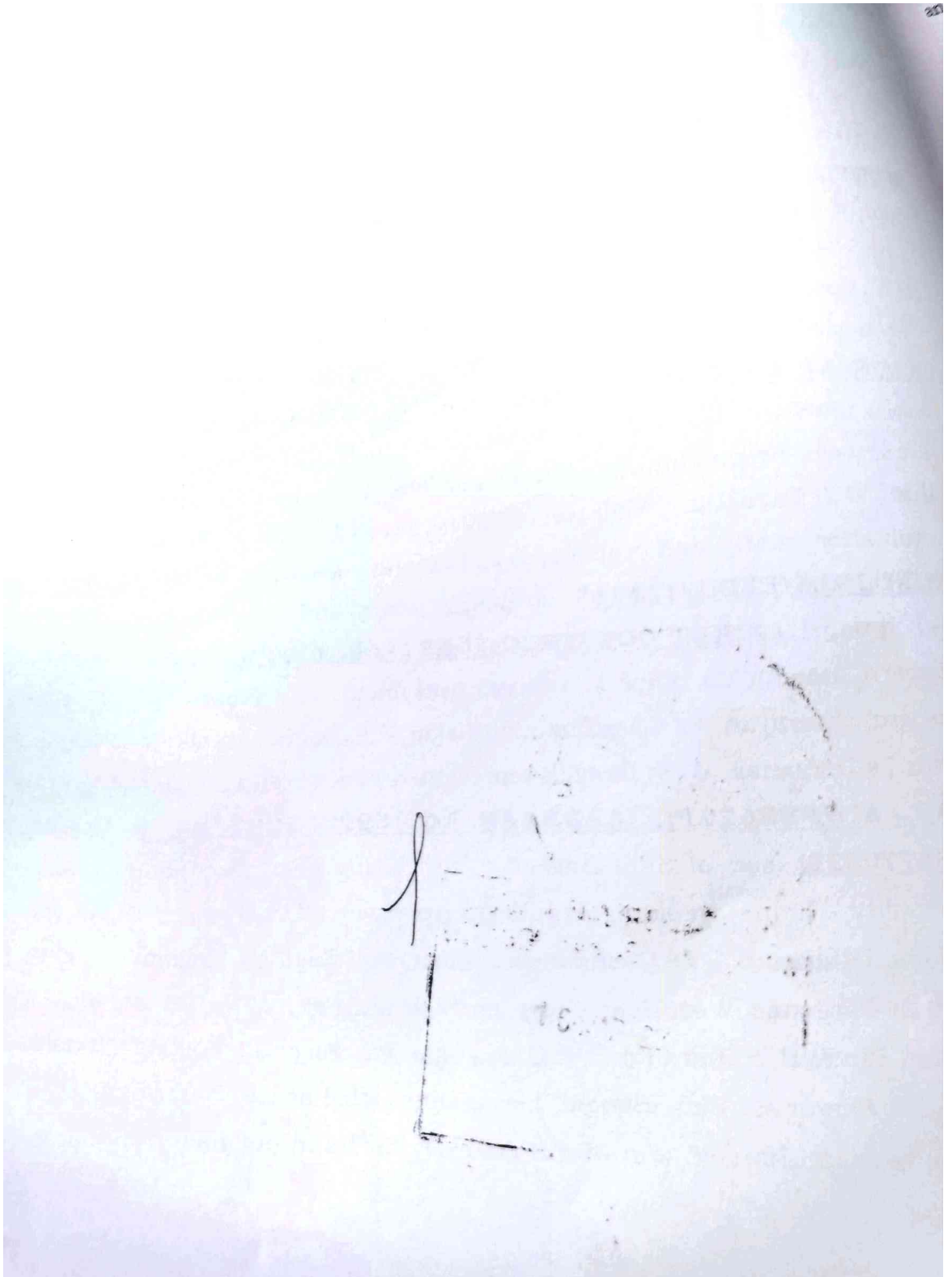
NAME
25 JAN 2023
BURANIAN MURTHI W. D.
8.3.11

25 JAN 2023
25 JAN 2023

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ADDITIONAL REGISTRAR OF ASSURANCE II, KOLKATA
16 MAR 2023

kumar Chakraborty, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at F/F-7/1, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (2) **SOUMI CHAKRABORTY [PAN, CQDPC1209A], [AADHAAR NO. 686925256902] & [MOBILE NO. 7439466202]**, daughter of Late Tapas Chakraborty, grand daughter of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - Student, by nationality - Indian, residing at F/F-7/1, Hatiara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (3) **RAKHI BHATTACHARYA [PAN, BZTPB3881P], [AADHAAR NO. 258137296936] & [MOBILE NO. 8601201687]**, wife of Tara Nath Bhattacharya, daughter of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at D-32/153, Devnathpura, Bangalitola, P.O. Bangalitola, P.S. Dashashwmegh, District - Varanasi, Pin - 221001, Uttar Pradesh & (4) **MADHABI SAHA [PAN, DVOPS7522H], [AADHAAR NO. 824973117903] & [MOBILE NO. 9330795665]**, wife of Goutam Saha, daughter of Late Jiban Kumar Chakraborty, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 6, Khalisha Kota Pally, Birati, P.O. Birati, P.S. Dum Dum, Kolkata - 700051, District North 24 Parganas, West Bengal, hereinafter jointly and collectively called and referred to as the **"LANDOWNERS/PRINCIPALS/EXECUTANTS"**, do hereby jointly and solemnly 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 - 700059, 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 land measuring :

<u>C.S. Dag</u> <u>No.</u>	<u>R.S. Dag</u> <u>No.</u>	<u>C.S. Khatian</u> <u>No.</u>	<u>R.S. Khatian</u> <u>No.</u>	<u>Nature of</u> <u>Land</u>	<u>Joint Ownership</u> <u>K - CH - SFT.</u>
1493	1541	199	158	Sali	04 - 05 - 00
1492	1540	69	1023	Sali	01 - 03 - 00
1494	1542	416	410	Sali	00 - 08 - 00
					06 - 00 - 00

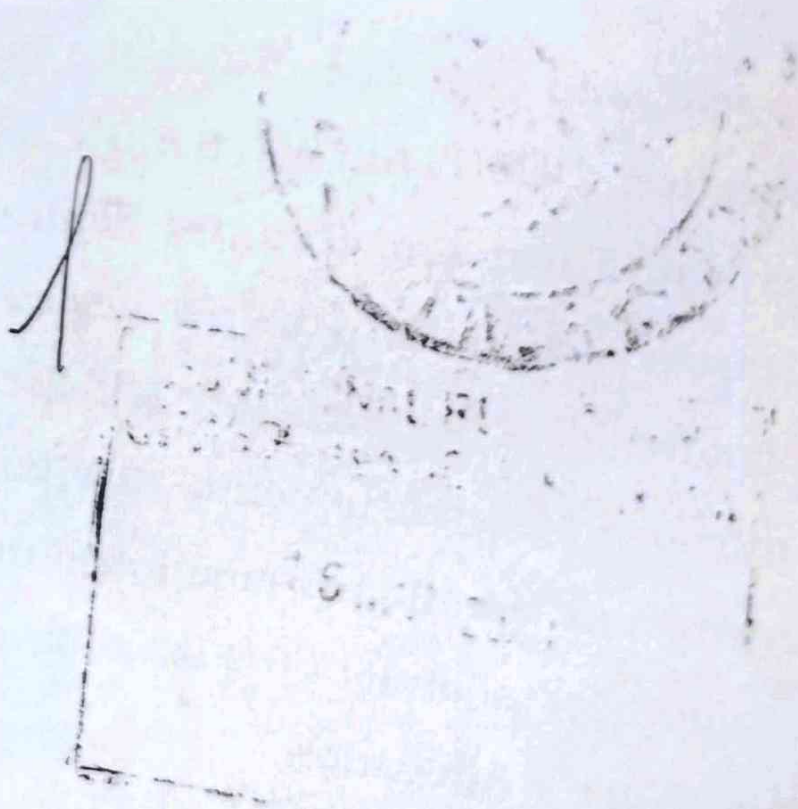
In total a demarcated plot of land measuring **6 (Six) Cottahs be the same a little more or less**, comprised in C.S. Dag Nos. 1493, 1492 & 1494, corresponding to **R.S. Dag Nos. 1541, 1540 & 1542**, under C.S. Khatian Nos. 199, 69 & 416, **R.S. Khatian Nos. 158, 1023 & 410**, lying and situate at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. Block-A, 79/N, in Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 79/N, Block-A, Jyangra, in Ward No. 13, having Assessee No. 20033120277, having Premises No. F/F-7/1, Hatiara Road, Jyangra, P.O. Jyangra, Kolkata - 700059, in the District North 24 Parganas, in the State of West Bengal, and which is morefully described in the Schedule hereinafter written, hereinafter called as the **"SAID PREMISES/SAID PROPERTY"**.

AND WHEREAS we, the Landowners/Principals herein, have entered into a Registered Development Agreement in respect of the aforesaid land and which is morefully described in the Schedule hereinafter written, owned by us with the said

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16 MAR 2023

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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/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 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 name 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 our behalf. To sign and execute and

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make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, and/or Deed of Declaration/Rectification 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 and/or in any other modes 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 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, garages, shops, 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/shops/car parking 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

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Handwritten text, possibly a signature or name, written in a cursive style.

or any other documents or papers in any proceedings relating to the said premises or in anyway connected therewith, arising out of the agreement 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 related to 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.

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 and 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.

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RECEIVED
16 MAR 2022

16 MAR 2022

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring :

<u>C.S. Dag</u> <u>No.</u>	<u>R.S. Dag</u> <u>No.</u>	<u>C.S. Khatian</u> <u>No.</u>	<u>R.S. Khatian</u> <u>No.</u>	<u>Nature of</u> <u>Land</u>	<u>Total Land Area</u> <u>K : CH : SFT.</u>
1493	1541	199	158	Sali	04 - 05 - 00
1492	1540	69	1023	Sali	01 - 03 - 00
1494	1542	416	410	Sali	00 - 08 - 00 06 - 00 - 00

In total a demarcated plot of land measuring **6 (Six) Cottahs** be the same a little more or less, comprised in C.S. Dag Nos. 1493, 1492 & 1494, corresponding to **R.S. Dag Nos. 1541, 1540 & 1542**, under C.S. Khatian Nos. 199, 69 & 416, **R.S. Khatian Nos. 158, 1023 & 410**, lying and situate at **Mouza - Jyangra**, J.L. No. 16, Re. Sa. No. 114, Touzi No. 3027, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. Block-A, 79/N, in Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 79/N, Block-A, Jyangra, in Ward No. 13, having Assessee No. 20033120277, having Premises No. F/F-7/1, Hatiara Road, Jyangra, P.O. Jyangra, 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 : R.S. Dag No. 1538 & 40 ft. Wide P.W.D. Road [Hatiara Road].
ON THE SOUTH : R.S. Dag No. 1540 (P).
ON THE EAST : R.S. Dag No. 1539.
ON THE WEST : R.S. Dag No. 1542 & House of Bivarani Samajdar & Others.

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ADDITIONAL RECORD
STATE OF NEW YORK
18 MAY 1911

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 16th day of March, 2023 (Two Thousand Twenty Three) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

in the presence of :

1. Sujit Acharya,
of Dakshin Puru,
PO & PS. Barasat,
KOL - 700124.

Usha Chakraborty
Usha Chakraborty

2. Jayashree Mondal
W/O. Subhankar Paul
Nalabara, P.O. Saratpur,
P.S. Swarnapukur,
Dist - 24 P.G.S (N),
Pin - 743286

Soumi Chakraborty
Soumi Chakraborty

Rakhi Bhattacharya

Rakhi Bhattacharya

Drafted By :

Parash Monayan Swarnakar
Adv.
11/305/914/2011
Jugki Court, Barasat.

**For Pinaki Chattopadhyay & Associates,
Advocates,**

Sangita Apartment, Ground Floor,
Teghoria Main Road,
Kolkata - 700157.
Ph. : 9830061809.

Composed By :

Jayashree Mondal
Jayashree Mondal,
Teghoria Main Road,
Kolkata - 700157.

Madhabi Saha
Madhabi Saha

Landowners/Principals

Aniket Bose

Aniket Constructions
Represented by its Proprietor

Avijit Bose

Attorney

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ADDITIONAL REGISTRAR
OF ASSURANCE II, KOLKATA
16 MAR 2007

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

	L.H.					
	R.H.					

Usha Chakraborty

ATTESTED :- Usha Chakraborty

	L.H.					
	R.H.					

Gourmi Chakraborty

ATTESTED :- Gourmi Chakraborty

	L.H.					
	R.H.					

Rakhi Bhatta Chatterjee

ATTESTED :- Rakhi Bhattacharya

	L.H.					
	R.H.					

Madhavi Saha

ATTESTED :- Madhavi Saha



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
16 MAR 2021

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*

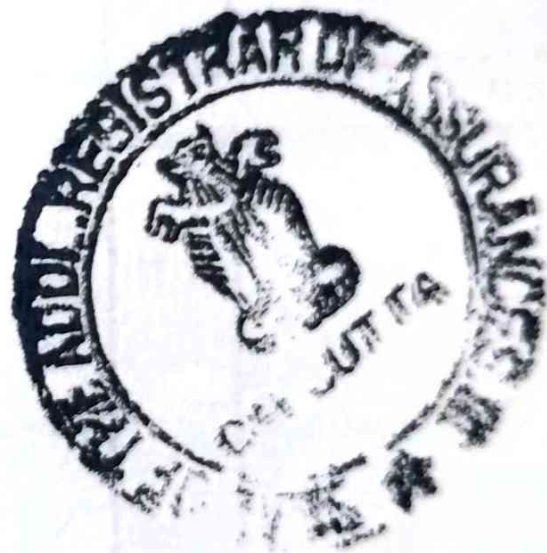
	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

16 MAR 2022

Major Information of the Deed

Deed No :	I-1902-03541/2023	Date of Registration	16/03/2023
Query No / Year	1902-8000708274/2023	Office where deed is registered	A R A - II KOLKATA, District: Kolkata
Query Date	16/03/2023 3:19:32 PM	Additional Transaction	
Applicant Name, Address & Other Details	SUJIT ACHARYA Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 6289087849, Status : Advocate		
Transaction	[138] Sale, Development Power of Attorney after Registered Development Agreement		
Set forth value	Market Value		
Stamp duty Paid(SD)	Rs. 2,07,89,998/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 73/- (Article:E, M(a).)		
Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190203532/2023 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: Hatia Road, Mouza: Jyangra, , Ward No: 13, Holding No:79/N Pin Code : 700059

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1541	RS-158	Bastu	Shali	4 Katha 5 Chatak		1,49,42,811/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-1540	RS-1023	Bastu	Shali	1 Katha 3 Chatak		41,14,687/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-1542	RS-410	Bastu	Shali	8 Chatak		17,32,500/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			9.9Dec	0 /-	207,89,998 /-	
		Grand Total :			9.9Dec	0 /-	207,89,998 /-	

Principal Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
USHA CHAKRABORTY Wife of Late TAPAS CHAKRABORTY Executed by: Self, Date of Execution: 16/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office	 16/03/2023	 LTI 16/03/2023	 16/03/2023

F/F-7/1, HATIARA ROAD, City:- , P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AOxxxxxx0C, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/03/2023
, Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office

Name	Photo	Finger Print	Signature
SOUMI CHAKRABORTY Daughter of Late TAPAS CHAKRABORTY Executed by: Self, Date of Execution: 16/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office	 16/03/2023	 LTI 16/03/2023	 16/03/2023

F/F-7/1, HATIARA ROAD, City:- , P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: CQxxxxxx9A, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/03/2023
, Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office

Name	Photo	Finger Print	Signature
RAKHI BHATTACHARYA Wife of TARA NATH BHATTACHARYA Executed by: Self, Date of Execution: 16/03/2023 , Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office	 16/03/2023	 LTI 16/03/2023	 16/03/2023

D 32/153, DEVNATHPURA, BANGALITOLA, City:- , P.O:- BANGALITOLA, P.S:-DASHASHWMEGH, District:-Varanasi, Uttar Pradesh, India, PIN:- 221001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BZxxxxxx1P, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/03/2023
, Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office

Name	Photo	Finger Print	Signature
MADHABI SAHA Wife of GOUTAM SAHA Executed by: Self, Date of Execution: 16/03/2023 Admitted by: Self, Date of Admission: 16/03/2023, Place of Office	 16/03/2023	 LTI 16/03/2023	 16/03/2023
6, KHALISHA KOTA PALLY, BIRATI, City: , P.O:- BIRATI, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.: DVxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/03/2023 Admitted by: Self, Date of Admission: 16/03/2023 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANIKET CONSTRUCTIONS INDRANI APARTMENT, 2ND FLOOR, DR. B.C.ROY SARANI, JYANGRA, UTTARAYAN, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.: Alxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	AVIJIT BOSE (Presentant) Son of SITAL BOSE Date of Execution - 16/03/2023, , Admitted by: Self, Date of Admission: 16/03/2023, Place of Admission of Execution: Office	 Mar 16 2023 3:39PM	 LTI 16/03/2023	 16/03/2023
INDRANI APARTMENT, 2ND FLOOR, DR. B.C.ROY SARANI, JYANGRA, UTTARAYAN, City:- , 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, , PAN No.: Alxxxxxx6P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ANIKET CONSTRUCTIONS (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
SUJIT ACHARYA Son of SUNIL ACHARYA DAKHINPARA, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 16/03/2023	 16/03/2023	 16/03/2023
Identifier Of USHA CHAKRABORTY, SOUMI CHAKRABORTY, RAKHI BHATTACHARYA, MADHABI SAHA, AVIJIT BOSE			

Transfer of property for L1

From	To. with area (Name-Area)
USHA CHAKRABORTY	ANIKET CONSTRUCTIONS-1.77891 Dec
SOUMI CHAKRABORTY	ANIKET CONSTRUCTIONS-1.77891 Dec
RAKHI BHATTACHARYA	ANIKET CONSTRUCTIONS-1.77891 Dec
MADHABI SAHA	ANIKET CONSTRUCTIONS-1.77891 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	USHA CHAKRABORTY	ANIKET CONSTRUCTIONS-0.489844 Dec
2	SOUMI CHAKRABORTY	ANIKET CONSTRUCTIONS-0.489844 Dec
3	RAKHI BHATTACHARYA	ANIKET CONSTRUCTIONS-0.489844 Dec
4	MADHABI SAHA	ANIKET CONSTRUCTIONS-0.489844 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	USHA CHAKRABORTY	ANIKET CONSTRUCTIONS-0.20625 Dec
2	SOUMI CHAKRABORTY	ANIKET CONSTRUCTIONS-0.20625 Dec
3	RAKHI BHATTACHARYA	ANIKET CONSTRUCTIONS-0.20625 Dec
4	MADHABI SAHA	ANIKET CONSTRUCTIONS-0.20625 Dec

Endorsement For Deed Number : I - 190203541 / 2023

16-03-2023

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

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

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

Presented for registration at 15:23 hrs on 16-03-2023, at the Office of the A.R.A. - II KOLKATA by AVIJIT BOSE .

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 2,07,89,998/-

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

Execution is admitted on 16/03/2023 by 1. USHA CHAKRABORTY, Wife of Late TAPAS CHAKRABORTY, F/F-7/1, HATIARA ROAD, P.O: JYANGRA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 2. SOUMI CHAKRABORTY, Daughter of Late TAPAS CHAKRABORTY, F/F-7/1, HATIARA ROAD, P.O: JYANGRA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Student, 3. RAKHI BHATTACHARYA, Wife of TARA NATH BHATTACHARYA, D 32/153, DEVNATHPURA, BANGALITOLA, P.O: BANGALITOLA, Thana: DASHASHWMEGH, , Varanasi, UTTAR PRADESH, India, PIN - 221001, by caste Hindu, by Profession House wife, 4. MADHABI SAHA, Wife of GOUTAM SAHA, 6, KHALISHA KOTA PALLY, BIRATI, P.O: BIRATI, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession House wife

Indetified by SUJIT ACHARYA, , , Son of SUNIL ACHARYA, DAKHINPARA, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

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

Execution is admitted on 16-03-2023 by AVIJIT BOSE, PROPRIETOR, ANIKET CONSTRUCTIONS, INDRANI APARTMENT, 2ND FLOOR, DR. B.C.ROY SARANI, JYANGRA, UTTARAYAN, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by SUJIT ACHARYA, , , Son of SUNIL ACHARYA, DAKHINPARA, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 180376, Amount: Rs.100.00/-, Date of Purchase: 25/01/2023, Vendor name: S MUKHERJEE

fm2

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1902-2023, Page from 116614 to 116632
being No 190203541 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.03.21 15:10:27 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/03/21 03:10:27 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THE DAY OF 2023

**DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

BETWEEN

Usha Chakraborty
Soumi Chakraborty
Rakhi Bhattacharya
Madhabi Saha
Landowner/Principals

Aniket Constructions
Represented by its Proprietor
Avijit Bose
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