

16067

(1) 16050/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 866972

8/2665821/23

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

[Signature]

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

16 OCT 2023

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED
DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS we, (1)
PRADIP SINHA [PAN. AJZPS8554M],
[AADHAAR NO. 588138161669] & [MOBILE
NO. 9804716610], son of Late Balaram Sinha
& Late Saraswati Sinha, by faith - Hindu, by
occupation - Business, by nationality - Indian,
residing at F/F-7, Hatiara Road, Rajarhat

126227

Pinaki Chattopadhyay
Advocate
Judge's Court Barasat

NAME.....
ADD.....
Rs.....
30 AUG 2023
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

30 AUG 2023
30 AUG 2023



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

16 OCT 2023

Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (2) **PURNIMA CHAKRABORTY** [PAN. AXMPC5552A], [AADHAAR NO. 716273436831] & [MOBILE NO. 9830622770], wife of Ratan Chakraborty, daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 41, Yogipara Road, South Dum Dum (M), P.O. Dum Dum, P.S. Dum Dum, Kolkata - 700028, District North 24 Parganas, West Bengal, (3) **TUNU KAHAR** [PAN. DZFPK0760Q], [AADHAAR NO. 791536638965] & [MOBILE NO. 8442902801], wife of Mohan Ram Kahar, daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 14/16, Sujan Bagan, Kathgola More, Chinchurah(p) P.O. Chinchurah & P.S. Chinshurah, District - Hooghly, Pin - 712101, West Bengal, (4) **RITA SINHA** [PAN. CTSPS8398Q], [AADHAAR NO. 319745237202] & [MOBILE NO. 8017189457], wife of Late Rajkumar Sinha, daughter in law of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (5) **VICKY SINHA** [PAN. CCCPS9605R], [AADHAAR NO. 822793430641] & [MOBILE NO. 9804472189], son of Late Raj Kumar Sinha, grand son of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (6) **TUMPA BHOWMICK** [PAN. BATPB2748C], [AADHAAR NO. 351337348298] & [MOBILE NO. 9883103593], daughter of Late Raju Sinha @ Late Raj Kumar Sinha, grand daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 7/8, Netai Nagar Green Park, Mukundapur, P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 700099, District South 24 Parganas, West Bengal, (7) **PAMPA SINHA** [PAN. CTSPS8456D], [AADHAAR NO. 721629424533] & [MOBILE NO. 8240709150], daughter of Late Raj Kumar Sinha, grand daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by



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

occupation - House hold work, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (8) **MAYA SINHA [PAN. IFTPS6619H], [AADHAAR NO. 878925369880] & [MOBILE NO. 9748450853]**, wife of Late Ashok Sinha, daughter in law of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (9) **SONU SAHA [PAN. CZFPS9153L], [AADHAAR NO. 646150408933] & [MOBILE NO. 9830594599]**, wife of Partha Saha, daughter of Late Ashok Kumar Sinha @ Late Ashok Sinha, grand daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Binodini Avenue, Hatiara, Rajarhat Gopalpur (M), P.O. Hatiara & P.S. Eco Park, Kolkata - 700157, District North 24 Parganas, West Bengal, (10) **SAMPA SINHA [PAN. LCSPS3692B], [AADHAAR NO. 305897438078] & [MOBILE NO. 8910071626]**, daughter of Late Ashoke Sinha, grand daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House hold work, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (11) **SOMNATH SINHA [PAN. LCSPS3695G], [AADHAAR NO. 550026528718] & [MOBILE NO. 8697569133]**, son of Late Ashoke Sinha, grand son of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - Service, by nationality - Indian, residing at F/F-7, Hatiara Road, Rajarhat Gopalpur (M), P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (12) **TAPAS CHOWDHURY [PAN. BZKPC2903A], [AADHAAR NO. 891802851883] & [MOBILE NO. 9748343546]**, son of Late Shanti Chowdhury & Late Gita Rani Chowdhury, grand son of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - Service, by nationality - Indian, residing at 58/5A/H/20, B.T. Road, Cossipore, Cossipore H.O, P.O. Sarbomongola, P.S. Cossipore, Kolkata - 700002, District North 24 Parganas, West Bengal, (13) **RINA SINGH [PAN. LCSPS3619A], [AADHAAR NO. 630089683903] & [MOBILE NO. 8240880264]**,



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

16 OCT 2023

wife of Tej Kumar Singh, daughter of Late Santi Chowdhury & Late Gita Rani Chowdhury, grand daughter of Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Mohiari Chandibagan, P.O. Andul, P.S. Domjur, District - Howrah, Pin - 711302, West Bengal & (14) **RUNU CHOWDHURY [PAN. AQFPC7961H], [AADHAAR NO. 254128839446] & [MOBILE NO. 9163525045]**, wife of Saraj Thakur, daughter of Late Shanti Chowdhury & Late Gita Rani Chowdhury, grand Late Balaram Sinha & Late Saraswati Sinha, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at 58/5A, B.T. Road, Cossipore, P.O. Sarbomongola, P.S. Cossipore, Kolkata - 700002, District North 24 Parganas, West Bengal, hereinafter jointly and collectively called and referred to as the **"LANDOWNERS/PRINCIPALS/EXECUTANTS"**, do hereby jointly and severally 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 a plot of Bastu land measuring **2 (Two) Cottahs 2 (Two) Chittacks 0 (Zero) sq.ft.** be the same a little more or less equivalent to land measuring **1530 (One Thousand**



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

16 OCT 2023

Five Hundred Thirty) Square Feet be the same a little more or less, Together With cement flooring pucca one storey residential building in total building area measuring 1000 (One Thousand) 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. Rajarhat now Baguiati, comprised in C.S. Dag No. 1494, R.S. Dag No. 1542, L.R. Dag No. 4001, under C.S. Khatian No. 416, R.S. Khatian No. 410, L.R. Khatian Nos. 4026, 4027, 4028, 4029, 4030, 4031, 4032, 4033 & 4033/1, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the then local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. RGM-15/445, in Ward No. 15, thereafter Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 78/AS/94/99, Block-A, in Ward No. 19, having Assessee No. 20033120273 (Holding Address : 28, Block No. A, 78, AS, 94, 99, Jyangra, Krishnapur), being Premises No. F/F-7, Hatiara Road, P.O. Jyangra, Kolkata - 700059, in the District North 24 Parganas, morefully described in Schedule hereafter written [**Hereinafter called as the "SAID PREMISES/SAID PROPERTY"**].

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-



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

16 OCT 2023

knit Bose

B, Hatihara Road, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 16.10.2023, in the office of the A.D.S.R. Rajarhat, New Town, and recorded as Deed No. 16039 for the year 2023.

*Make Simba
Rudolf Simba*

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



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

16 OCT 2023

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



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

16 OCT 2023

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 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.



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

16 OCT 2023

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.

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.



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

16 OCT 2023

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

ALL THAT piece and parcel of a plot of Bastu land measuring 2 (Two) Cottahs 2 (Two) Chittacks 0 (Zero) sq.ft. be the same a little more or less equivalent to land measuring 1530 (One Thousand Five Hundred Thirty) Square Feet be the same a little more or less. Together With cement flooring pucca one storey residential building standing on the part of the land, in total building area measuring 1000 (One Thousand) 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. Rajarhat now Baguiati, comprised in C.S. Dag No. 1494, R.S. Dag No. 1542, L.R. Dag No. 4001, under C.S. Khatian No. 416, R.S. Khatian No. 410, L.R. Khatian Nos. 4026 (in the name of Saraswati Sinha, since deceased), 4027 (in the name of Gita Rani Chowdhury, 4028 (in the name of Raj Kumar Sinha, since deceased), 4029 (in the name of Dilip Sinha @ Dilip Kumar Sinha, since deceased), 4030 (in the name of Ashok Sinha, since deceased), 4031 (in the name of Purnima Chakraborty), 4032 (in the name of Tunu Kahar), 4033 (in the name of Jharna Sinha, since deceased) & 4033/1 (in the name of Pradip Sinha), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the then local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. RGM-45/445, in Ward No. 15, thereafter Ward No. 28, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. 78/AS/94/99, Block-A, in Ward No. 19, having Assessee No. 20033120273 (Holding Address : 28, Block No. A, 78, AS, 94, 99, Jyangra, Krishnapur), being Premises No. F/F-7, Hatiara Road, P.O. Jyangra, Kolkata - 700059, in the District North 24 Parganas, in the State of West Bengal. The said total plot of land is butted & bounded as follows :-

ON THE NORTH : 45 ft. Wide Road [Hatiara Road].
 ON THE SOUTH : House of Jiban Chakraborty & Debdas Samajder & Others.
 ON THE EAST : House of Jiban Chakraborty.
 ON THE WEST : House of Debdas Samajder & Others.



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

16 OCT 2023

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

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
in the presence of :

1. Shyamoli Sinha
F/17 Jyongra Hatara Road
Bagniate Kal - 59

Pradip Sinha
Pradip Sinha

2. Sujata Ray

Purnima Chakraborty
Purnima Chakraborty

Bhramar Singh
Ran Nigun Baram
POST R. Baram
100 : 700136

Tanu Kahar
Tanu Kahar

Rita Sinha

Rita Sinha

Drafted By :

For Pinaki Chattopadhyay & Associates,
Advocates,

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

Vicky Sinha
Vicky Sinha

Composed By :

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

Tumpa Bhowmik
Tumpa Bhowmik
Pampa Sinha
Pampa Sinha

Contd.....12



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

16 OCT 2023

Maya Sinha
Maya Sinha

Sampa Sinha
Sampa Sinha

Sonu Saha.
Sonu Saha

Somnath Sinha
Somnath Sinha

Tapas Chowdhury
Tapas Chowdhury

Rina Singh
Rina Singh

Runu Chowdhury
Runu Chowdhury

Landowners/Principals

Avijit Bose

Avijit Bose
Proprietor of
Aniket Constructions

Attorney



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

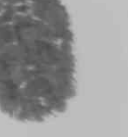
16 OCT 2023

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

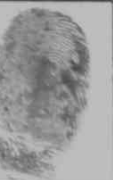
UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

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

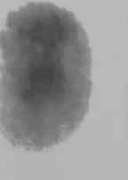
ATTESTED :- *Anjit Bose*

 <i>Pradi P Sinha</i>	L.H.					
	R.H.					

ATTESTED :- *Pradi P Sinha*

 <i>সুজিতা কান্তার</i>	L.H.					
	R.H.					

ATTESTED :-

 <i>সুজিতা কান্তার</i>	L.H.					
	R.H.					

ATTESTED :- *সুজিতা কান্তার*



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

16 OCT 2023

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>Rita Sinha</i>	L.H.					
	R.H.					

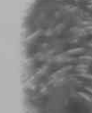
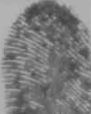
ATTESTED :-

Rita Sinha

 <i>Tecky Singh</i>	L.H.					
	R.H.					

ATTESTED :-

Tecky Singh

 <i>Gunta Bhowmick</i>	L.H.					
	R.H.					

ATTESTED :-

Gunta Bhowmick

 <i>Pompa Linba</i>	L.H.					
	R.H.					

ATTESTED :-

Pompa Linba



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

15 OCT 2023

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

 Mada Sinha	L.H.					
	R.H.					

ATTESTED :-

 Sampa Sinha	L.H.					
	R.H.					

ATTESTED :-

 Sonu Saha	L.H.					
	R.H.					

ATTESTED :-

 S. Saha	L.H.					
	R.H.					

ATTESTED :-



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

16 OCT 2023

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>Tarun Chhury</i>	L.H.					
	R.H.					

ATTESTED :-

 <i>Rina Singh</i>	L.H.					
	R.H.					

ATTESTED :-

 <i>S. S. S. S.</i>	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-



Additional District Magistrate,
Rajarhat, New Town, North 24 Parganas

16 OCT 2023

आयकर विभाग		भारत सरकार
INCOME TAX DEPARTMENT		GOVT. OF INDIA
HARICHAND BISWA		
BIMAL BISWAS		
25/04/1989		
Permanent Account Number		
BVIPB6129D		
Houchan Jaiswal		
Signature		

Houchan Jaiswal

Major Information of the Deed

Deed No :	I-1523-16050/2023	Date of Registration	16/10/2023
Query No / Year	1523-8002665821/2023	Office where deed is registered	A.D.S.R. RAJARHAT, District: North 24-Parganas
Query Date	16/10/2023 5:58:11 PM		
Applicant Name, Address & Other Details	PINAJI CHATTOPADHYAY BAGUIATI, Thana : Baguiati, 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		
Stamp duty Paid(SD)	Rs. 80,38,135/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 21/- (Article:E, E)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152316039/2023 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: Hatara Road, Mouza: Jyangra, Pin Code : 700059

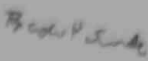
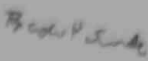
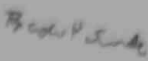
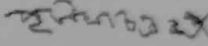
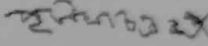
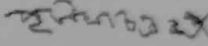
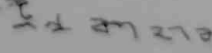
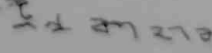
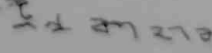
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1542	RS-410	Bastu	Bastu	1530 Sq Ft		73,63,135/-	Width of Approach Road: 45 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					3.5063Dec	0/-	73,63,135/-	

Structure Details :

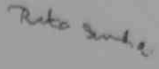
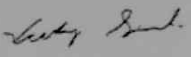
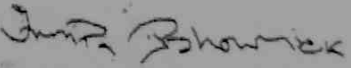
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0/-	6,75,000 /-	



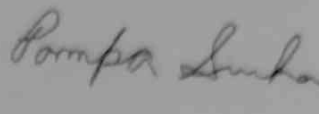
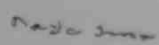
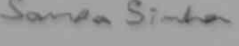
Principal Details :

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> PRADIP SINHA Son of Late BALARAM SINHA Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office </td> <td>  16/10/2023 </td> <td>  Captured LTI 16/10/2023 </td> <td>  16/10/2023 </td> </tr> </tbody> </table> F/F 7, HATIARA ROAD , RAJARHAT ,, 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, PAN No.: AJxxxxxx4M, Aadhaar No: 58xxxxxxxx1669, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	Name	Photo	Finger Print	Signature	PRADIP SINHA Son of Late BALARAM SINHA Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023
Name	Photo	Finger Print	Signature						
PRADIP SINHA Son of Late BALARAM SINHA Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> PURNIMA CHAKRABORTY Wife of Mr RATAN CHAKRABORTY Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office </td> <td>  16/10/2023 </td> <td>  Captured LTI 16/10/2023 </td> <td>  16/10/2023 </td> </tr> </tbody> </table> 41 YOGIPARA ROAD , SOUTH DUM DUM, City:- Not Specified, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AXxxxxxx2A, Aadhaar No: 71xxxxxxxx6831, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	Name	Photo	Finger Print	Signature	PURNIMA CHAKRABORTY Wife of Mr RATAN CHAKRABORTY Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023
Name	Photo	Finger Print	Signature						
PURNIMA CHAKRABORTY Wife of Mr RATAN CHAKRABORTY Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> TUNU KAHAR Wife of MOHAN RAM KAHAR Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office </td> <td>  16/10/2023 </td> <td>  Captured LTI 16/10/2023 </td> <td>  16/10/2023 </td> </tr> </tbody> </table> 14/16 SUJAN BAGAN , KATHGOLA MORE, City:- Not Specified, P.O:- CHINSURAH, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DZxxxxxx0Q, Aadhaar No: 79xxxxxxxx8965, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	Name	Photo	Finger Print	Signature	TUNU KAHAR Wife of MOHAN RAM KAHAR Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023
Name	Photo	Finger Print	Signature						
TUNU KAHAR Wife of MOHAN RAM KAHAR Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023						



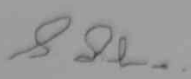
Name	Photo	Finger Print	Signature
RITA SINHA Wife of Late RAJKUMAR SINHA Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023
F/F 7 HATIARA ROAD, City:- Not Specified, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CTxxxxxx8Q, Aadhaar No: 31xxxxxxxx7202, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office			
Mr VICKY SINHA Son of Late RAJ KUMAR SINHA Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023
, HATIARA ROAD , RAJARHAT , F/F, 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, PAN No.: CCxxxxxx5R, Aadhaar No: 82xxxxxxxx0641, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office			
TUMPA BHOWMICK Daughter of Late RAJU SINHA ALIAS RAJ KUMAR SINHA Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023
7/8\ NETAJI NAGAR GREEN PARK ,, City:- Not Specified, P.O:- MUKUNDAPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BAxxxxxx8C, Aadhaar No: 35xxxxxxxx8298, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office			



7	Name PAMPA SINHA Daughter of Late RAJ KUMAR SINHA Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	Photo  16/10/2023	Finger Print  Captured LTI 16/10/2023	Signature  16/10/2023
F/F 7 HATIARA ROAD, City:- Not Specified, 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.: CTxxxxxx6D, Aadhaar No: 72xxxxxxxx4533, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office				
8	Name MAYA SINHA Wife of Late ASHOK SINHA Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	Photo  16/10/2023	Finger Print  Captured LTI 16/10/2023	Signature  16/10/2023
F/F 7 HATIARA ROAD, City:- Not Specified, 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.: IFxxxxxx9H, Aadhaar No: 87xxxxxxxx9880, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office				
9	Name SONU SAHA Wife of PARTHA SAHA Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	Photo  16/10/2023	Finger Print  Captured LTI 16/10/2023	Signature  16/10/2023
BINODINI AVENUE,HATIARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CZxxxxxx3L, Aadhaar No: 64xxxxxxxx8933, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office				
10	Name SAMPA SINHA Daughter of Late ASHOK SINHA Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	Photo  16/10/2023	Finger Print  Captured LTI 16/10/2023	Signature  16/10/2023



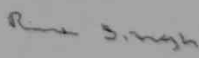
F/F 7 HATIARA ROAD ,, City:- Not Specified, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: LCxxxxxx2B, Aadhaar No: 30xxxxxxxx8078, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023, Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr SOMNATH SINHA Son of Late ASHOK SINHA Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023

F/F 7 HATIARA ROAD ,, City:- Not Specified, P.O:- JYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: LCxxxxxx5G, Aadhaar No: 55xxxxxxxx8718, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023, Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office

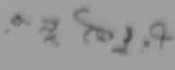
Name	Photo	Finger Print	Signature
Mr TAPAS CHOWDHURY Son of Late SHANTI CHOWDHURY Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023

58/5A/H/20 B T ROAD , COSSIPORE, City:- Not Specified, P.O:- SARBOMONGALA, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BZxxxxxx3A, Aadhaar No: 89xxxxxxxx1883, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023, Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office

Name	Photo	Finger Print	Signature
RINA SINGH Wife of TEJ KUMAR SINGH Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023

MOHIARI CHANDIBAGAN, City:- Not Specified, P.O:- ANDUL, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: LCxxxxxx9A, Aadhaar No: 63xxxxxxxx3903, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023, Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office



Name	Photo	Finger Print	Signature
RUNU CHOWDHURY Daughter of Late SHANTI CHOWDHURY Executed by: Self, Date of Execution: 16/10/2023 Admitted by: Self, Date of Admission: 16/10/2023, Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023

58/5A B T ROAD , COSSIPORE, City:- Not Specified, P.O:- Sarbomongala, P.S:-Cossipur, District:- North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AQxxxxxx1H, Aadhaar No: 25xxxxxxxx9446, Status : Individual, Executed by: Self, Date of Execution: 16/10/2023
 Admitted by: Self, Date of Admission: 16/10/2023, Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANIKET CONSTRUCTIONS INDRANI APARTMENT , 2ND FLOOR, City:- Not Specified, 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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> AVIJIT BOSE (Presentant) Son of SITAL BOSE Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office </td> <td>  Oct 16 2023 6:46PM </td> <td>  Captured LTI 16/10/2023 </td> <td>  16/10/2023 </td> </tr> </tbody> </table> INDRANI APARTMENT , 2ND FLOOR , DR B C ROY SARANI, 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, , PAN No.: Alxxxxxx6P, Aadhaar No: 59xxxxxxxx8154 Status : Representative, Representative of : ANIKET CONSTRUCTIONS (as PROPRIETOR)	Name	Photo	Finger Print	Signature	AVIJIT BOSE (Presentant) Son of SITAL BOSE Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office	 Oct 16 2023 6:46PM	 Captured LTI 16/10/2023	 16/10/2023
Name	Photo	Finger Print	Signature						
AVIJIT BOSE (Presentant) Son of SITAL BOSE Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office	 Oct 16 2023 6:46PM	 Captured LTI 16/10/2023	 16/10/2023						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HARICHAND BISWAS Son of Late NIRMAL BISWAS , RAMNAGAR BERABERI, City:- , P.O:- R GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136	 16/10/2023	 Captured 16/10/2023	 16/10/2023



Identifier Of PRADIP SINHA, PURNIMA CHAKRABORTY, TUNU KAHAR, RITA SINHA, Mr VICKY SINHA, TUMPA BHOWMICK, PAMPA SINHA, MAYA SINHA, SONU SAHA, SAMPA SINHA, Mr SOMNATH SINHA, Mr TAPAS CHOWDHURY, RINA SINGH, RUNU CHOWDHURY, AVIJIT BOSE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PRADIP SINHA	ANIKET CONSTRUCTIONS-0.250447 Dec
2	PURNIMA CHAKRABORTY	ANIKET CONSTRUCTIONS-0.250447 Dec
3	TUNU KAHAR	ANIKET CONSTRUCTIONS-0.250447 Dec
4	RITA SINHA	ANIKET CONSTRUCTIONS-0.250447 Dec
5	Mr VICKY SINHA	ANIKET CONSTRUCTIONS-0.250447 Dec
6	TUMPA BHOWMICK	ANIKET CONSTRUCTIONS-0.250447 Dec
7	PAMPA SINHA	ANIKET CONSTRUCTIONS-0.250447 Dec
8	MAYA SINHA	ANIKET CONSTRUCTIONS-0.250447 Dec
9	SONU SAHA	ANIKET CONSTRUCTIONS-0.250447 Dec
10	SAMPA SINHA	ANIKET CONSTRUCTIONS-0.250447 Dec
11	Mr SOMNATH SINHA	ANIKET CONSTRUCTIONS-0.250447 Dec
12	Mr TAPAS CHOWDHURY	ANIKET CONSTRUCTIONS-0.250447 Dec
13	RINA SINGH	ANIKET CONSTRUCTIONS-0.250447 Dec
14	RUNU CHOWDHURY	ANIKET CONSTRUCTIONS-0.250447 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	PRADIP SINHA	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
2	PURNIMA CHAKRABORTY	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
3	TUNU KAHAR	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
4	RITA SINHA	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
5	Mr VICKY SINHA	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
6	TUMPA BHOWMICK	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
7	PAMPA SINHA	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
8	MAYA SINHA	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
9	SONU SAHA	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
10	SAMPA SINHA	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
11	Mr SOMNATH SINHA	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
12	Mr TAPAS CHOWDHURY	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
13	RINA SINGH	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft
14	RUNU CHOWDHURY	ANIKET CONSTRUCTIONS-71.42857143 Sq Ft

Endorsement For Deed Number : I - 152316050 / 2023

On 16-10-2023

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 18:27 hrs on 16-10-2023, at the Office of the A.D.S.R. RAJARHAT 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 80,38,135/-

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

Execution is admitted on 16/10/2023 by 1. PRADIP SINHA, Son of Late BALARAM SINHA, F/F 7, HATIARA ROAD, RAJARHAT, P.O: JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 2. PURNIMA CHAKRABORTY, Wife of Mr RATAN CHAKRABORTY, 41 YOGIPARA ROAD, SOUTH DUM DUM, P.O: DUM DUM, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 3. TUNU KAHAR, MOHAN RAM KAHAR, 14/16 SUJAN BAGAN, KATHGOLA MORE, P.O: CHINSURAH, Thana: Chinsurah, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by Profession House wife, 4. RITA SINHA, Wife of Late RAJKUMAR SINHA, F/F 7 HATIARA ROAD, P.O: JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 5. Mr VICKY SINHA, Son of Late RAJ KUMAR SINHA, HATIARA ROAD, RAJARHAT, F/F, P.O: JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 6. TUMPA BHOWMICK, Daughter of Late RAJU SINHA ALIAS RAJ KUMAR SINHA, 7/8/ NETAJI NAGAR GREEN PARK, P.O: MUKUNDAPUR, Thana: Jadavpur, South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife, 7. PAMPA SINHA, Daughter of Late RAJ KUMAR SINHA, F/F 7 HATIARA ROAD, P.O: JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 8. MAYA SINHA, Wife of Late ASHOK SINHA, F/F 7 HATIARA ROAD, P.O: JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 9. SONU SAHA, Wife of PARTHA SAHA, BINODINI AVENUE, HATIARA, P.O: HATIARA, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife, 10. SAMPA SINHA, Daughter of Late ASHOK SINHA, F/F 7 HATIARA ROAD, P.O: JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 11. Mr SOMNATH SINHA, Son of Late ASHOK SINHA, F/F 7 HATIARA ROAD, P.O: JYANGRA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 12. Mr TAPAS CHOWDHURY, Son of Late SHANTI CHOWDHURY, 58/5A/H/20 B T ROAD, COSSIPUR, P.O: SARBOMONGALA, Thana: Cossipur, North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Service, 13. RINA SINGH, Wife of TEJ KUMAR SINGH, MOHIARI CHANDIBAGAN, P.O: ANDUL, Thana: DOMJUR, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife, 14. RUNU CHOWDHURY, Daughter of Late SHANTI CHOWDHURY, 58/5A B T ROAD, COSSIPUR, P.O: SARBOMONGALA, Thana: Cossipur, North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession House wife
Indetified by Mr HARICHAND BISWAS, , Son of Late NIRMAL BISWAS, , RAMNAGAR BERABERI, P.O: R GOPALPUR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business

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

Execution is admitted on 16-10-2023 by AVIJIT BOSE, PROPRIETOR, ANIKET CONSTRUCTIONS, INDRANI APARTMENT, 2ND FLOOR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr HARICHAND BISWAS, , Son of Late NIRMAL BISWAS, , RAMNAGAR BERABERI, P.O: R GOPALPUR, Thana: Airport, North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business

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/-

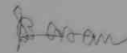


Payment of Stamp Duty

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 126287, Amount: Rs.100.00/-, Date of Purchase: 30/08/2023, Vendor name: S MUKHERJEE



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



Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1523-2023, Page from 545318 to 545345
being No 152316050 for the year 2023.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2023.11.06 17:19:52 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 06/11/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.



DATED THE DAY OF 2023

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

BETWEEN

Pradip Sinha
Purnima Chakraborty
Tunu Kahar
Rita Sinha
Vicky Sinha
Tumpa Bhowmick
Pampa Sinha
Maya Sinha
Sampa Sinha
Sonu Saha
Somnath Sinha
Tapas Chowdhury
Rina Singh
Runu Chowdhury
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