

BE IT KNOWN TO ALL CONCERNED that I,

AND CAMPEN PARTIES OF THE PROPERTY OF THE PROP

Mari K PUR Room Karosh no Pls pum pum posh Kol 79.

তেভাৰ আ প্ৰায়স্থ কুমাৰ বোস



Coccipore, Dum Dum

2 3 MOV 2020

SRI SWAPAN DAS (PAN - AXTPD0559M), son of Sada Ranjan Das alias Niranjan Das, by occupation Service, by faith Hindu, by Nationality Indian, residing at Manickpur, Eden Park, P.O. Italgacha, P.S. Dum Dum, Kolkata - 700079, hereinafter called the "OWNER" has entered into a Development Agreement Being No. 15025, for the year 2022, registered at A.D.S.R.O. Cossipore Dum Dum, with "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. -Italgacha, P.S. - Dum Dum, Kolkata -700079, District - North 24 Parganas, being represented by its Proprietor SMT. ASHA BHAGAT (PAN - BMKPA6828H) wife of Sri Kanhayia Bhagat, by faith - Hindu, by occupation - Business, by Nationality -Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District North 24 Parganas, in respect of my property mentioned in the schedule hereunder for Development of the same by raising construction of Multi-storied building in accordance with the building plan which to be approved by the Dum Dum Municipality under certain terms and conditions mentioned in the said Development Agreement.

WHEREAS I am absolute owner of the plot of land measuring 1 Cottah 8 Chittacks be the same a little more or less together with pucca building measuring 200sq.ft. more or less at Mouza -Sultanpur, P.S. - Dum Dum, Dag No. 1680, L. R. Khatian No. 5240, Holding No. 12, Khalisakota Road, Ward No. 01 under Dum Dum Municipality, details of which mentioned in the schedule hereunder.

Proprietorship from having its registered office at 23, Manashbhumi Road, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, District North 24 Parganas, being represented by its Proprietor SMT. ASHA BHAGAT(PAN - BMKPA6828H) wife of Sri Kanhayia Bhagat, by faith Hindu, by occupation Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North 24 Parganas, will develop the land as mentioned hereunder by making



Aoon, District Sub-Registra Coexipore, Dum Dum

23,NOV 2023

construction of building as per sanctioned plan which will be approved by Dum Dum Municipality and the total building except my allocation i.e. Owner's Allocation will be sold to the intending purchasers according to the choice of my said Developer.

AND WHEREAS I am sufficiently entitled to the said landed property as mentioned in the schedule hereunder as I have absolute right and title and interest in the said property and also have absolute authority to appoint my Constituted Attorney to act on my behalf for Development as aforesaid in respect of under mentioned schedule property.

work, for the conveyance it become necessary for me to appoint said "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700079, District North 24 Parganas, being represented by its Proprietor SMT. ASHA BHAGAT (PAN - BMKPA6828H) wife of Sri KanhayiaBhagat, by faith Hindu, by occupation Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata – 700028, District North 24 Parganas, as my Constituted Attorney to act on my behalf jointly or severally and to look after and to control all affairs in respect of the schedule land as per terms and conditions to Development Agreement dated \_\_\_\_\_\_\_

NOW BY THESE PRESENTS I, SRI SWAPAN DAS (PAN - AXTPD0559M), son of Sada Ranjan Das alias Niranjan Das, by occupation - Service, by faith - Hindu, by Nationality - Indian, residing at Manickpur, Eden Park, P.O. - Italgacha, P.S. - Dum Dum, Kolkata - 700079 appoint "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. Italgacha, P.S. - Dum Dum, Kolkata - 700079, District - North 24 Parganas, being represented by its Proprietor SMT. ASHA BHAGAT(PAN - BMKPA6828H) wife of Sri Kanhayia Bhagat, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North



Apdi, District Sub-Hogistras Cossipors, Dum Dum

24 Parganas, as my lawful Constituted Attorney to act for me and in my name on my behalf and to execute and perform all and every acts, deeds (Except Owner's Allocation), matters, things as mentioned hereinafter follows:-

- To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every part thereof. To look after said and to control all the areas for the Development of said land and construction of a multistoried building thereon as per sanctioned plan which to be approved by the concerned authority.
- II. To sign, execute and submit all development plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by the local Municipal and other appropriate authorities.
- III. To appear and represent me before any necessary Authorities including the Dum Dum Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc, of the aforesaid land.
- IV. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alterations of 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, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorneys shall think fit and proper.
  - V. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.



23, h0y 707

- VI. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as my said Attorney shall think fit and proper.
  - VII. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
  - VIII. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as
    - IX. To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
    - X. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof if any.
    - XI. To appear and represent me before all Authorities foe fixation and/or finalization of the normal valuation of the said premises and for that purpose to sign, deeds and submit necessary papers and documents and to do all other act, deeds and things as the said Attorney may deem fit and proper.
    - XII. To negotiate with others for sale (Except Owner's Allocation) of the flat/flats, floors, in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for me as per agreement deed at



Consider Dur Dura

- any terms and conditions as the said Attorney shall think fit and proper.
- XIII. To collect advance or part payment or full consideration from the intending Purchasers of flats/along with the proportionate share of land on my behalf except the portions which will be kept reserved for me as per said agreement, and the said Attorney shall appropriate the sale (Except Owner's Allocation) proceeds.
- XIV. To advertise in different newspapers and display hording in different places, engage Agency or agencies for selling of flats/along with the proportionate share of land in out/by him as the said Attorney shall think fit and proper.
- XV. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- XVI. To transfer, flats of the proposed buildings along with the proportionate share of land, which are lying there at the said allocated portion of the Developer represented by my Attorney at my premises or any part thereof on such terms and conditions as my said Attorney shall think fit and proper.
- XVII. To take steps for Registration of flats/Appurtenances of the allocated portions of the Developer along with the proportionate share of land represented by my Attorney under the West Bengal Housing Co-operative Society Act or the Apartment Ownership Act or any other law or laws as the case may be.
- XVIII. To present any deed or Deeds of Sale (Except Owner's Allocation)
  conveyance, or conveyances of other documents for registration
  and when executed by him in my name and on my behalf the Addl.
  District Sub-Registrar and District Registrar and R.A. Calcutta
  having authority for and to have his registered according to law
  and to do all other acts and deeds in respect of the aforesaid
  property or portion of it which my said Attorney shall consider



Aodi, District Sub-Registra Cossipore, Dum Dum

necessary for the transferring and/or conveying the said property or portion of it so such Purchaser or Purchasers as fully and effectually in all respect as I could do the same myself.

- XIX. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgment or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.
- XX. To file and defend suits, case, appeals and applications of whatsoever nature for and on my behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
- XXI. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications thereof.
- XXII. To sign, declare and/or affirm any plant written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or Attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.
- XXIII. To deposit and withdraw fee documents and manage in and from any Court or Courts and/or any other person or persons or authority and give valid receipts and discharge therefore.
- XXIV. To effect mutation of premises in the office of the collector and/or Municipal records and to do all acts on my behalf at Mouza -Sultanpur, P. S. - Dum Dum, at Dag No. 1680, L.R. Khatian No. 5240, at Holding No. 12, Khalisakota Road, Ward No. 01 under



Add. District Sub-Registras Cossipore, Durn Dura

Dum Dum Municipality, which is fully described in the schedule herein below.

- XXV. To for all or any of the purpose hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed/revised plan buildings/site plan and to receive the Completion Certificate from the Competent Authority.
- XXVI. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised site/building plan from the Authority and to obtain the Completion Certificate from the concerned authority.
- XXVII. To withdraw and receive documents or money from any Court

  Office either in execution of decree or otherwise and to do all acts
  that may necessary in connection with any of such case.

AND GENERALLY to act as my Attorney in relation to all matters touching my said land and building and on my behalf to do all instruments, acts, matters, deed and things as fully and effectually I would do and personally present.

AND I, hereby ratify and confirm and agree or undertake ratify and confirm all the whatsoever my said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole deed/transaction as per the said Agreement dated 23/11/2.022

# THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 1 Cottah 8 Chittacks be the same a little more or less together with puca building measuring 200sq.ft. more or less at Mouza -Sultanpur, P.S. - Dum Dum, J.L. No. 10, R.S. No. 148, Touzi No. 173, at Dag No. 1680, L. R. Khatian No. 5240 at Holding No. 12, Khalisakota Road, Ward No. 01 under Dum Dum Municipality, within the limits of A.D.S.R.O. Cossipore Dum Dum,



Cossipore, Dum Dura

District - North 24 Parganas, which is butted and bounded in the manner following:-

ON THE NORTH: Premises of Sushanta Das,

ON THE SOUTH: 5 feet wide common passage,

ON THE EAST: Khalisakota Road,

ON THE WEST: Premises of N. C. Bhowmick.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals on the 23/1/day of hovember.

SIGNED, SEALED AND DELIVERED

In the presence of:

### WITNESSES:

1. Kauhayia Bhagar,
56, Lr. R.M. Blegar,
262, P.K. Guka Road,
P.O. I. P.S. - Dum Bum,
Koukate - 28

2. Gobonduseeher
Mure K PUZL Rom
1604 Shre Dates

PJ Dum Dum

Prepared by:

C.K. caredispudiisas

Advocate,

High Court, Calcutta. File No. WB 2653/99. SWOPON DOS

SIGNATURE OF THE OWNER

AKASH INFRA BUILDERS ALLa Blagat Proprietor

SIGNATURE OF THE ATTORNEY



Cossipore, Dum Dura

2 3 NOV 202

6.7

## Major Information of the Deed

	1-1506-15121/2022	Date of Registration 23/11/2022				
No I Year	1506-8003323689/2022	Office where deed is registered				
Dute	23/11/2022 1:10:40 PM	A D S R COSSIPORE DUMDUM, District North 24 Parganist				
Applicant Name, Address 4 Other Details	Kartick Chakraborty Thana Belgharia, District : North 24 No.: 9830514364, Status Others	Parganas, WEST BENGAL, PIN - 700056, Mobile				
Transaction		Additional Transaction				
g138] Sale, Development Power of Altorney after Registered Development Agreement		[4305] Other than immovable Property. Declaration [No of Declaration 2]				
set Forth value		Market Value				
6 2		Ra 17.55,0017-				
(ampduty Paid(SD)		Registration Fee Paid				
2s. 100/- (Article:48(g))		Rs 21/- (Article:E, E)				
tomarks	Development Power of Attorney after No/Year] - 150515085/2022 Recent assuing the assement alip (Urban in	tion Registered Development Agreement of (Deed ervad Rs. 50/- ( RIFTY only ) from the applicant for				

# Land Details :

District: North 24-Pargunes, P.S.: Dum Dum, Municipality: DUM DUM, Ross; Khalishakots, Mouza: Sultangur, , Ward No. 01, Holding No. 12 Pin Code : 700079

Sch	Plat	khatian	Land Proposed	Usu	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
No Lt S	Number LR-1680	LR-5240	Bastu	Hanto)	1 Kethy II Chatek	THE RESERVE OF THE PROPERTY OF	16,20,005/-	Property is on Read , Project Name ;
	Cent	Total:	-		2.475Dec	14:	16,20,001 /	1

Structure Details:

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (in Rs.)	Other Details
INO	Dillions	San entre	100	5,35,000/-	Structure Type Structure
2:	On Land L?	200 Sq FL	7)-4	1,95,655,	Simming Type Chambre

Gr. Floor, Area of floor: 200 Sq.Ft., Residential Uso, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

	Total:	200 sq ft	1.7-	1,35,000 /-	
--	--------	-----------	------	-------------	--

Name Photo Finger Print Signature

Name Photo Finger Print Signature

Mr Swapan Das
Spn of Nr Sade Ranjan
Das
Executed by: Self, Date of
Execution: 23/11/2022
Admitted by: Self, Date of
Admission: 23/11/2022, Place
Direct

Manikpur, Eden Park, City:-, P.O:- Italgatha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Maje, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: axxxxxxx9m,Aadhaar No Not Provided by UIDA1, Status: Individual, Executed by: Self, Date of Execution: 23/11/2022

, Admitted by: Self, Date of Admission: 23/11/2022 , Piace: Office

### Attorney Details :

SI Name.Address,Photo,Finger print and Signature

#### AKASH INFRA BUILDERS

23. Manashbhumi Road, City.- , P.O.- halgacha, P.S. Dum Dum, District: North 24-Parganes, West Bengal, India, PN:- 700079 , PAN No :: bmxxxxxx8h,Aadhaar No Not Provided by UIDAI. Status: Organization, Executed by: Representative

### Representative Details :

1	Name,Address,Photo,Finger pe	rint and Signature	2;	
1	Name	Photo	Finger Print	Signature
	Mrs Asha Bhagat (Presentant) Wife of Mr Kanhayla Bhagat Usto of Execution 23/11/2022, Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office			ه دوم تعامی د
	262 D.V. College	Section Fales	23-11000EE	29/11/24/22
	262, P.K. Guha Road, City:	P.O Dum Dum	P.S. There Diver	Plant of the state

Bengal, India, PIN:- 700028, Sex. Female, By Caste: Hindu, Occupation: Business, Citizen of: India, .
PAN No.:: https://doi.org/10.10028/parts/p

avialls :	Photo	Finger Print	Signature
Seha osh Saha osh Saha osh Saha osh Sahan Gum, City osh I S. Dum Dum, District osh I S. Dum Dum, District osh I S. West Bongal, India,		d.	STATE OF THE STATE OF
r Swapan Das, Mrs Ash	23/11/2022	23/11/2022	23/11/2022

and tor I	
Transfer of property for L	To, with area (Name-Area)
51 No From Mr Swapan Das	AKASH INFRA BUILDERS-2.475 Dec
Transfer of property for S	1
St.No From	LO With arga regaine street
1 Mr Swapan Das	AKASH INFRA BUILDERS-200 000000000 Sq Ft

District: North 24-Pergenas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Khallshakota, Mouza; Sultanpur, , Ward No: 01, Holding No:12 Pin Code : 700079

_	Holding No.12 Pin Code : 700079	The state of the s	as selected by Applicant
lch le	Number		Owner Name not spected by
+	LR Plot No: 1000, El Totol	Address der Classingander en	upplicant.
	No. 5240	Area:0.02000000 Acre.	



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

The softer ride 21 of West Bongal Registration Bulle, 1962 thay stamped under echaque 14. Article number 44. Start Starte Act 1889

and the section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1902)

to registration at 14 03 hrs. on 23-11-2022, at the Office of the A.D.S.R. COSSIFICIES DURGUN by Mrs.

Conflicate of Market Value (WB PUVI rules of 2001)

confed that the market value of this property which is the subject matter of the deed has been assessed at Ra

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

exaction is admitted on 23/11/2022 by Mr Swepan Date. Son of Mr Sada Hanjan Date, Manippur, Eden Park, P.O. Elignifia Thana Dum Oum, North 24 Parganos WEST BENGAL India PIN - 700079; by contribindo, by Profession Service

meethed by Gobinda Saho, . . Son of Basudeb Saha, 165 Maniepur Ramkrishna Garti, P.D. Italgucha, Thansi Dum Dum North 24-Parganius, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession 8-cores

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

Execution is agreitted on 23-11-2022 by Mrs Asta Briggst. DEVELOPER: AKASH INFRA BUILDERS, 23. Manuscrothumi Road, City - P.O. Italgache, P.S. Burn Dum, District, North 24-Parganas, West Bringst, India, PN4

indutified by Gobinda Saha. . . Son of Basudeb Saha, 165 Maniepur Hamkrishna Garb, P.O. Italgacha, Thana Dum Our North 24-Parganas, WEST BENGAL, India, PIN - 200079, by custo Hindu, by profession Business.

Certifies that required Registration Fiers payable for this document is Hs 21 001-1 E + Hs 21 001-1 and Registration THE DAY DE CACH HE 21 DO

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Ha. För- and Stamp Duty paid by Stamp Rs. 100 po- Stamp: Type: Impressed, Senal no 640, Amount: Rx 100 00h, Date of Purchase: 09/11/2022, Vendor name: J 5 Description of Startip Bose

Fam. 2004 321

Kaustava Day ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.N. COSSIPONE DUMDUM

North 24 Parganas, West Bengal

of Registration under section 60 and Rule 69.

Mored in Book - I

Mored in Book - 1

Mored in Book - 1

Mored in Book - 1

More number 1506-2022, Page from 516423 to 516438

More number 150615121 for the year 2022.



Digitally signed by KAUSTAVA DEY Date: 2022.11.24 12:18:05 +05:30 Reason: Digital Signing of Deed.

Fantaux Ory

(Kaustava Dey) 2022/11/24 12:18:05 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM West Bengal.

(This document is digitally signed.)

The state of the s		Ring	Middle		_
Signature of the	Linte		(fand)	Forg	Thesis
A STATE OF THE STA	200	Vice	Middle	Hing	Little
74	Thumb	(Righ	t Hand)		
					4
Surahan Dad	10000	Ring	Middle	Fare	Thomb
	Lintle	(1.47)	Hand)		
	<b>**</b>				
1 13°		Fort	Middle	Ring	Lunie
	Thumb	(Right Hand)		400.0	
dila Blogat					
	40% ST	O/wa	Middle	3000	Thumb
	taute	Ring	(land)		
	1	į,			
V.		Here	Middle	Mins	Länke
1	Thumb	(Hig)	H Hand)		
		150	7		



Cossipere, Dum Dum
2 3 NOV 2023



DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT BE IT ENOWN TO ALL CONCERNED that I,

. 2

PK BANDYOPADHYAY

WHISH 2011

REAL STREET

Gobsinda-Salci Lute Basudeb Safa ps Dum Dum pruns KPUR Rumkur Stragaan Kol 79.



Addi. District Sub-Registres Cossipore, Dum Dua

20

NEMAI CHAND BHOWMICK (PAN - BNFPB6654L), son of Dhirendra Nath Bhowmick, by occupation - Service, by faith - Hindu, by Nationality - Indian, residing at Manickpur, Eden Park, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, hereinafter called the "OWNER" has entered into a Development Agreement Being No. 15089 , for the year 2022, registered at A.D.S.R.O. Cossipore Dum Dum, with "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. -Italgacha, P.S. - Dum Dum, Kolkata -700079, District - North 24 Parganas, being represented by its Proprietor SMT. ASHA BHAGAT (PAN - BMKPA6828H) wife of Sri Kanhayia Bhagat, by faith - Hindu, by occupation - Business, by Nationality -Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District North 24 Parganas, in respect of my property mentioned in the schedule hereunder for Development of the same by raising construction of Multi-storied building in accordance with the building plan which to be approved by the Dum Dum Municipality under certain terms and conditions mentioned in the said Development Agreement

WHEREAS I am absolute owner of the plot of land measuring 3 Cottah 10 Chittacks more or less at Mouza -Sultanpur, P.S. - Dum Dum at Dag No. 1680, 1680/4532, L. R. Khatian No. 5242 at Holding No. 14, Khalisakota Road, Ward No. 01 under Dum Dum Municipality, details of which mentioned in the schedule hereunder.

AND WHEREAS that "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road. P.O. Italgacha, P.S. - Dum Dum, Kolkata - 700079, District North 24 Parganan, being represented by its Proprietor SMT. ASHA BHAGAT(PAN - BMKPA6828H) wife of Sri Kanhayia Bhagat, by faith Hindu, by occupation Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North 24 Parganas, will develop the land as mentioned hereunder by making construction of building as per sanctioned plan which will be approved



Addi. District Sub-Registre Cossipore, Dum Dum

3

by Dum Dum Municipality and the total building except my allocation i.e. Owner's Allocation will be sold to the intending purchasers according to the choice of my said Developer.

AND WHEREAS I am sufficiently entitled to the said landed property as mentioned in the schedule hereunder as I have absolute right and title and interest in the said property and also have absolute authority to appoint my Constituted Attorney to act on my behalf for Development as aforesaid in respect of under mentioned schedule property.

AND WHEREAS I am engaged with my Business and also multifarious work, for the conveyance it become necessary for me to appoint said "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700079, District North 24 Parganas, being represented by its Proprietor SMT. ASHA BHAGAT(PAN – BMKPA6828H) wife of Sri Kanhayia Bhagat, by faith Hindu, by occupation Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata – 700028, District North 24 Parganas, as my Constituted Attorney to act on my behalf jointly or severally and to look after and to control all affairs in respect of the schedule land as per terms and conditions to Development Agreement dated

NOW BY THESE PRESENTS I, NEMAI CHAND BHOWMICK (PAN - BNFPB6654L), son of Dhirendra Nath Bhowmick, by occupation-Service, by faith - Hindu, by Nationality - Indian, residing at Manickpur, Eden Park, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, appoint "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, District - North 24 Parganas, being represented by its Proprietor SMT, ASHA BHAGAT (PAN - BMKPA6828H) wife of Sri Kanhavia Bhagat, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North 24 Parganas, as my lawful Constituted Attorney to act for me and in my name on my behalf and to



Cossipore, Dum Dum

execute and perform all and every acts, deeds (Except Owner's Allocation), matters, things as mentioned hereinafter follows:-

- To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every part thereof. To look after said and to control all the areas for the Development of said land and construction of a multistoried building thereon as per sanctioned plan which to be approved by the concerned authority.
- To sign, execute and submit all development plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by the local Municipal and other appropriate authorities.
- III. To appear and represent me before any necessary Authorities including the Dum Dum Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc., of the aforesaid land.
- IV. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alterations of 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, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorneys shall think fit and proper.
- V. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.
- VI. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper



Consipore, Dum Dum

and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as my said Attorney shall think fit and proper.

- VII. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
- VIII. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid.
- IX. To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
- X. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof if any.
- XI. To appear and represent me before all Authorities foe fixation and/or finalization of the normal valuation of the said premises and for that purpose to sign, deeds and submit necessary papers and documents and to do all other act, deeds and things as the said Attorney may deem fit and proper.
- XII. To negotiate with others for sale (Except Owner's Allocation) of the flat/flats, floors, in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for me as per agreement deed at any terms and conditions as the said Attorney shall think fit and proper.



Cossipore, Dum Due

- NIII. To collect advance or part payment or full consideration from the intending Purchasers of flats/along with the proportionate share of land on my behalf except the portions which will be kept reserved for me as per said agreement, and the said Attorney shall appropriate the sale (Except Owner's Allocation) proceeds.
- XIV. To advertise in different newspapers and display hording in different places, engage Agency or agencies for selling of flats/along with the proportionate share of land in out/by him as the said Attorney shall think fit and proper.
- XV. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- XVI. To transfer, flats of the proposed buildings along with the proportionate share of land, which are lying there at the said allocated portion of the Developer represented by my Attorney at my premises or any part thereof on such terms and conditions as my said Attorney shall think fit and proper.
- XVII. To take steps for Registration of flats/Appurtenances of the allocated portions of the Developer along with the proportionate share of land represented by my Attorney under the West Bengal Housing Co-operative Society Act or the Apartment Ownership Act or any other law or laws as the case may be.
- XVIII. To present any deed or Deeds of Sale (Except Owner's Allocation) conveyance, or conveyances of other documents for registration and when executed by him in my name and on my behalf the Addl. District Sub-Registrar and District Registrar and R.A. Calcutta having authority for and to have his registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which my said Attorney shall consider necessary for the transferring and/or conveying the said property



Cossipore, Dum Dum

2 3 NOV 2021

T

or portion of it so such Purchaser or Purchasers as fully and effectually in all respect as I could do the same myself.

- XIX. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgment or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.
  - XX. To file and defend suits, case, appeals and applications of whatsoever nature for and on my behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
- XXI. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications thereof.
- XXII. To sign, declare and/or affirm any plant written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or Attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.
- XXIII. To deposit and withdraw fee documents and manage in and from any Court or Courts and/or any other person or persons or authority and give valid receipts and discharge therefore.
- XXIV. To effect mutation of premises in the office of the collector and/or Municipal records and to do all acts on my behalf at Mouza -Sultanpur, P.S. - Dum Dum, at Dag No. 1680, 1680/4532, L.R. Khatian No. 5242, at Holding No. 14, Khalisakota Road, Ward No. 01 under Dum Dum Municipality, which is fully described in the schedule herein below.



Cossipore, Dum Dum

2 3 NOV 2022

R

XXV. To for all or any of the purpose hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed/revised plan buildings/site plan and to receive the Completion Certificate from the Competent Authority.

XXVI. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised site/building plan from the Authority and to obtain the Completion Certificate from the concerned authority.

XXVII. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.

AND GENERALLY to act as my Attorney in relation to all matters touching my said land and building and on my behalf to do all instruments, acts, matters, deed and things as fully and effectually I would do and personally present.

AND 1, hereby ratify and confirm and agree or undertake ratify and confirm all the whatsoever my said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole deed/transaction as per the said Agreement dated 23/11/2022

## THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 10 Chittacks be the same a little more or less together with pucca building measuring 600sq.ft. more or less at Mouza -Sultanpur, P.S. - Dum Dum, District - North 24 Parganas, J.L. No. 10, R.S. No. 148, Touzi No. 173, at Dag No. 1680, 1680/4532, L.R. Khatian No. 5242 at Holding No. 14, Khalisakota Road, Ward No. 01 under Dum Dum Municipality, within the



Cossipore, Dum Ous
2 3, NOV 2023

limits of A.D.S.R.O. Cossipore Dum Dum, District North 24 Parganas, which is butted and bounded in the manner following-

ON THE NORTH: Premises of B. Samaddar & House of Mr. Tripathi, ON THE SOUTH: 5 feet wide common passage & Premises of P. Guha,

ON THE EAST: Premises of Swapan Das &Sushanta Das.

ON THE WEST : Premises of late P. Kundu.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals on the 23 of flay of heven be 2022

#### SIGNED, SEALED AND DELIVERED

In the presence of:

WITNESSES:

KHIKKER - 28 -

1. Kawkeyin Bhogar, 512, Le. F.M. Bhagar, 342, P.K. Could Road, Nemai Chand Bhonnick

SIGNATURE OF THE OWNER

2 Gobs ndululo. Mond KRISE Pour

AKASH INFRA BUILDERS Aska Bhagat Propositor

SIGNATURE OF THE ATTORNEY

Prepared by:-

P.K. Bandpoon Shyory

Advocate, High Court, Calcutta. File No. WB 2653/99.

Our No

Cossipore, Dum Dum

2 3 NOV 202

## Major Information of the Deed

major information o	I the Dead			
1-1506-15120/2022	Date of Registration 23/11/2022			
1506-8003323808/2022	Office where deed is registered  A D 5 R GOSSIPORE DUMDUM, District No 24-Parganits			
23/11/2022 1:14:50 PM				
Kartick Chakraborty Thana Belghana Distact North 24 No. 9830514364 Status Others	Parganas, WEST BENGAL, PIN - 700056, Mobile			
	Additional Transaction			
Power of Attorney after Registered	[4305] Chier than Immovable Property. [4305] Chier than Immovable Property. Declaration [150 of Declaration 2]			
	Market Value			
	Rs 41 24 250			
	Registration Fee Paid			
	Rs. 21 (Article E. E.)			
Development Power of Attorney after NorYear) - 150615089/2022 Recon- issuing the assemint slip (Urban are	Registered Development Agreement of est Rs 50/- ( FIFTY only ) from the applicant for est Rs 50/- ( FIFTY only ) from the applicant for est Rs 50/- ( FIFTY only ) from the applicant for			
	1-1506-15120/2022 1506-8003323808/2022 23/11/2022 1:14:50 PM Kaitick Chakrationly Thana Beighana Distact North 24 No. 9830514364 Status Offers Power of Attorney after Registered Development Power of Attorney after No/Yearth, 150615089/2022 Recover			

District: North 24 Perganas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Khalishakota, Mouza: Sultanpur, . Ward No. 01, Hording No.14 Per Code: 700079

Sch	Plot	Khatian Number	Land	Uso.	Area of Land	Value (In Ros.)	Value (In Rs.)	Width of Approach
No	Number Liz 1680	LR-5242	Basto	Bastu	1 Katha 13 Chatak	147	HEISENING	Road 5 Ft Project Name :

District North 24-Parganas, P.S.- Burn Durn, Municipatory DUM DUM, Read: Khalishakota, Mouza: Sultanpur, , Ward

No. 1. Halding No. 14 Pin Good: 700079

No.	Holding No	t4 Pin Coo	0 700079		Commercial Street	SetForth	Market	Other Details	
Sch	Plot	Khatian	Land	Use	Area of Land	Value (in Rs.)	Value (In Rs.)	Width of Approach	
No.2	Number HS- 1680/4532	RS-5242	Bants	Bastu	1 Katha 13 Chatak	14:	10000-0000-	Road	Read 5 Ft., Project Name :
				-	5.9813Dec	21-	37,19,250 /-		
F .	Grand	Total:		1					

Sch Structure Ares of Value (In Rs.) (In Rs.)	Structure Details :		A VIET CON	Market value	Other Details	
THE CONTRACT OF THE PARTY OF TH	MANUAL TANKS OF THE PARTY OF TH	(A)	W9-21W7 NO.	(In Rs.)		
1/- 2,05,000/- Structure Type: Structure	The state of the s		14	4,05,000/-	Structure Type: Structure	

Gr. Floor, Area of floor: 500 Sq Ft ,Residential Use, Cemented Floor, Age of Structure: DYear, Roof Type Pucca, Extent of Completion, Complete

VI BREEN FASTING TO THE	W.W.C=			
Total	600 sq ft	11-	4,05,000 /-	

al Dotalis : Name, Address, Photo, Finger print and Signature Signature Finger Print Photo Name Mr Nemai Chand Bhowmick Son of Mr. Dhirendra Nath H-OVERTICA Lectured by Still, Date of Lecture 23/11/2022 Admitted by Self, Date of Admission: 23/11/2022 Place mark eigeles SERENTICE AMPROPER .

Manikpur, Eden Park, City: P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Hengal, India, PIN:- 700079 Sex: Male, By Caste: Findu, Occupation: Service, Citizen of: India, PAN No.:: bnxxxxx41, Aedhaer No Not Provided by UIDAL, Status : Individual, Executed by: Self, Date of Execution: 23/11/2022

Admitted by: Self, Date of Admission: 23/11/2022 Place: Office

#### Attorney Details :

SI Name, Address, Photo, Finger print and Signature

#### AKASH INFRA BUILDERS

23. Manashthumi Road, Cry. P.O. Itolgacha, P.S.-Dum Dum, District North 24-Parganias, West Bengal, India, PiN - 200079, PAN No.: bmxxxxxx8h,Audhaar No Not Provided by UIDAI, Status: Organization, Executed by Representative

#### Representative Details:

Name	Photo	Finger Print	Signature
Mrs Asha Bhagat (Presentant.) Wife of Kanhayia Bhagat Date of Execution - 23/11/2022, Admission 23/11/2022, Place of Admission of Execution: Office			Acres contingent
	60+333033-2:36PM	130	25310003

262, P.K. Guha Road, City:-, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bmxxxxxx8h Andhaar No Not Provided by UIDAI Status: Representative, Representative of AKASH INFRA BUILDERS (on DEVELOPER)

or Octails :

Inda Saha

Descent Saha

Descent Ramkrishna Garh, CityIssgarha, P.S.-Dum Dum, DistrictIn 24 Parganes, West Bengal, India,
-200029

WILL
BM II
羅
1

23/11/2022

Finger Print
23/11/2022

23/11/2022

identifier Of Mr Nemai Chand Bhowmick, Mrs Asha Bhagat

er of property for L1	
From	To. with area (Name-Area)
Mr Nemai Chand Bhownick	AKASH INFRA BUILDERS-2 99062 Dec
er of property for L	
From	To, with area (Name-Area)
Mr Nemai Chand Bhowmick	AKASH INFRA BUILDERS-2 99062 Dec
fer of property for S	
The state of the s	To, with area (Name-Area)
Mr Norma Chand Bhowmick	AKASH INFRA BUILDERS 600 000000000 Sti Ft
	Bhownick  fer of property for L'  From  Mr Nemai Chand  Bhownick  fer of property for S  From  Mr Nemai Chand

# Land Details as per Land Record

District: North 24-Pargarias, 11 S.- Dum Dum, Municipality: DUM DUM, Road: Khalishakota, Mouza: Sultanpur, , Ward No. 61, Holding No.14 Pin Code 700079

Sch	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
	LR Plot No 1680, LR Khatian No5242	Owner first in with Gurdian Reserv. Address fire Classification as. Area 0.08000000 Acre.	Owner Name not selected by applicant.

District, North 24-Parganas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Rhalishakota, Mouza: Sultanpur, , Ward

No. 1, Holding No.14 Pie Code: 700079

Sch	Plot & Khatian	Details Of Land	Owner name in English
No	Number		as selected by Applicant
1.2	RS Plot No 1680/4532, RS Khatian No 5242		Owner Name not selected by applicant.

#### Endorsoment For Deed Number : 1 - 150615120 / 2022

-11-2022

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

dissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A. Article number : 48 of Indian Stamp Act 1699.

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

Procented for registration at 14:01 hrs on 23-11-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs.

#### 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 at 24.250/-

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

Execution is admitted on 23/11/2022 by Mr Nemai Chand Showmick, Sen of Mr Dhirendra Nath Bhowmick, Manikpur, Even Park, P.O. Italgacha, Thana: Dom Dum, North 24-Parganus, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Service

indetified by Gobinda Saha; , , Son of Basudeo Saha, 165 Manikput Ramkrishna Garh, P.O: Italgacha, Thana: Dum Dum, , North 24 Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Business

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

Execution is admitted on 23-11-2022 by Mrs Asha Bhagat, DEVELOPER, AKASH INFRA BUILDERS, 23, Manashbhumi Road, City:-, P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganiss, West Bengal, India, PIN:- 700079

Incebfed by Gobinda Saha. . . Son of Basudeb Saha, 185 Manikpur Ramkrishna Gam, P.O. Italgacha, Thana: Dum Dum, . North 24-Parganas, WEST BENGAL India, PIN - 700079, 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

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

 Stamp, Type: Impressed, Serial no 1083, Amount Rs 100.00/-, Data of Purchase: 11/11/2022, Vendor name: J K Hose

Funting Ony

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.

where d in Book - I

me number 1506-2022, Page from 516407 to 516422

mg No 150615120 for the year 2022.



Digitally signed by KAUSTAVA DEY Date: 2022.11.24 12:17:07 +05:30 Reason: Digital Signing of Dead.

Fautare Dery

(Kaustava Dey) 2022/11/24 12:17:07 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM West Bengal.

(This document is digitally signed.)

## PAGE NO.-

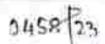
## SPECIMEN FORM FOR TEN FINGERPRINTS

	Signature of the Executants / Presentants					
Ť		2000	Ring	Middle	4	
1		Little	(Left	(Innil)	Fore	Thumb
- 1		Thumb	Fore	Middle Hand)	Ring	Little
	Nemai Chand Bhownier			利益		
		Little	Ring	Middle	Fore	Thomb
		THE PERSON NAMED IN	(Left	Hand)	5355	Limite 1
	Marie 1	Thomb	Fure.	Middle	Ring	Little
	The Party of II	7.000,007	(Righ	Hand)	555546	_cwile:
	Asha Bhagat	(0)				*
		1000	Ring	Middle	407777	MARCO NO.
		Linte		Hand)	Feet	Thomb
		)÷:				
		Thumb	Fore	Middle	WEST	1220.0
			(Righ	t Hand)	Ring	Little



Company States

23 MIN 700



1- 00 440/23



₹. 100



ONE
HUNDRED RUPEES

INDIA NON JUDICIAL

পশ্চিষ্বতগ पश्चिम बंगाल WEST BENGAL

8-8000154044/2,023

Complete Dar the description of the control of the Complete Street and control of the Complete Street and Complete Street and Complete Street Street

Charles of Dayles Surger Dende

J 8 JAN 2023

# REGISTERED DEVELOPMENT AGREEMENT

BE IT KNOWN TO ALL CONCERNED that

Enter Pack Bangapy My Rocanfette Paul

টেন্ডাইন মান ।

টি বি নাং 
ভিতৰ ভালিৰ

টি বি নাং 
ভালিক ভালিক

140 0 60

Banksankhnda Slo Shrdeb Kunda Manikrwa EDENTALK

नेपान्य बहित कहा दहेगाएक।

P.O. GTALGORAN

P.S. Dumpum KOZ = 200079

sagrifee

Cessipers, Dum Dum

1 8 JAN 2023

We, (1) SRLSHUKDEB KUNDU (PAN -DFYPK1038E), son of Late Shanti Pada Kundu alias Shanti Kundu, by occupation - Business, residing at Eden Park, P.O. -Italgacha, P. S. - Dum Dum, Kolkata - 700079, (2) SMT, SHARMILA DHALI (PAN -CRLPD1011J), daughter of Late Shanti Pada Kundu alias Shanti Kundu, by occupation -Housewife, residing at 36/23, Sribhumi Nabapatly 22 Bigha, Joka, P.O. Joka, P.S.Haridebpur, Kelkata - 700104, (3) MISS, PURNIMA KUNDU (PAN -CWJPK5328Q),daughter of Late Shanti Pada Kundu alias Shanti Kundu, by occupation Self-Employed, residing atManikpur, Eden Park, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, (4) SMT, KRISNA KUNDU alius SMT, KRISHNA SHARMA (PAN - DIGPK8674H), daughter of Late Shanti PadaKundu alias Shanti Kundu, by occupation + Housewife, residing at Manikpur, Edon Park, P.O. -Italgacia, P. S. - Dum Dum, Kolkata - 700079,(5) SMT. SOMA KUNDU (PAN - BWQPK8184C), wife of Late Madhab Kundu, by occupation - Housewife, residing at Manikpur Eden Park, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, (6) SMT, DEBLINA SAHA (PAN-FSSPS1459A), wife of Sri Subrata Saba & daughter of Late Madhab Kundu, by occupation -Housewife, residing at 8, Sree Sarani, Nalia, P.O. & P.S. - Dum Dum, Kolkata - 700028, all are by faith - Hindu, by Nationality - Indian, hereinafter called the "OWNERS" has entered into a Development Agreement Being No. 1 - 924 for the year 2023, registered at office of A.D.S.R. Cossipore Dum Dum, with "M/S, AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at Manashbliumi Rond, P.O. -Italgacha, P.S. - Dom Dum, Kolkata – 700079, District – North 24 Parganas, being represented by its Proprietress, SMT, ASHA BHAGAT (PAN - BMKPA6828H) wife of Sri Kanhayia Bhagat, by faith - Hindu, by occupation -Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North 24 Parganas, in respect of our property mentioned in the schedule hereunder for Development of the same by raising construction of Multi-storied building in accordance with the building plan which to be approved by the Dum Dum Municipality under certain terms and conditions mentioned in the said Agreement.

WHEREAS we are absolute owners of the plot of land measuring ALL THAT piece and parcel of Bastu land measuring 3 Cottans 9 Chittacks 36 Sq.ft. more or less with building measuring an area of 500 Sq.ft. more or less at Mouza -Sultanpar,



Cossipore, Dum Dum

"1 8 JAN 2023

P.S. - Dum Dum, at Dag No. 1678, Khatam No. 1188 Holding No. 41, N. Sengupta Sarani Bye Lane, Ward No. 01 under Dum Dum Municipality, details of which mentioned in the schedule bereunder.

AND WHEREAS that in the said Agreement between us that we will hand over the vacant possession of land to the "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. - Italgacha, P.S. - Dum Dum, Kolkata - 700079, District - North 24 Parganas, being represented by its Proprietress, SMT. ASHA BHAGAT (PAN - BMKPA6828H) wife of Sri Kanhayia Bhagat, by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North 24 Parganas, said promoter will develop the land as mentioned hereunder by making construction of building as per sanctioned plan which will be approved by Dum Dum Municipality and the total building except our allocation i.e. Owner's allocation will be sold to the intending purchasers according to the choice of our said Developer.

AND WHEREAS we are sufficiently entitled to the said landed property as mentioned in the schedule hereunder as we have absolute right and title and interest in the said property and also have absolute authority to appoint our Constituted. Attorney to act on our behalf for Development as aforesaid in respect of under mentioned schedule property.

AND WHEREAS we are engaged with our Business and also multifarious work, for the conveyance it become necessary for us to appoint said "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. -Italgacha, P.S. - Dum Dum, Kolkata – 700079, District - North 24 Parganas, being represented by its Proprietress, SMT. ASHA BHAGAT (PAN – BMKPA6828H) wife of Sri Kanhayia Bhagat, by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata – 700028, District - North 24 Parganas, as our Constituted Attorney to act on



1 B JAN 2023

our behalf jointly or severally and to look after and to control all affairs in respect of the schedule land as per terms and conditions to Joint Ventore Agreement dated 18 [01]202.3

NOW BY THESE PRESENTS We. (I) SRI SHUKDER KUNDU (FAN -DFVPK1038E), son of Late Shanti Pada Kundu alias Shanti Kundu, by occupation -Business, residing at Eden Park, P.O. -Italgacha, P. S. - Dum Dum, Kolkata - 200079. (2) SMT, SHARMILA DHALI (PAN - CRLPDIOLD), daughter of Late Shorti Pada Kundu alias Shanti Kundu, by occupation - Housewife, residing at 36/23, 5ribbumi Nabapally 22 Bigha, Joka, P.O. Joka, P.S.Haridebpur, Kolkata - 700104, (3) MISS. PURNIMA KUNDU (PAN - CWJPK5328Q),daughter of Late Shanti PadaKundu alias Shanti Kundu, by occupation - Self-Employed, residing atManikpar, Eden Park, P.O -Italgacha, P.5. - Dom Dam, Kolkata - 700079, (4) SMT, KRISNA KUNDU alias SMT. KRISHNA SHARMA (PAN - DIGPK8674H), daughter of Late Shann PadaKunda alins Shanti Kundu, by occupation - Housewife, residing at Manikpur, Eden Park, P.O. -Italgacha, P. S. - Dum Dum, Kolkara - 700079,(5) SMT, SOMA KENDU (PAN -HWQPK8184C), wife of Late Madhab Kundu, by occupation - Housewife, residing at Manikpur Eden Park, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, (6) SMT, DEBLINA SAHA (PAN- FSSPS1459A), wife of Sri Subrata Saha & daughter of Late Madhah Kundu, by occupation -Housewife, residing at 8, Stee Sarani, Naha, P.O. & P.S. - Dum Dum, Kolkata - 700028, all are by faith - Hindu, by Nationality - Indian, and appoint "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its remistered office at 23, Manush blumi Road, P.O. -Italgacha, P.S. - Dum Dum, Kolkata -700079, District - North 24 Parganas, being represented by its Proprietress, SMT, ASHA BHAGAT (PAN - HMKPA6828H) wife of Sri Kanhayia Bhagat, by faith - Himdu, by occupation - Business, by Nationality Indian; residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North 24 Parganas, , as our lawful Constituted Attorney to act for us and in our name on our behalf and to execute and perform all and every acts, deeds sexcept owner's allocation), matters, things as mentioned hereinafter follows -

 To enter into hold and defend possession of the said land every part thereof and also to manage, maintain an administer the said land and every part



Cossipore, Dum Dum

1 8 JAN 2023

- thereof. To look after said and to control all the areas for the Development of said land and construction of a Multi-storied building thereon as per sanctioned plan which to be approved by the concerned authority.
- To sign, execute and submit all development plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by the local Municipal and other appropriate authorities.
- 3. To appear and represent us before any necessary Authorities including the Dum Dum Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc, of the aforesaid land.
- 4. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alterations of 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, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorneys shall think fit and proper.
- To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.
- 6. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as our said Attorney shall think fit and proper.
- 7. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute and submit all papers, applications, documents



Addi. District Sub-Registra Consipore, Dum Dum

1 8 JAN 2023

- and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney,
- To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid.
- To utilities or shift or have connected the existing electricity connection if any
  its the said premises in such manner as the said Attorney may deem fit and
  proper.
- 10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof if any.
- 11. To appear and represent us before all Authorities for fixation and/or finalization of the normal valuation of the said premises and for that purpose to sign, deeds and submit necessary papers and documents and to do all other act, deeds and things as the said Attorney may deem fit and proper.
- 12. To negotiate with others for sale (except owner's allocation) of the flat/flats, floors, in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for us as per agreement deed at any terms and conditions as the said Attorney shall think fit and proper.
- 13. To collect advance or part payment or full consideration from the intending purchasers of flats/along with the proportionate share of land on our behalf except the portions which will be kept reserved for us as per said agreement, and the said Attorney shall appropriate the sale (except owner's allocation) proceeds.
- 14. To advertise in different newspapers and display hording in different places, engage Agency or agencies for selling of flats/along with the proportionate share of land in out/by him as the said Attorney shall think fit and proper.
- 15. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.



Consipore, Dum Dum

N 8 JAN 2023

of Jan

- 16. To transfer, flats of the proposed buildings along with the proportionate share of land, which are lying there at the said allocated portion of the Developer represented by our Attorney at our premises or any part thereof on such terms and conditions as our said Attorney shall think fit and proper.
- 17. To take steps for Registration of flats/Appurtenances of the allocated portions of the Developer along with the proportionate share of land represented by our Attorney under the West Bengal Housing Co-operative Society Act or the Apartment Ownership Act or any other law or laws as the case may be.
- 18. To present any deed or deeds of sale (except owner's allocation) conveyance, or conveyances of other documents for registration and when executed by him in our name and on our behalf the Addi. District Sub-Registrar and District Registrar and R.A. Calcutta having authority for and to have his registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which our said Attorney shall consider necessary for the transferring and/or conveying the said property or portion of it so such purchaser or purchasers as fully and effectually in all respect as we could do the same ourselves.
  - 19. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgment or become non-suited in any such action or proceeding or alteresaid before any Court Civil or Criminal. Revenue including the Rent Controller.
    - 20. To file and defend suits, ease, appeals and applications of whatsoever nature for and on our behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
    - To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications thereof.



Cossipore, Dum Dum

1 8 JAN 2023

- 22. To sign, declare and/or affirm any plant written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or Attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.
- 23. To deposit and withdraw fee documents and manage in and from any Court or Courts and/or any other person or persons or authority and give valid receipts and discharge therefore.
- 24. To effect mutation of premises in the office of the collector and/or Municipal records and to do all acts on our behalf at Mouza Sultanpur, P.S. Dum Dum, at Dag No. 1678, Khatian No. 1188 Holding No. 41, N. Sengupta Sarani Bye Lane, Ward No. 01 under Dum Dum Municipality which is fully described in the schedule herein below.
- 25. To for all or any of the purpose hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed/revised plan buildings/site plan and to receive the Completion Certificate from the Competent Authority.
- 26. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised site/building plan from the Authority and to obtain the Completion Certificate from the concerned authority.
- 27. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.

AND GENERALLY to act as our Attorney in relation to all matters touching our said land and building and on our behalf to do all instruments, acts, matters, deed and things as fully and effectually we would do and personally present.

AND we, hereby ratify and confirm and agree or undertake ratify and confirm all the whatsoever our said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole deed/transaction as per the said Agreement dated-



Cossipere, Dum Dum
'1 8 JAN 2023

## THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 9 Chittacks 36 Sq.ft. more or less with building measuring an area of 500° Sq.ft. more or less at Monza-Sultanpur, P.S. - Dum Dum, District - North 24 Pargamas, J.L. No. 10, R.S. No. 148, Touzi No. 173, at Dag No. 1678, Khatian No. 1188, Holding No. 41, N. Sengupta Sarani Bye Lane, Ward No. 01 under Dum Dum Municipality Ward No. 01, under Dum Dum Municipality within the limits of A.D.S.R.O. Cossipore Dum Dum, which is butted and bounded in the following manner:

ON THE NORTH: Eden House (5 storied building).

ON THE SOUTH: Others Premises.

ON THE EAST: Premises of N.C. Bhowmik.

ON THE WEST: 12° ft. wide Municipal Road.



Considere, Dum Dum

' 1 8 JAN 2023

IN WITNESS WHEREOF the parties hereto have hereinto set and subscribed their hands and scale on the day of 18TH . Janutary month and year 2023

## SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES

1. Konkayia Bhayar, Sto, Lt R.M. Bhagat, 262, P. K. Guha Road, Konkata - 700028 Starter Kunder
Somer Kunder
Deblina Saha.
Krishna Shotemor ALINS
Krishna Kunder
Shotemor ALINS

SIGNATURE OF THE OWNERS

2. Askim Banonee Kalabagan Nimta Koryg

AKASH INFRA BUILDERS

ALLA BLAGAT

Proprietor

SIGNATURE OF THE ATTORNEY

Prepared by:

P. K. BANDYOPADHYAY

HIGH COURT, CAL - 1 F. No.- W.B.- 2653/99



'11 8 JAN 2023

## Major Information of the Deed

Date of Registration:

18/01/2023

1-150G-00440/2023

Service Control of the Control of th		The state of the s		
puery No / Year	1506-8000154044/2023	Office where deed is registered		
uery Date	18/01/2023 2:25:22 PM	A D.S.R. COSSIPORE DUMDUM, Detrict: North 24-Pargacus		
pplicant Name, Address Other Details	Pintu Benerjee Thana Nimta, District : North 24-Par 9830634636, Status : Others	Parganas, WEST BENGAL, PIN - 700049. Mobile No. :		
ranaaction		Additional Transaction		
HILL AND THE STATE OF THE STATE	Power of Attorney after Registered	(4305) Other than Immovable Property. Declaration (No of Declaration 2)		
et Forth value	TE SIEW IIV S	Market Value		
x 2/-		Ra. 68.39.999/-		
tampduty Paid(SD)	THE REAL PROPERTY AND ADDRESS OF THE PARTY AND	Registration Fee Paid		
s 100/- (Article:48(g1)		Rs. 21/- (Article E, E)		
Comarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150600424/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)			

## Land Details:

District: North 24-Perganas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Nirmal Sengupta Sarani, Mouza: Subanpur, , Ward No. 1, Holding No.41 Pin Code : 700028

Suno Sch	npur, Ward	Khatian	Land	Uno	Area of Lang	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
No L1	Number LR-1678	Number LR-1188	Proposed Bastu	Bastu	3 Katha 9 Chatak 36 Sq Ft	1/-	65,02,499/-	Wigth of Approach Road: 12 Ft Project Name :
-	Grand	Total:			5.9686Dec	11.	65,02,499 /-	

### Structure Details :

STRUCK	re Details :	The state of the s	11 - 2 - W/ S-110	Market value	Other Details
Sch No	Structure	Area of Structure	Value (in Rs.)	THE RESIDENCE CONTRACTOR INCOME.	Oliver Design
11.5		500 Sq Ft.	1/-	3.37,500/-	Structure Type: Structure
57	On Land L1	200 1915 . 11			

Gr. Floor, Area of floor: 500 Sq Ft., Residential Use, Comented Floor, Age of Structure: SYear, Roof Type: Public, Extent of Completion: Complete

Total: 500 sq ft 1/- 3,37,500 /-				
	Total !	500 ng ft	11.	3,37,500 /-

apal Details :

Name	Photo	Finger Print	Signature
Ir Shukdeb Kundu  ion of Late Shanti Pada  undu  xecuted by: Self, Date of  xecution: 18/01/2023  Admitted by: Self, Date of  dmission: 18/01/2023 ,Place  Office			size some st
ANAMES.	10/01/2023	10/00/2023	18101(2023)

Eden Park, City:-, P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: dfxxxxxx8e, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of

Execution: 18/01/2023

, Admitted by: Self, Date of Admission: 18/01/2023 ,Place: Office

Photo	Finger Print	Signature
thanti ite of 13 late of 23 ,Place		かんしゃしゃ
16/61/2022	HEORITGERES LTD	18/01/2723
	hanti te of 3 late of 23 ,Place	hanti te of ra note of ra place

36/23, Sribhumi Nabapally, City:-, P.O:- Joka, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: crxxxxxx1j,Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 18/01/2023

, Admitted by: Self, Date of Admission; 18/01/2023 ,Place: Office

3	Name	Photo	Finger Print	Signature
	Miss Purnima Kundu Daughter of Late Shanti Pada Kundu Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office			Victorian mandre
	A Millions	16/11/2023	18/01/2023	16/01/2003

Manikpur, Eden Park, City:-, P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: cwxxxxx8q,Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 18/01/2023

, Admitted by: Self, Date of Admission: 18/01/2023 ,Place: Office

Name Photo Finder Print urs Krisna Kundu, (Alias: higheture Mrs Krishna Sharma) paughter of Late Shanti pada Kundu Executed by: Self, Date of Execution: 18/01/2023 Admitted by: Self, Date of Admission: 18/01/2023 Place Office SAME DESI

Manikpur, Eden Park, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN: - 700079 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: dixxxxxx4h, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/01/2023

Admitted by: Self, Date of Admission: 18/01/2023 Place: Office

Ī	Name	Photo	Finger Print	Signature
	Mrs Soma Kundu  Daughter of Late Madhab  Kundu  Executed by: Self, Date of  Execution: 18/01/2023  , Admitted by: Self, Date of  Admission: 18/01/2023 ,Place			Some Kennele
	: Office	18/01/07/03	16.01/2023	180(1/200)

Manikpur Eden Park, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bwxxxxxx4c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by:

Self, Date of Execution: 18/01/2023

, Admitted by: Self, Date of Admission: 18/01/2023 ,Place: Office

Name	Photo	Finger Print	Signature
Mrs Deblina Saha Wife of Mr Subrata Saha Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place	E.		Debline Sale
: Office	18/01/2773	16/21/2023	18/01/2025

8, Sree Sarani, Nalta, City:- , 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.:: fsxxxxxx9a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by:

Self, Date of Execution: 18/01/2023

, Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office

### Attorney Details :

SI No

1

Name, Address, Photo, Finger print and Signature

AKASH INFRA BUILDERS

262, P.K. Guha Road, City:-, P.O:- Durn Durn, P.S:-Durn Durn, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: bmxxxxxx8h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

### etative Details :

## Name Address Photo, Finger print and Signature

Name	Photo	Firmer Print	
Mrs Asha Bhagat (Presentant ) Wife of Kartheyla Bhagat Date of Execution - 18/01/2023, Admitted by: Self, Date of Admission: 18/01/2023, Place of Idmission of Execution: Office			Water Sample
	An 15 200 \$10P4	7.0	NY-100

262, P. Guha Road, City: -, P.O: - Dum Dum, P.S:-Dum Dum, District:-North 24-Pargenes, West Sengal India, PIN: - 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, ... PAN No. brococcookh, Aadhaar No Not Provided by UIDAI Status: Representative, Representative of : AKASH INFRA BUILDERS (as Proprietor)

#### Identifier Details:

Name	Photo	Finger Print	Signature	
Samiran Kundu Son of Sukoto Kundu Mankour, Cityr-, P.O- Italgacha, P.S- Dum Oum, Dietrict-North (A-Parganes, West Bengsi, India, PN)- 700079	(E)		Samtram	ميسيد
	15/01/2023	18/01/2023	18/01/2023	

Identifier Of Mr Stukdeb Kundu, Mrs Shamilla Dhail, Miss Purnima Kundu, Mrs Krana Kundu, Mrs Soma Kundu, Mrs Deblina Saha, Mrs Asha Bhagat

Trans	fer of property for L1	CONTRACTOR OF THE PERSON OF TH
	From	To, with area (Name-Area)
1	Mr Shukdeb Kundu	AKASH INFRA BUILDERS-0 993438 Dec
2	Mrs Sharmila Dhalf	AKASH INFRA BUILDERS-0 993438 Dec
3	Miss Purnima Kundu	AKASH INFRA BULDERS-0 993438 Dec
4	Mrs Krisna Kundu	AKASH INFRA BUILDERS-0 983438 Dec
5	Mrs Soms Kundu	AKASH INFRA BUILDERS-0 993438 Dec
6	Mrs Deblina Saha	AKASH INFRA BUILDERS-0 993458 Dec
	fer of property for S1	
	From	To with area (hallis hada)
SLNO	Mr Shukdeb Kundu	AVASH INFRA BUILDERS-83 33333300 SQ FT
2	Mrs Sharmite Dhall	*MACH INFRA BUILDERS-83 33333300 SQ P1
2	Miss Purnima Kundu	AVASH INFRA BITT DERS-83 39333300 Sq P1
3	Mrs Krisna Kundu	AWASH INFRA BUILDERS-83:33333300 Sq.FT
4	Mrs Soma Kundu	AKASH INFRA BUILDERS-83 33333300 SQ FI
5	Mrs Deblina Saha	AKASH INFRA BUILDERS-83 33333300 Sq Ft

# d Details as per Land Record

prof. North 24-Parganas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Nirmal Sangupta Sarani, Mouza:

Sch	Plot & Khatian Number	Details Of Land	o y a distant, modela
	LR Plot No:- 1678, LR Khatian	1500 WAS ENGINEED	Owner name in English as selected by Applicant
N	No:- 1188		Owner Name not selected by applicant.

Endorsement For Deed Number: 1 - 150600440 / 2023

£18-01-2023 certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Aministration ander 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 14:34 hrs on 18-01-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs Asha Bhagat

Certificate of Market Value(WB PUVI rules of 2001)

Cerulied that the market value of this property which is the subject matter of the deed has been assessed at Ra 68 39 999/-

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

Execution is admitted on 18/01/2023 by 1. Mr Shukdeb Kundu, Son of Late Shanti Pada Kundu, Eden Park, P.O. tralgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Business, 2, Mrs Sharmila Dhall, Daughter of Late Shanti Pada Kundu, 36/23, Sribhumi Nabapaty, P.O. Joka, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 3. Miss Purnima Kundu, Daughter of Late Shanti Pada Kundu, Manikpur, Eden Park, P.O. Italgecha, Thana: Dum Dum., North 24-Parganas, WEST BENGAL, India, PIN - 700079, by costs Hindu, by Profession Others 4. Mrs Krisna Kundu, Allas Mrs Krishna Sharma, Daughter of Late Shanti Pada Kundu, Mankpur, Eden Park, P.O. halgacha, Thana: Dom Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession House wife, 5. Mrs Soma Kundu, Daughter of Late Madhab Kundu, Manikpur Eden Park, P.O. halgacha, Thana: Dum Dum., North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession House wife, 6. Mrs Deblina Saha, Wife of Mr Subrata Saha, 8, Sree Sarari, Nalta, P,O: Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife.

Indetified by Samiran Kundu. . . Son of Sukdeb Kundu, Manikpur, P.O. Italgacha, Thana: Dum Dum. . North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Service

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

Execution is admitted on 16-01-2023 by Mrs Asha Bhagat, Proprietor, AKASH INFRA BUILDERS, 262, P.K. Guha Road, Coy.- , P.O.- Dum Dum, P.S.-Dum Dum, District-North 24-Perganas, West Bengal, India, PtN:- 700028 Indetified by Samiran Kundu, . . Son of Sukdets Kundu, Manikpur, P.O. Italgacha, Thana: Dum Dum, . North 24-Parganas, WEST BENGAL India, PIN - 700079, by caste Hindu, by profession Service

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/-

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100 00/-Payment of Stamp Duty

1. Stamp: Type: Impressed, Serial no 3868, Amount: Rs. 100.00/-, Date of Purchase: 16/01/2023, Vendor name: R Pal

Kaustines Our

Kaustava Dey ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

North 24-Parganas, West Bengal

geste of Registration under section 60 and Rule 69.

gistered in Book - I olume number 1506-2023, Page from 18790 to 18810 being No 150600440 for the year 2023.



Digitally signed by KAUSTAVA DEY Date: 2023.01.20 12:40:49 +05:30 Reason: Digital Signing of Deed.

Kanstarea Dey

(Kaustava Dey) 2023/01/20 12:40:49 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM West Bengal.

(This document is digitally signed.)

Signature of the Executants / Presentants					
AVIII	Uttle	Ring	Middle	Fore	Thumb
	Ottle	(Left	Hand)	/2/5///	
1100	Market Name	- Fore	Middle	Ring	Little
¥	Thumb	(Right	Hand)	Tible	LE MAX
经和公司					
		Ring	Middle	Fore	Thumb
	Little	(Left	Hand)	118808	-
	250	Fore	Middle	Ring	21447
	Thumb	(Righ	t Hand)	1,00,11,4	Little
Sharwing Dhali		10 C			
		Ring	Middle	Fore	Thumb
	Little	(Left	Hand)	100.5	
	634	Fore	Middle	Ring	Little
	Thumb	(Righ	t Hand)	Thing:	
Purnima Inundu		Trap.	184	A V	

senature of the executants / Presentants					
	Uttle	Ring (Left	Middle Hand)	Fore	Thumb
	Thumb	Fore (Right	Middle Hand)	Ring	Little
Kreiskna Skagma HLIRS Kuelsna kundu		电影			
Cyarosu	Little	Ring	Middle Hand)	Fore	Thumb
	Thumb	Fore	Middle Hand)	Ring	Little
Some Kundar					
All In	Little	Ring	Middle	Fore	Thumb
		(Left	Hand)		
	Thumb	Fore (Right	(Middle Hand)	Ring	Littie
Deblina saha					

ature of the utants / Presentants					
rtanto / 11	Little	Ring	Middle		
	Little	(Left I	Hand)	Fore	Thumb
				20 A	
	Thumb	Fore	Middle	Ring	Little
Bhoort	***************************************	(Righ	Hand)	11110	Service:
ha Bhagait					
	Little	Ring	Middle	Fore	Thumb
		(Left Hand)			
		Fore	Middle	Ring	Little
	Thumb	(Right Hand)		G	citie
		9"			
		Plac	Middle	Fore	Thumb
	Little	Ring (Middle (Left Hand)		1.00	
	1				Littie
		Fore	Middle	Ring	700
	Thumb	(Ri	ght Hand)		





शन्तिमतृङ्श पश्चिम बंगाल WEST BENGAL

AE 651898

Good 3323588/2422

Control that the document is amount to reduce the montrol to the synthese Sheet and and comment the first of the forement.

Anthropa Party States

2 3 NOV 2023

# DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

BE IT KNOWN TO ALL CONCERNED that I,

10/11/2072

PK BANDYO PAPHYNY

APPRILATED TO STATE TO STA

Gabonda Safer Late Basudel Safer PS Dum Dum KOL-75



Cossipore, Dam Due

SRI SUSANTA KUMAR DAS (PAN - ADSPD2336D), son of SadaRanjan Das alias Niranjan Das, by occupation Service, by faith Hindu, by Nationality Indian, residing at Manickpur, Eden Park, P.O. Italgacha, P.S. Dum Dum, Kolkata - 700079, hereinafter called the "OWNER" has entered into a Development Agreement Being No. 15086, for the year 2022, registered at A.D.S.R.O. Cossipore Dum Dum, with "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, District - North 24 Parganas, being represented by its Proprietor SMT. ASHA BHAGAT (PAN - BMKPA6828H) wife of Sri Kanhayia Bhagat, by faith -Hindu, by occupation - Business, by Nationality - Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolksta - 700028, District North 24 Parganas, in respect of my property mentioned in the schedule hereunder for Development of the same by raising construction of Multi-storied building in accordance with the building plan which to be approved by the Dum Dum Municipality under certain terms and conditions mentioned in the said Development Agreement.

WHEREAS I am absolute owner of the plot of land measuring 1 Cottah 8 Chittacks be the same a little more or less together with pucca building measuring 200sq.ft. more or less at Mouza -Sultanpur, P.S. - Dum Dum, Dag No. 1680, L. R. Khatian No. 5241, Holding No. 13, Khalisakota Road, Ward No. 01 under Dum Dum Municipality, details of which mentioned in the schedule hereunder.

AND WHEREAS that "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, District North 24 Parganas, being represented by its Proprietor SMT. ASHA BHAGAT(PAN - BMKPA6828H) wife of Sri Kanhayia Bhagat, by faith Hindu, by occupation Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North 24 Parganas, will develop the land as mentioned bereunder by making construction of building as per sanctioned plan which will be approved



by Dum Dum Municipality and the total building except my allocation i.e.

Owner's Allocation will be sold to the intending purchasers according to
the choice of my said Developer.

AND WHEREAS I am sufficiently entitled to the said landed property as mentioned in the schedule hereunder as I have absolute right and title and interest in the said property and also have absolute authority to appoint my Constituted Attorney to act on my behalf for Development as aforesaid in respect of under mentioned schedule property.

AND WHEREAS I am engaged with my Business and also multifarious work, for the conveyance it become necessary for me to appoint said "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. Italgacha, P.S. Dum Dum, Kolkata - 700079, District North 24 Parganas, being represented by its Proprietor SMT. ASHA BHAGAT (PAN - BMKPA6828H) wife of Sri KanbayiaBhagat, by faith Hindu, by occupation Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District North 24 Parganas, as my Constituted Attorney to act on my behalf jointly or severally and to look after and to control all affairs in respect of the schedule land as per terms and conditions to Development Agreement dated \_\_\_\_\_\_\_

NOW BY THESE PRESENTS I, SRI SUSANTA KUMAR DAS (PAN - ADSPD2336D), son of SadaRanjan Das alias Niranjan Das, by occupation - Service, by faith - Hindu, by Nationality - Indian, residing at Manickpur, Eden Park, P.O. - Italgacha, P.S. - Dum Dum, Kolkata - 700079, and appoint "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. - Italgacha, P.S. - Dum Dum, Kolkata - 700079, District - North 24 Parganas, being represented by its Proprietor SMT. ASHA BHAGAT (PAN - BMKPA6828H) wife of Sri Kanhayia Bhagat, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District North 24 Parganas, as my lawful Constituted Attorney to act for me and in my



Cossipore, Dum Dues 2 3 NOV 2020

name on my behalf and to execute and perform all and every acts, deeds (Except Owner's Allocation), matters, things as mentioned hereinafter follows:-

- To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every part thereof. To look after said and to control all the areas for the Development of said land and construction of a multistoried building thereon as per sanctioned plan which to be approved by the concerned authority.
- II. To sign, execute and submit all development plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by the local Municipal and other appropriate authorities.
- III. To appear and represent me before any necessary Authorities including the Dum Dum Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc, of the aforesaid land.
- IV. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alterations of 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, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorneys shall think fit and proper.
- V. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.



Aodi, District Sub-Registras Cossipore, Dum Dum

- VI. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as my said Attorney shall think fit and proper.
- VII. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign. execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
- VIII. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid.
  - To utilities or shift or have connected the existing electricity IX. connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
  - To pay all rates, taxes, charges, expenses and other outgoings X whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof if any.
  - To appear and represent me before all Authorities foe fixation XI. and/or finalization of the normal valuation of the said premises and for that purpose to sign, deeds and submit necessary papers and documents and to do all other act, deeds and things as the said Attorney may deem fit and proper.
- To negotiate with others for sale (Except Owner's Allocation) of XII. the flat/flats, floors, in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for me as per agreement deed at



Cossipore, Dum Dum

any terms and conditions as the said Attorney shall think fit and

- XIII. To collect advance or part payment or full consideration from the intending Purchasers of flats/slong with the proportionate share of land on my behalf except the portions which will be kept reserved for me as per said agreement, and the said Attorney shall appropriate the sale (Except Owner's Allocation) proceeds
- XIV. To advertise in different newspapers and display harding in different places, engage Agency or agencies for selling of flats/along with the proportionate share of land in out/by him as the said Attorney shall think fit and proper.
- XV. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- XVI. To transfer, flats of the proposed buildings along with the proportionate share of land, which are lying there at the said allocated portion of the Developer represented by my Attorney at my premises or any part thereof on such terms and conditions as my said Attorney shall think fit and proper.
- XVII. To take steps for Registration of flats/Appurtenances of the allocated portions of the Developer along with the proportionate share of land represented by my Attorney under the West Bengal Housing Co-operative Society Act or the Apartment Ownership Act or any other law or laws as the case may be.
- To present any deed or Deeds of Sale (Except Owner's Allocation) XVIII. conveyance, or conveyances of other documents for registration and when executed by him in my name and on my behalf the Addi. District Sub-Registrar and District Registrar and R.A. Calcutta having authority for and to have his registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which my said Attorney shall consider



Andt, District Sub-Registres
Cossipore, Dum Dum
2 3 NOV 202

necessary for the transferring and/or conveying the said property or portion of it so such Purchaser or Purchasers as fully and effectually in all respect as I could do the same myself.

- XIX. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgment or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.
- XX. To file and defend suits, case, appeals and applications of whatsoever nature for and on my behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
- XXI. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications thereof.
- XXII. To sign, declare and/or affirm any plant written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or Attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.
- XXIII. To deposit and withdraw fee documents and manage in and from any Court or Courts and/or any other person or persons or authority and give valid receipts and discharge therefore.
- XXIV. To effect mutation of premises in the office of the collector and/or Municipal records and to do all acts on my behalf at Moura -Sultanpur, P. S. - Dum Dum, at Dag No. 1680, L.R. Khatian No. 5241, at Holding No. 13, Khalisakota Road, Ward No. 01 under



Cossipore, Dum Dum

2.3 NOV 7023

:8:

Dum Dum Municipality, which is fully described in the schedule herein below.

- XXV. To for all or any of the purpose hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed/revised plan buildings/site plan and to receive the Completion Certificate from the Competent Authority.
- XXVI. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised site/building plan from the Authority and to obtain the Completion Certificate from the concerned authority.
- XXVII. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.

AND GENERALLY to act as my Attorney in relation to all matters touching my said land and building and on my behalf to do all instruments, acts, matters, deed and things as fully and effectually I would do and personally present.

AND I, hereby ratify and confirm and agree or undertake ratify and confirm all the whatsoever my said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole deed/transaction as per the said Agreement dated 23/11/2022

## THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 1 Cottahs 8 Chittacks be the same a little more or less together with pucca building measuring 200sq.ft. more or less at Mouza -Sultanpur, P.S. - Dum Dum, J.L. No. 10, R.S. No. 148, Touzi No. 173, at Dag No. 1680, L.R. Khatian No. 5241 at Holding No. 13, Khalisakota Road, Ward No. 01 under Dum Dum Municipality, within the limits of A.D.S.R.O. Cossipore Dum Dum,



\*odi. District Sub-Registres Cossipore, Dum Dure

District North 24 Parganas, which is butted and bounded in the manner

ON THE NORTH: Premises of B. Samaddar,

ON THE SOUTH: Premises of Swapan Das,

ON THE EAST: Khalisakota Road,

ON THE WEST: Premises of N. C. Bhowmick.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals on the 237 day of howen bear

SIGNED, SEALED AND DELIVERED In the presence of:

### WITNESSES:

1. Kanhayia Bhagat 252, P.K. Guha Road, P.O. I.P.S. - Dum Dum, Kalkata - 700028 .

garante Kumer Dus SIGNATURE OF THE OWNER

2. Goberndubator. Luke Bududep Sahar. Mone KPUR Rumkow -P.S Dumpum

AKASH INFRA BUILDERS Asha Bhagat **Proprietor** 

P.o Italgolper Prepared by:

SIGNATURE OF THE ATTORNEY

P.K. Candyopadlajay

Advocate, High Court, Calcutta. File No. WB 2653/99.

Considered Sub-Registres

4) Tr	1-1506-15119/2022	Date of Registration	23/11/2022			
No I Vent	1506-8003323588/2022	Office where dend is re	paratelpo			
any No / Year	23/11/2022 1:07:05 PM	A.D.S.R. COSSIPORE DUMDUM, District North 24-Pargamas				
Applicant Name, Address Other Details	-Parganas, WEST BENGA	L. PhN - 700056, Mobile				
CARLOW		Additional Transaction	VVV. Phonestella			
ransaction 0138] Sale, Development I	Power of Attorney after Registered	(4305) Other than Immediate Property. Declaration (No of Declaration : 2)				
Jevelopment Agreement		Market Value				
et Forth value		Rs. 16,74,000/-				
1 2/∗		Registration Fee Paid				
tampduty Paid(SD)		The state of the s	The state of the state of the state of			
ks 100/- (Article:48(g))		The state of the s	Agreement of jueed			
Remarks	Development Power of Attorney and	omey after Registered Development Agreement of [Deed omey after Registered Development Agreement of [Deed omey after Research Research Solf- (F)FTY only ) from the applicant for (Urban area)				
	No/Year]: 150615060/2002 issuing the assement slip (Urban str					

District: North 24-Parganes, P.S.- Dum Dum, Municipality: DUM DUM, Road: Khalishakota, Mouza, Sultanpur, , Ward No. 01, Holding No. 13 Pin Gode: 700079

_	North 24- L Holding N				Area of Land	SetForth Value (In Rs.)	Value (In Rs.) 15.39,000/-	Width of Approach
	Number	a summer by seeing	Proposed Basts	Hastu	1 Katha d Chatak	16		Road: 5 Ft Project Name :
301	R-1680				2,475Dec	17	15,39,000 /-	

Structi	ure Details :		Senoim	Market value (In Rs.)	Other Details
Sch	Structure Details	Structure	Value (In Rs.)	1,35,000/- 8	tructum Type Structure
No	On Land L1	200 Sq FL		water Enor Age	of Structure: OYear, Roof Type

Gr. Floor, Area of floor : 200 Sq Ft. Residential Uso, Cemented Floor, Age of Structure: Oyear, Roof Type Pucce, Extent of Completion: Complete

	Tarki	1,35,000 /-
Total :	200 sq ft 1/-	12000000

Dotails :

Name, Address, Photo, Finger print and Signature

Tel Street Con-	TARREST
Mr Susa Son of N	nta Kumar Das Ir Sada Ranjan
Das	navana esta ser necasar a construir.

Executed by: Solf, Date of Execution: 23/11/2022, Admitted by: Solf, Date of Admission: 23/11/2022, Place : Office

775
MI PARTIN
local line
<b>国现实</b>
指題結局指
100
DOLLARDS.



Signature

Manikpur, Eden Park, City:-, P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: adxxxxxx6d, Aadhear No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 23/11/2022

, Admitted by: Self, Date of Admission: 23/11/2022 ,Place: Office

#### Attorney Details :

SI

No

No

Name, Address, Photo, Finger print and Signature

#### AKASH INFRA BUILDERS

23. Manashbhumi Road, City.-...P.O.: traigacha, P.S.-Dom Dum, District: North 24-Parganas, West Bengal, India, PIN:-700079 PAN No.: bimicxxxx8h Audhoar No Not Provided by UIDA), Status: Organization, Executed by: Representative

Representative Details:

Name, Address	Photo,Finger	print	and	Signature
---------------	--------------	-------	-----	-----------

Mrs Asha Bhagat
(Presentant)
Wife of Kanhayia Bhagat
Date of Execution 23/11/2022, Admitted by:
Ser, Date of Admission:
23/11/2022, Place of
Admission of Execution: Office

Name





Finger Print

Acre Souget

Signature

262, P.K. Guha Road, City:-. P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganus. West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of India, ... PAN No.:: bmxxxxxx8h,Aadhaar No Not Provided by U/DAI Status: Representative, Representative of : AKASH INFRA BUILDERS (as DEVELOPER)

Trans	fer of property for L1		
SINO	From	To, with area (Name-Area)	
1	Mr Susanta Kumar Des	AKASH INFRA BUILDERS-2:475 Dec	
Trans	fer of property for S1	Control Control to Control Con	-
SINO	From	To, with area (Name-Area)	
	Mr Gusanta Kumar Das	AKASH INFRA BUILDERS-200.00030000 Se FI	

### Land Details as per Land Record

Dec. of North 24-Pargaries, P.S.- Dum Dum, Municipanty: DUM DUM, Road Khalishakota, Modze Sultanpor, , Ward. No. 01. Holding No.13 Pin Code : 700079

Sch No	Plot & Khatiiin Number	Details Of Land	Owner name in English as selected by Applicant	
41	LR Plot No 1880, LR Khallan No 5240	Owners was my Gurden end one, Address file . Classification: ms, Area: 0.020000000 Azes.	Owner Name not selected by applicant	

and Admissibility(Rule 43,W.B. Registration Rules 1962) un unger rum 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number ; 48

Manual Control of 13-55 by 22A(3) 46(1), W.B. Registration Rules, 1962) Managed for registration at 13:55 hrs. on 23-11-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs.

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

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

Execution is admitted on 23/11/2022 by Mr Susanta Kumar Das, Son of Mr Sada Ranjan Das, Manikpur, Eden Park, P.O. Bulgacha, Tharia: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by

indetified by Gobinda Saha, . . Son of Basudeb Saha, 155 Manikpur Ramkrishna Gam, P.O. italgacha, Thano: Dum Dum., North 24-Parganes, WEST BENGAL, India, PIN - 700079, by coste Hindu, by profession Business

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

Execution is admitted on 23-11-2022 by Mrs Asha Bhagat, DEVELOPER, AKASH INFRA BUILDERS, 23, Manushbhumi Read, City:-, P.O.- Italgacha, P.S. Dum Dum, District: North 24-Parganas, West Bengal, India, PIN

Indetfried by Gobinda Saha. ... Son of Barudoo Saha, 165 Manikour Ramkrishna Garh, P.O. Italgacha, Triana: Dum Dum., North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Business

Contilled that required Registration Fees payable for this cocument is Rs 21,00% ( E = Rs 21,00% ) and Registration Payment of Fees Fees paid by Cash Rs 21.00/-

Confind that required Stamp Duty payable for this document is Rs. 70% and Stamp Duty paid by Stamp Rs 100,00%

1. Stamp: Type: Impressed. Serial no 1009, Amount: Rs 100:007-, Date of Pumhase: 10/11/2022, Vendor name: J K Description of Stamp BOSE

Frantisca Chry

Kaustava Dey ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

North 24-Parganas, West Bengal

d Registration under section 60 and Rule 69.

ed in Book - I

number 1506-2022, Page from 516391 to 516406 No 150615119 for the year 2022.



Digitally signed by KAUSTAVA DEY Date: 2022.11.24.12.15:40 +05:30 Reason: Digital Signing of Deed.

Franksie Dry

(Kaustava Dey) 2022/11/24 12:15:40 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM West Bengal.

(This document is digitally signed.)

### PAGE NO.-

1 1	creature of the		Ring	Middle	Fore	Thumb
		Little	(1.eft	Hand)	10025	Nilgies
			Forc	Midilla	Ring	aline
1		Thumb	(Righ	t Hand)		276
	Summit Hr. Jan					
1_		16.V	(A Riby	Middle	Fore	Thomb
T		Little	(Lef	Hand)		10000
					45%	
1	THE REAL	201	Fore	Middle	Ring	Little
- 1	The same of	Thumb	(Rig	(t Hand)	37258	
Asha Bha	Alha Bhagat					8
- 1		POSICE	Ring	Middle	Forz	Thumb
-		Little	(Le	n Hand)		
		Thumb	Fare (R)	Middle ht Hund)	Ring	L)ssf#
	554	±2€				



Addi. District Sub-Registras Cossipore, Dum Dum