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I-02836/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 113964

18/2/25  
 & 8/484280/25

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-III  
 Alipore, South 24 Parganas

18 FEB 2025

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

KNOWN ALL MEN BY THESE PRESENTS THAT WE,  
 1) SRI ASIT ADDYA, PAN - BIMPA1725P, Aadhaar No. 8893 5309 3140, son of Late Subal Chandra Addya, by faith Hindu, by occupation Retired, by Nationality Indian, residing at 64, B.B. Chatterjee Road, P.O. & P.S. Kasba, Kolkata 700 042, District South 24 Parganas, 2) SRI SWAPAN ADDYA, PAN - ATUPA0784C, Aadhaar No. 6025 2027 3197, son of Late Subal

Chandra Addya @ Subol Addya, by faith Hindu, by occupation Retired, by Nationality Indian, residing at 62, B.B. Chatterjee Road, P.O. & P.S. Kasba, Kolkata 700 042, District South 24 Parganas, 3) **SRI TAPAN ADDYA**, PAN – ASEPA9058L, Aadhaar No. 5508 3551 6236, son of Late Subal Chandra Addya @ Subol Addya, by faith Hindu, by occupation Retired, by Nationality Indian, residing at 62, B.B. Chatterjee Road, P.O. & P.S. Kasba, Kolkata 700 042, District South 24 Parganas, 4) **SRI ASHIM ADDYA**, PAN – AFGPA3110C, Aadhaar No. 9184 9078 8728, son of Late Subal Chandra Addya @ Subol Addya, by faith Hindu, by occupation Business, by Nationality Indian, residing at 63, B.B. Chatterjee Road, P.O. & P.S. Kasba, Kolkata 700 042, District South 24 Parganas, 5) **SMT. MITA SEN**, PAN – DLQPS3730H, Aadhaar No. 9162 9524 4583, daughter of Late Subal Chandra Addya, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at H/A-19, Shachindralal Sarani, P.O. Aswini Nagar, P.S. Baguiati, Kolkata 700 159, District North 24 Parganas, **SEND GREETINGS.**

**WHEREAS** We are the principals herein are the joint owners of **ALL THAT** piece and parcel of Bastu Land measuring 05 Cottahs 01 Chittaks 36 Square Feet, more or less together 2000 square feet dilapidated old RTS standing thereon, lying and situated at Mouza Kasba, J.L. No. 13, Touzi No. 145, Revenue Survey No.233, Pargana Kolikata, Dihi Panchnagram in 5 Division k Sub Division, the then Kolkata Municipal Corporation Sabek Holding No. 234, Hall Holding No. 196 under premises No. 37, R. K. Chatterjee Road, Khatian No. 594, comprised in Dag No.

610, within the limits of the Kolkata Municipal Corporation being KMC Premises No. 37, Raj Krishna Chatterjee Road, vide Assessee No. 210672001547, KMC Ward No.067, P.S. Tollygunge now Kasba, Kolkata 700 042, District South 24 Parganas, more fully and particularly described in the **SCHEDULE** hereunder written.

**AND WHEREAS** the principals herein for development of the said land entered into a development agreement dated 18<sup>th</sup> Day of February 2025 for promotion of the said land as per agreed terms and conditions with "M/S. BIDISHA", a Proprietorship firm, having its registered Office at 186, Sarat Bose Road, P.O- Sarat Bose Road, Police Station formerly Lake Thana, now Rabindra Sarobar, Kolkata 700 029, District Kolkata, represented by its sole Proprietor **SRI NILOTPAL GHOSH DASTIDAR**, PAN - AHZPG4845M, Aadhaar No.7402 8339 2581, Son of Late Nanigopal Ghosh Dastidar, by faith Hindu, by Nationality Indian, by occupation Business, residing at P-45 Joyshree Park Block C, P.O- Behala, Police Station Behala, Kolkata - 700034, District Kolkata, in the state of West Bengal, with some terms and conditions as stated therein, which was duly registered on 18<sup>th</sup> February 2025, in the office of the DSR-III, South 24 Parganas, Alipore and recorded in Book No. I, Deed No. 160302830 for the year 2025, for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the "SAID DEVELOPMENT AGREEMENT".

*W Shook*

*Agshon Ghosh*

*Mika Sen*

**AND WHEREAS** as per the said agreement it was agreed and due to some valid reason mentioned in the development agreement the Principals herein do hereby appoint lawful Attorney to look after all affairs relating to the said property as more particularly described in the **SCHEDULE** hereunder written in our name and on our behalf.

**NOW KNOW BY THESE PRESENTS** that We, the above named owners/Principals do hereby nominate, constitute and appoint "**M/S. BIDISHA**", a Proprietorship firm, having its registered Office at 186, Sarat Bose Road, P.O- Sarat Bose Road, Police Station formerly Lake Thana, now Rabindra Sarobar, Kolkata 700 029, District South 24 Parganas, represented by its sole Proprietor **SRI NILOTPAL GHOSH DASTIDAR**, PAN - AHZPG4845M, Aadhaar No.7402 8339 2581, Son of Late Nanigopal Ghosh Dastidar, by faith Hindu, by Nationality Indian, by occupation Business, residing at P-45 Joyshree Park Block C, P.O- Behala, Police Station Behala, Kolkata - 700034, District Kolkata in the state of West Bengal, as our true and lawful constituted Attorney for us in our name and on our behalf to do or cause to be done all acts, deeds, matters and things whatsoever in all matters concerning development our said property, inter alia, as set forth herein below:-

- 1) To develop <sup>our</sup> ~~my~~ said schedule below property and to construct a building upon the said property in accordance

*W Ghosh*

*Ashim Dastidar*

with the Sanctioned building plan, by the Kolkata Municipal Corporation.

- 2) To do all the proceedings in connection with Land Acquisition, amalgamation of two/several adjacent plot/s of the schedule land, acquisition of front portion of the schedule land, for and on connection with the said premises on our behalf.
- 3) To make sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, Sign and Execute the registration procedure for KMC Boundary declaration, sign in the building plan or plans, revised plan and also to KMC gift if necessary by attending before the Registration Offices, confirmation and consent if necessary on our behalf for and on connection with the said premises.
- 4) To supervise the construction of the building and or structure according to the sanctioned building plan, in respect of the said premises as mentioned in the schedule herein under and to that effect to get signed, pursue and collect on our behalf all such or relevant applications, documents, Completion Certificate from the competent Authority and any representations and whatsoever manner or nature that is to be done.

- 5) To appoint and engage any solicitor, counsel, advocates or other lawyer or lawyers to sign and verify any petition for the grant, to affirm any affidavits, enter or lodge any caveat or to apply for its discharge.
  
- 6) That our said attorney shall have ample power to mortgage/lien entire/part of the schedule mentioned property (to the extent of the Developer's allocation only), before any Bank or Financial Institute/NBFC for taking mortgage loan/financial support/assistance from the said Bank/ Financial Institute/ NBFC for smooth sailing of the proposed construction work, on behalf of us.
  
- 7) That our said attorney shall have full right to institute, prosecute and/or defend suits of other actions and proceedings, appeals in any court anywhere within civil, criminal, revenue, revision or before any tribunal on our behalf and to execute warrant sign vakalatnama, to act and plead, to sign and verify plaints, written statements petitions and other pleading under article 226 of the constitution of India and also to present any Memorandum of Appeal, tribunal statement, inventories to accept service of summons, notice and other legal processes, enforce judgement, execute any decree of order, to appoint and engage on our behalf, pleaders Attorneys, counsel and other legal agents as my said Attorney may think fit and proper and to adjust settle all accounts, to refer to attribution all disputes and differences, to withdraw the

same or to be non-suited and to receive deliver of documents or payments of any money from any court, office or opposite party either in execution of decree or order or otherwise as he shall think fit and proper at his cost.

- 8) That our said attorney shall have ample power to negotiate on terms and to agree and/or to enter into an Agreement/s for sale or Memo of understanding with any intending purchaser/s or his/their nominated person/s for selling of Developer's Allocation and to present the Deed of Conveyance/s for registration and to receive the money/sale consideration and sign and or to admit execution before the registration office having authority and to have the said Deed of Conveyance/s and registered and to issue receipts thereof and to receive consideration money and to do acts deeds and things for the purpose of selling proportionate share in the land of our schedule below properties which our said attorney think fit and proper unto and in favour of any intending purchaser/s on our behalf as fully and effectually in all respects as we could do ourselves if personally present and except the owner's allocation as per Registered Development Agreement, but the said sale/transfer may happen only after handing over the Owner's Allocation, according to the said Registered Development Agreement.

- 9) To sign and execute any agreement/s for sale, Deed of Conveyance/s in respect of Developer's Allocation as per Agreement Dated 18-02-2025 together with undivided proportionate share of land underneath and the common user of the common areas and facilities attached in the said building according in the terms and conditions contained in the said Development Agreement regarding flats, car parking spaces both covered to be constructed, in favour of any person, association of persons, company both private limited and public limited and to any other business and partnership firm and to receive from them any earnest money in the name of his concern and to give or issue valid receipts for the same.
- 10) In case of Sale, to execute, sign proper Agreement/s for Sale, Deed of Conveyance/s in respect of the different saleable flat/s, car parking space/s and other parts thereof in favour of intending buyer/s and to give construction and physical possession of the said flat/s, car parking spaces and commercial spaces and to present before the Register of Assurances, Additional District Sub Register and District Sub Register, all Deed of Conveyance/s, Agreement/s for Sale for Registration in our name and on our behalf in respect of Developer's Allocation as per Registered Agreement, and receive consideration money either in cash, cheques or drafts from the intending buyer/s in the name of his Firm and to credit the said amount in the Firm's account and to give valid receipts and discharge the same

only for the Developer's allocation as mentioned in the said Registered Development Agreement as mentioned above.

- 11) To apply for and obtain temporary and permanent connection from the Municipal Corporation for water supply, electricity, drainage, sewerage, gas and/or power in respect of said building required for the construction, use and enjoyment of the said building and to sign all such applications, forms and documents as shall be required for the said Development of the project at All that piece and parcel of Bastu Land measuring 05 Cottahs 01 Chittaks 36 Square Feet, more or less together 2000 square feet dilapidated old RTS standing thereon, lying and situated at Mouza Kasba, J.L. No. 13, Touzi No. 145, Revenue Survey No.233, Pargana Kolikata, Dihi Panchannagram in 5 Division k Sub Division, the then Kolkata Municipal Corporation Sabek Holding No. 234, Hall Holding No. 196 under premises No. 37, R. K. Chatterjee Road, Khatian No. 594, comprised in Dag No. 610, within the limits of the Kolkata Municipal Corporation being KMC Premises No. 37, Raj Krishna Chatterjee Road, vide Assessee No. 210672001547, KMC Ward No.067, P.S. Tollygunge now Kasba, Kolkata 700 042, District South 24 Parganas.
- 12) To supervise, manage and conduct all sorts of administration in respect of the Schedule below land and to handle all sorts of official matters, letters arisen in course of concerned matters in connection with our said property.

- 13) **AND GENERALLY** to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of our said Attorney ought to be done execute and performed in relation to the said property standing in our names or our concern, engagements or affairs ancillary and incidental thereto as fully and effectually as we could do the same if we personally present.
- 14) **AND** We do hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the and power in that behalf hereinbefore contained, shall lawfully and bonafide do, execute or perform in connection with the construction of the said building upon the said Schedule below property, sale and/or any other matters in respect of the Developer's allocation as aforesaid regarding construction work of the proposed building in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this Power of Attorney at **All** that piece and parcel of Bastu Land measuring 05 Cottahs 01 Chittaks 08 Square Feet, more or less together 2000 square feet dilapidated old RTS standing thereon, lying and situated at Mouza Kasba, J.L. No. 13, Touzi No. 145, Revenue Survey No.233, Pargana Kolikata, Dihi Panchannagram in 5 Division k Sub Division, the then Kolkata Municipal Corporation Sabek Holding No. 234, Hall Holding No. 196 under premises No. 37, R. K. Chatterjee Road, Khatian No. 594, comprised in Dag No. 610, within the limits of the Kolkata Municipal Corporation

being KMC Premises No. 37, Raj Krishna Chatterjee Road, vide Assessee No. 210672001547, KMC Ward No.067, P.S. Tollygunge now Kasba, Kolkata 700 042, District South 24 Parganas, together with all easement right therein, and also in connection with sale of the Flat/s, Car Parking Space/s, Covered space/s, Commercial Space/s in respect of the Developer's Allocation except the Owner's Allocation in terms of this Registered Development Power of Attorney.

**THE SCHEDULE "A" ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of Bastu Land measuring 05 Cottahs 01 Chittaks 36 Square Feet, more or less together 2000 square feet dilapidated old RTS standing thereon, lying and situated at Mouza Kasba, J.L. No. 13, Touzi No. 145, Revenue Survey No.233, Pargana Kolkata, Dihi Panchannagram in 5 Division k Sub Division, then Kolkata Municipal Corporation Sabek Holding No. 234, Hall Holding No. 196 under premises No. 37, R. K. Chatterjee Road, Khatian No. 594, comprised in Dag No. 610, within the limits of the Kolkata Municipal Corporation being KMC Premises No. 37, Raj Krishna Chatterjee Road, vide Assessee No. 210672001547, KMC Ward No.067, P.S. Tollygunge

now Kasba, Kolkata 700 042, District South 24 Parganas, the said property is butted and bounded as follows:-

- ON THE NORTH** : 14 Feet Wide R. K. Chatterjee Road,
- ON THE SOUTH** : Premises No.38, R.K.Chatterjee Road.  
BANDHU MILON SANGHA and Slum Area.
- ON THE EAST** : Premises No.34, R.K.Chatterjee Road.
- ON THE WEST** : 16'-6" Feet Wide R.K.Chatterjee Road.

**THE SCHEDULE "B" ABOVE REFERRED TO:**

(Owner's Allocation)

- A. Each owner will get Rs. 1,00,000.00 (Rupees One Lakh) only at the time of Development Agreement as an adjustable security deposit and Each owner will get Rs. 4,00,000.00 ( Rupees Four Lakh) only after the commencement of construction of G+III Building as an adjustable security deposit.
- B. Each owner will get Rs. 5000.00 (Rupees Five Thousand) only every month as a shifting charges from the day of commencement of construction of proposed G+III Building till hand over their allocated Flats.
- C. The Owners shall get :-
- 1) One Flat at the 1<sup>st</sup> Floor Flat-B shown in plan Super built up area more or less 850 sq.ft. of the newly constructed G+III building to be sanctioned by KMC together with proportionate share of land and common facilities.

- 2) One Flat at the 3<sup>rd</sup> Floor Flat-A shown in plan Super built up area more or less 850 sq.ft. of the newly constructed G+III building to be sanctioned by KMC together with proportionate share of land and common facilities.
- 3) One Flat at the Ground Floor Flat shown in plan Super built up area more or less 850 sq.ft. of the newly constructed G+III building to be sanctioned by KMC together with proportionate share of land and common facilities.
- 4) One Flat at the 3<sup>rd</sup> Floor Flat-C shown in plan Super built up area more or less 850 sq.ft. of the newly constructed G+III building to be sanctioned by KMC together with proportionate share of land and common facilities.
- 5) One Flat at the 3<sup>rd</sup> Floor Flat-B shown in plan Super built up area more or less 850 sq.ft. of the newly constructed G+III building to be sanctioned by KMC together with proportionate share of land and common facilities.

**THE SCHEDULE "C" ABOVE REFERRED TO:**

(Developer Allocation)

The Developer shall get - remaining portion of the building i.e. Three Flats on the Second Floor and Two Flats on the First Floor and all Garages & Service Area of Ground Floor of the building together with proportionate share of land and common area, facilities and amenities including the open spaces of the premises.

IN WITNESSETH WHEREOF the PARTIES herein put their respective sign and seal on the 18<sup>th</sup> day of February 2025.

**SIGNED, SEALED & DELIVERED**

**in presence of WITNESSES :**

1) Vinod Kumar Das

10/1/16, Nepal Bhatkhera Swarna Addya Street, Kolkata - 700026

*Asit Addya*

*Japan Addya*

*Ashim Addya*

*Mita Das*

SIGNATURE OF THE OWNERS

2) Chandrani Boseal

9/1 Nashkari Parca Santash puzi koh 75

For BIDISHA

*W Shash*  
Proprietor

SIGNATURE OF THE DEVELOPER

Drafted by :

*Anupam Mondal*

Advocate

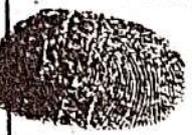
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Kolkata - 700 027

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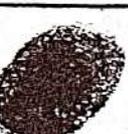
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Alipore Judges' Court,  
Kolkata - 700 027.

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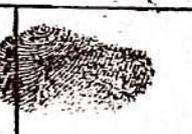
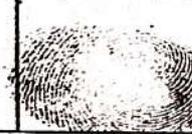
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Signature.....

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Name.....  
Signature *Asit Adya*

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	right hand					

Name.....  
Signature *S. B. Adya*

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Name.....  
Signature *Rajan Adya*

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Name.....

Signature.....

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Name.....

Signature *Rohin Jha*

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Name.....

Signature *Mita Sr*

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	right hand					

Name *NELOPAL GHAH QMIZAR*

Signature *W. Ghah*

### Major Information of the Deed

Deed No.:	I-1603-02836/2025	Date of Registration:	18/02/2025
Query No / Year:	1603-8000484280/2025	Office where deed is registered:	
Query Date:	18/02/2025 11:35:11 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details:	ANUPAM MONDAL Thana : Allpore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8910986384, Status :Advocate		
Transaction:	Additional Transaction:		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Self Forth value:	Rs. 2/-	Market Value:	Rs. 2,69,65,362/-
Stamp duty Paid (SD)	Rs. 100/- (Article:48(g))	Registration Fee Paid:	Rs. 53/- (Article:E, E, M(b), H)
Remarks:	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160302830/2025 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

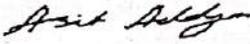
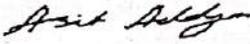
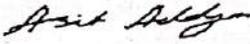
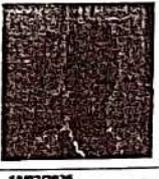
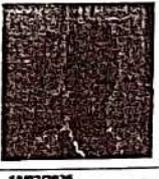
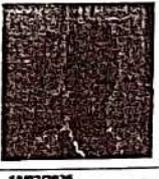
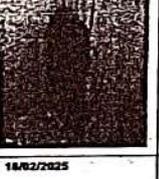
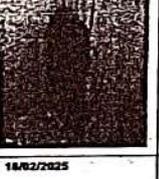
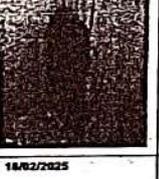
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: R. K. Chatterjee Road, Road Zone : (Other than on R.B. Connector – Other than on R.B. Connector) . , Premises No: 37. , Ward No: 067 Pin Code : 700042

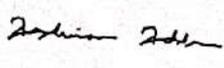
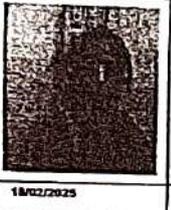
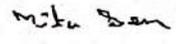
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Self Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 1 Chatak 36 Sq Ft	1/-	2,54,65,362/-	Width of Approach Road: 17 Ft. , Project Name :
Grand Total :				8.4356Dec	1 /-	254,65,362 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Self Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq FL, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	1 /-	15,00,000 /-	

**Principal Details :**

Sl. No.	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr ASIT ADDYA</b>                      Son of Late SUBAL CHANDRA ADDYA                      Executed by: Self, Date of Execution: 18/02/2025                      , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office                 </td> <td>                       18/02/2025                 </td> <td>                       LTI                      18/02/2025                      Captured                 </td> <td>                       18/02/2025                 </td> </tr> </tbody> </table> <p>64, B. B. Chatterjee Road, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: BIxxxxxx5P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025                      , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr ASIT ADDYA</b> Son of Late SUBAL CHANDRA ADDYA Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office	 18/02/2025	 LTI 18/02/2025 Captured	 18/02/2025
Name	Photo	Finger Print	Signature						
<b>Mr ASIT ADDYA</b> Son of Late SUBAL CHANDRA ADDYA Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office	 18/02/2025	 LTI 18/02/2025 Captured	 18/02/2025						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SWAPAN ADDYA</b>                      Son of Late SUBAL CHANDRA ADDYA                      Executed by: Self, Date of Execution: 18/02/2025                      , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office                 </td> <td>                       18/02/2025                 </td> <td>                       LTI                      18/02/2025                      Captured                 </td> <td>                       18/02/2025                 </td> </tr> </tbody> </table> <p>62, B. B. Chatterjee Road, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: ATxxxxxx4C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025                      , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr SWAPAN ADDYA</b> Son of Late SUBAL CHANDRA ADDYA Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office	 18/02/2025	 LTI 18/02/2025 Captured	 18/02/2025
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3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr TAPAN ADDYA</b>                      Son of Late SUBAL CHANDRA ADDYA                      Executed by: Self, Date of Execution: 18/02/2025                      , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office                 </td> <td>                       18/02/2025                 </td> <td>                       LTI                      18/02/2025                      Captured                 </td> <td>                       18/02/2025                 </td> </tr> </tbody> </table> <p>62, B. B. Chatterjee Road, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: ASxxxxxx8L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025                      , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr TAPAN ADDYA</b> Son of Late SUBAL CHANDRA ADDYA Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office	 18/02/2025	 LTI 18/02/2025 Captured	 18/02/2025
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<b>Mr TAPAN ADDYA</b> Son of Late SUBAL CHANDRA ADDYA Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office	 18/02/2025	 LTI 18/02/2025 Captured	 18/02/2025						

4	<b>Name</b> <b>Mr ASHIM ADDYA</b> Son of Late SUBAL CHANDRA ADDYA Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office	<b>Photo</b>  18/02/2025	<b>Finger Print</b>  Captured LTI 18/02/2025	<b>Signature</b>  18/02/2025
63, B. B. Chatterjee Road, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AFxxxxxx0C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office				
5	<b>Name</b> <b>Smt MITA SEN</b> Daughter of Late SUBAL CHANDRA ADDYA Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office	<b>Photo</b>  18/02/2025	<b>Finger Print</b>  Captured LTI 18/02/2025	<b>Signature</b>  18/02/2025
H/A-19, SHACHINDRALAL SARANI, City:- , P.O:- ASWINI NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: DLxxxxxx0H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/02/2025 , Admitted by: Self, Date of Admission: 18/02/2025 ,Place : Office				

**Attorney Details :**

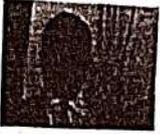
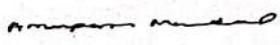
Sl. No.	Name,Address,Photo,Finger print and Signature
1	<b>MS BIDISHA</b> 186, Sarat Bose Road, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.:: AHxxxxxx5M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl. No.	Name,Address,Photo,Finger print and Signature				
1	<table border="1"> <tr> <td> <b>Name</b>  <b>Mr NILOTPAL GHOSH DASTIDAR (Presentant )</b>            Son of Late NANIGOPAL GHOSH DASTIDAR            Date of Execution - 18/02/2025, , Admitted by: Self, Date of Admission: 18/02/2025, Place of Admission of Execution: Office         </td> <td> <b>Photo</b>              Feb 18 2025 11:56AM         </td> <td> <b>Finger Print</b>              Captured            LTI            18/02/2025         </td> <td> <b>Signature</b>              18/02/2025         </td> </tr> </table>	<b>Name</b> <b>Mr NILOTPAL GHOSH DASTIDAR (Presentant )</b> Son of Late NANIGOPAL GHOSH DASTIDAR Date of Execution - 18/02/2025, , Admitted by: Self, Date of Admission: 18/02/2025, Place of Admission of Execution: Office	<b>Photo</b>  Feb 18 2025 11:56AM	<b>Finger Print</b>  Captured LTI 18/02/2025	<b>Signature</b>  18/02/2025
<b>Name</b> <b>Mr NILOTPAL GHOSH DASTIDAR (Presentant )</b> Son of Late NANIGOPAL GHOSH DASTIDAR Date of Execution - 18/02/2025, , Admitted by: Self, Date of Admission: 18/02/2025, Place of Admission of Execution: Office	<b>Photo</b>  Feb 18 2025 11:56AM	<b>Finger Print</b>  Captured LTI 18/02/2025	<b>Signature</b>  18/02/2025		

P-45, BLOCK-C, JAYASHREE PARK,, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Casto: Hindu, Occupallon: Business, Citizen of: India, PAN No.:: AHxxxxxx5M,Aadhaar No Not Provided Status : Representative, Representative of : MS BIDISHA (as Proprietor)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ANUPAM MONDAL</b> Son of Mr RANAJIT MONDAL ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	18/02/2025	18/02/2025	18/02/2025
Identifier Of Mr ASIT ADDYA, Mr SWAPAN ADDYA, Mr TAPAN ADDYA, Mr ASHIM ADDYA, Smt MITA SEN, Mr NILOTPAL GHOSH DASTIDAR			

Transfer of property for LI		
Sl.No	From	To. with area (Name-Area)
1	Mr ASIT ADDYA	MS BIDISHA-1.68712 Dec
2	Mr SWAPAN ADDYA	MS BIDISHA-1.68712 Dec
3	Mr TAPAN ADDYA	MS BIDISHA-1.68712 Dec
4	Mr ASHIM ADDYA	MS BIDISHA-1.68712 Dec
5	Smt MITA SEN	MS BIDISHA-1.68712 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ASIT ADDYA	MS BIDISHA-400.00000000 Sq Ft
2	Mr SWAPAN ADDYA	MS BIDISHA-400.00000000 Sq Ft
3	Mr TAPAN ADDYA	MS BIDISHA-400.00000000 Sq Ft
4	Mr ASHIM ADDYA	MS BIDISHA-400.00000000 Sq Ft
5	Smt MITA SEN	MS BIDISHA-400.00000000 Sq Ft

**Endorsement For Deed Number : I - 160302836 / 2025**

**On 18-02-2025**

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

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

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

Presented for registration at 11:38 hrs on 18-02-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr NILOTPAL GHOSH DASTIDAR .

**Certificate of Market Value (WB PU(V) rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,69,65,362/-

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

Execution is admitted on 18/02/2025 by 1. Mr ASIT ADDYA, Son of Late SUBAL CHANDRA ADDYA, 64, Road: B. B. Chatterjee Road, , P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Retired Person, 2. Mr SWAPAN ADDYA, Son of Late SUBAL CHANDRA ADDYA, 62, Road: B. B. Chatterjee Road, , P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Retired Person, 3. Mr TAPAN ADDYA, Son of Late SUBAL CHANDRA ADDYA, 62, Road: B. B. Chatterjee Road, , P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Retired Person, 4. Mr ASHIM ADDYA, Son of Late SUBAL CHANDRA ADDYA, 63, Road: B. B. Chatterjee Road, , P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business, 5. Smt MITA SEN, Daughter of Late SUBAL CHANDRA ADDYA, H/A-19, SHACHINDRALAL SARANI, P.O: ASWINI NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife

Identified by Mr ANUPAM MONDAL, , Son of Mr RANAJIT MONDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-02-2025 by Mr NILOTPAL GHOSH DASTIDAR, Proprietor, MS BIDISHA, 186, Sarat Bose Road, City:- , P.O:- SARAT BOSE ROAD, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Identified by Mr ANUPAM MONDAL, , Son of Mr RANAJIT MONDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**Payment of Stamp Duty**

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

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 11499, Amount: Rs.100.00/-, Date of Purchase: 17/02/2025, Vendor name: A K SAMAJPATI

**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**Endorsement For Deed Number : I - 160302836 / 2025**

**On 18-02-2025**

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**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1603-2025, Page from 72502 to 72524**

**being No 160302836 for the year 2025.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2025.02.18 16:22:17 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 18/02/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.**