

3543/24

I-3449/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 505158

Certified that the document is attention
to registration. The Signature Sheet and
endorsement is attached to the
document are the part of the document.

Additional District Sub-Registrar
West Bengal Dum Dum, 24-Pgr (North)

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

TO ALL TO WHOM these presents shall come **03 APR 2024**

DOM VENTURE AND DEVELOPER a proprietorship firm having its office at Holding Premises No 73,73, Aswini Dutta Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata -700028, Ward No 26, District North 24 Parganas, State- West Bengal. The firm being represented by its proprietor namely: **SMT POMPY PAUL [PAN DAOPP2764P] [AADHAAR 6434 6378 0831]**, wife of Sri Samarendra Paul, by faith Hindu, by Nationality Indian, by occupation - Business, residing at "Bhairab Bhavan", Ground Floor, Flat No -G1, 65, Baguiati 3rd lane, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, hereinafter referred to and called as the **"PRINCIPALS"** (which terms or expression shall unless excluded by or

ক্রমিক নং 3683 তারিখ 28-03-24

মুদ্রা : 100/-

জেলা : S.G Developer

হিসাব : 218, Gorakshabasi Road, P.O. - Dum Dum, P.S. - Dum Dum,
ভেদনং : *Ranjita Paul* at present Nager Bazar, Kolkata - 700028

কাশপুর দমদম এ. ডি. প্র. অফিস.
বি

ভেদারের নাম : সঞ্জিতা পাল

স্বাক্ষরের নাম : বারান :

তারিখ : 27 MAR 2024

স্বাক্ষরের তারিখ

এ টি.ডি. নং মোট কত টাকার 150000

স্বাক্ষর বরাদ্দ করা হইয়াছে।



[Signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

03 APR 2024

, repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

Recital part of the property

WHEREAS after partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force circumstances beyond their control.

AND WHEREAS the Government of West Bengal (hereinafter referred to as the "Government") offered to all reasonable facilities to such persons hereinafter referred to as the "Refugees") for residence in West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant lands in urban areas for homestead purpose.

AND WHEREAS Minubala Banerjee, wife of Late Balaram Banerjee, since deceased, the Donee therein was one of such person who had come to use and occupy a piece or parcel of land measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Plot No 1218(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 parganas.

AND WHEREAS Minubala Banerjee, the Donee therein being a refugee displaced from East Pakistan (for Now Bangladesh) approached the Government of West Bengal for a plot of land for her rehabilitation.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugee from East Pakistan (for Now Bangladesh) acquired the land measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Plot No 1218(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum

Municipality, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 parganas, in the urban area under the provision of L.D.P. ACT,1948/L.A. Act I of 1894 including the plot now in occupation of Minubala Banerjee, since deceased, the Donee therein .

AND WHEREAS thereafter the GOVERNOR of the State of West Bengal the Donor therein through Refugee Relief and Rehabilitation Department West Bengal executed a registered Deed of Gift on 19.08.1987 registered at Additional District Registrar North 24 Parganas, Barasat and recorded in Book No 1, Volume No 1, Pages 245 to 248, Being No 62, for the Year 1987, in favour of Minubala Banerjee, the Donee therein.

AND WHEREAS thus Minubala Banerjee, the landowner therein became the absolute owner of the above mentioned property measuring an area of **ALL THAT** a piece and parcel of **bastu land** measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less together with Structure thereon lying and situated at Mouza Satgachi, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Dag No 1218(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, Ward No 18, Holding No 14, Circle No 6, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas and Minubala Banerjee, the landowner therein enjoyed the same free from all encumbrances and without any interruption from anybody or from any corner.

AND WHEREAS thereafter said Minubala Banerjee executed a registered **Deed of Settlement** in favour of her **2(two) grandsons** namely **Sri Tapas Banerjee and Sri Asit Banerjee**, the **landowners/vendors** therein in respect of her **ALL THAT** a piece and parcel of **bastu land** measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less together with Structure thereon lying and situated at Mouza Satgachi, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Dag No 1218(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, Ward No 18, Holding No 14, Circle No 6, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, on

26.1989 registered at Additional District Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 110, Pages 123 to 136, **Being No 5151, for the Year 1989** under some terms and conditions mentioned therein.

AND WHEREAS thereafter said Minubala Banerjee died intestate on 31.10.1999 leaving behind her surviving 2(Two) sons namely Sri Biren Banerjee and Sri Sailen Banerjee as her only legal heir and successors and **according to the written terms and conditions of the above mentioned Family Settlement Vide Deed No 5151, for the Year 1989**, as mentioned above Sri Biren Banerjee alias Bandopadhyay (**without having any child of his own**), the first son of Minubala Banerjee and his surviving wife namely Smt Sandhya Banerjee (**without having any child of her own**), the daughter in Law of Minubala Banerjee shall have every right to live in the said premises during their lifetime and Sri Tapas Banerjee and Sri Asit Banerjee, the Settlee therein and the landowners/Vendors thereafter shall make all arrangement for their living in the said premises.

AND WHEREAS thereafter said Biren Banerjee died intestate on 10.02.2006 leaving behind his surviving wife namely Smt Sandhya Banerjee(**without having any child of her own**) as his only legal heir and successor.

AND WHEREAS thereafter said Sailen Banerjee died intestate on 26.07.2010 leaving behind his surviving 2(two) sons namely Sri Tapas Banerjee and Sri Asit Banerjee, the landowners/Vendors therein as his only legal heirs and successors.

AND WHEREAS thereafter Sandhya Banerjee died intestate on 26.12.2022, **without having any child of her own.**

AND WHEREAS thus **Sri Tapas Banerjee and Sri Asit Banerjee, the landowners/Vendors therein jointly** became the absolute owners in respect of **ALL THAT** a piece and parcel of **bastu land** measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less together with **300 sft Roof Tiles shed Structure with cemented flooring**

thereon lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3869(P) corresponding to **L.R Dag No 3894(P)**, under **L.R Khatian Nos 3519,6949**, P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, old Ward No 18, at present Ward No 24, old Holding No 14, at present new Holding No 24, Assessment No 1202901503813, **Locality/Street: Hind Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, **according to the written terms and conditions of the above mentioned Family Settlement Vide Deed No 5151, for the Year 1989** and **after fulfilling all conditions as written in the said Family Settlement** and thereafter **Sri Tapas Banerjee** and **Sri Asit Banerjee**, the landowners/Vendors therein jointly enjoyed the same which is free from all encumbrances and without having any interruption from anybody or from any corner (Each having undivided $\frac{1}{2}$ (half) share of the total property and **Sri Tapas Banerjee** and **Sri Asit Banerjee**, the landowners/Vendors therein jointly have got every right to transfer the same to anybody by anyway.

AND WHEREAS while in course of enjoyed the above mentioned property **Sri Tapas Banerjee** and **Sri Asit Banerjee**, the landowners/Vendors therein jointly announced to sell out in respect **ALL THAT** a piece and parcel of **bastu land** measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less together with **300 sft Roof Tiles shed Structure with cemented flooring** thereon lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3869(P) corresponding to **L.R Dag No 3894(P)**, under **L.R Khatian Nos 3519,6949**, P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, old Ward No 18, at present Ward No 24, old Holding No 14, ;at present new Holding No 24, Assessment No 1202901503813, **Locality/Street: Hind Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, mentioned in the **Schedule here under written** and **OM VENTURE AND DEVELOPER** a proprietorship firm having

its office at Holding Premises No 73,73, Aswini Dutta Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata -700028, Ward No 26, District North 24 Parganas, State- West Bengal. The firm being represented by its proprietor namely:-**SMT POMPY PAUL [PAN DAOPP2764P] [AADHAAR 6434 6378 0831]**, wife of Sri Samarendra Paul, by faith Hindu, by Nationality Indian, by occupation - Business, residing at "Bhairab Bhavan", Ground Floor, Flat No -G1, 65, Baguiati 3rd lane, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, the purchaser therein and **the landowner herein** purchased the same by a registered Deed of sale executed on 07/02/2024 registered at Additional District Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 1506-2024, pages 41582 to 41603, **Being No 150601155, for the year 2024 from said Sri Tapas Banerjee and Sri Asit Banerjee, the landowners/Vendors therein** for or at a total consideration mentioned therein together with all amenities and easement rights and thus **OM VENTURE AND DEVELOPER** a proprietorship firm having its office at Holding Premises No 73,73, Aswini Dutta Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata -700028, Ward No 26, District North 24 Parganas, State- West Bengal. The firm being represented by its proprietor namely:-**SMT POMPY PAUL [PAN DAOPP2764P] [AADHAAR 6434 6378 0831]**, wife of Sri Samarendra Paul, by faith Hindu, by Nationality Indian, by occupation - Business, residing at "Bhairab Bhavan", Ground Floor, Flat No -G1, 65, Baguiati 3rd lane, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, the purchaser therein and **the principal herein** became the absolute owner of the above mentioned property by virtue of the above mentioned **purchase** and **OM VENTURE AND DEVELOPER** a proprietorship firm having its office at Holding Premises No 73,73, Aswini Dutta Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata -700028, Ward No 26, District North 24 Parganas, State- West Bengal. The firm being represented by its proprietor namely:-**SMT POMPY PAUL [PAN DAOPP2764P] [AADHAAR 6434 6378 0831]**, wife of Sri Samarendra Paul, by faith Hindu,

by Nationality Indian, by occupation - Business, residing at "Bhairab Bhavan", Ground Floor, Flat No -G1, 65, Baguiati 3rd lane, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, the landowner therein and **principal herein** enjoying the same free from all encumbrances and without having any interruption from anybody or from any corner.

AND WHEREAS thus **OM VENTURE AND DEVELOPER**, a proprietorship firm having its office at Holding Premises No 73,73, Aswini Dutta Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata -700028, Ward No 26, District North 24 Parganas, State- West Bengal. The firm being represented by its proprietor namely:-**SMT POMPY PAUL [PAN DAOPP2764P] [AADHAAR 6434 6378 0831]**, wife of Sri Samarendra Paul, by faith Hindu, by Nationality Indian, by occupation - Business, residing at "Bhairab Bhavan", Ground Floor, Flat No -G1, 65, Baguiati 3rd lane, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, the landowner therein and **principal herein** for construction of proposed multi storied building thereon the said property executed a registered Development Agreement in favour of the Developer therein and attorney herein on 03/04/2024 registered at Additional District Sub Registrar Cossipore Dum Dum and recoded in Book No I, Being No.1506 3440 , for the year 2024.

AND WHEREAS due to my (principal) non-availability it is urgently required by me to appoint attorney who will look after and to control the affairs of my under schedule mentioned property.

We do hereby nominate, constitute, authorize and appoint **S G DEVELOPER [PAN AEUFS1553A]**, a partnership firm having its principal place of business at 218, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, represented by its existing two partners namely **1.SMT MOUMITA DAS [PAN ATTPD7715M] [AADHAAR 5050 0818 6256]**, wife of Sri Sanjay Das, by faith Hindu, by Nationality- Indian, by occupation Business, residing at 7/27, Gorakshabasi Road, P.S. Dum Dum, at present Nager

Moumita Das

Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, **2.SRI BAIDYANATH NANDI**[PAN AOLPN8121N] [AADHAAR 3638 2366 3772] , son of Late Manindra Chandra Nandi , by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 11/57, Nagendra Nath Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, **The partner No 1 SMT MOUMITA DAS** represented as the **only signatory authority for and on behalf of the Partnership Firm.**

AND WHEREAS my attorney **S G DEVELOPER**[PAN AEUFS1553A], a partnership firm having its principal place of business at 218, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata - 700028, District North 24 Parganas, West Bengal, represented by its existing two partners namely **1.SMT MOUMITA DAS** [PAN ATTPD7715M] [AADHAAR 5050 0818 6256], wife of Sri Sanjay Das, by faith Hindu, by Nationality- Indian, by occupation Business, residing at 7/27, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata - 700028, District North 24 Parganas, West Bengal, **2.SRI BAIDYANATH NANDI**[PAN AOLPN8121N] [AADHAAR 3638 2366 3772] , son of Late Manindra Chandra Nandi, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 11/57, Nagendra Nath Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, **The partner No 1 SMT MOUMITA DAS** represented as the **only signatory authority for and on behalf of the Partnership Firm**, shall Act as my true and lawful attorney for me, in my name and on my behalf and to do exercise execute and perform the following acts, deeds and things mentioned hereafter.

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof and further the attorney shall have every right to commence Development or Constructional Work on the said property.
2. To appear and represent me before any authority and authorities including the South Dum Dum Municipality, The Kolkata Metropolitan Development Authority, Fire Brigade, CESC/WBSEB, West Bengal Police,

2. B.L & L.R.O. The Competent Authority under the Urban Land (ceiling and regulation) Act. 1976 and Government of West Bengal in connection with the modification and/or alteration of the sanctioned plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan, Revised sanction Plan and to submit the plan before the South Dum Dum Municipality and take delivery of title deed concerning the said premises and also other papers and documents as may be required by the authorities.
4. To develop the said Premises by making construction of proposed multi storied building thereon as per sanctioned plan which to be approved and sanctioned by the South Dum Dum Municipality and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
5. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and commit the 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.
6. To use, shift, or re-adjust the existing electricity connection if any in the said Premises in such manner, as the said ATTORNEY may deem fit and proper.
7. To pay all rates, taxes, charges, expenses and other outgoing 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 and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished as per the written terms and conditions in the said Deed of Agreement for the Development of the said Premises as mentioned above.
8. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.

9. To sign, execute and submit and take delivery of site plan, building plan, application certificate, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modification and / or alteration by the South Dum Dum Municipality in respect of my property more specifically mentioned in the schedule written hereunder.
10. To enter into any agreement for sale with intending purchaser/ purchasers in respect of the Developer's allocated portion mentioned in the said Development Agreement as mentioned above and also do collect advance and /or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
11. To enter into all Agreement for sale with the prospective Purchasers/ Purchasers in respect of the Developer's allocated and save and except the landowners allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive, realize and obtain payment of all or any money which may hereafter become payable to us as set forth in the Development agreement by the said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharges for the same as my said ATTORNEY shall think fit and proper.
12. To appear and represent me before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said Development Agreement of the said Premises as mentioned above.
13. To appear before any Registrar, Sub-Registrar having jurisdiction to present all Deeds and documents including Sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of Registration in respect of the Developer's allocated portion only and save and except the landowner's allocation.
14. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building in

- respect of the Developer's allocated portion only and save and except the landowner's allocation as stated in the said Development agreement as mentioned above.
15. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers in respect of the Developer's allocated portion only and save and except Landowner's allocation as stated in the Development agreement as mentioned above.
 16. To execute conveyance or conveyances in my name and on my behalf to do all acts and deeds in favour of the intending purchaser/purchasers and to present the said conveyance for registration before the competent registering authority in respect of the Developer's allocated portion only and save and except Landowner's allocation as stated in the Development agreement as mentioned above.
 17. To instruct the Advocate/ Lawyer/ Deed Writer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling in respect of the Developer's allocated portion only as written in the said Development Agreement as mentioned above.
 18. To execute and/or negotiate and/or entering into any agreement for selling the under schedule-mentioned property in the name of the Attorney as and on our behalf in respect of the Developer's allocated portion only and save and except Landowner's allocation as stated in the Development agreement dated as mentioned above.
 19. To execute and sign any deeds, agreements, memo of understanding with a view to sale of under schedule mentioned property in his/her/their own names and on our behalf in respect of Developer's allocated portion only and save and except the landowner's allocation as stated in the Development agreement as mentioned above.
 20. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be 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 proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.

21. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY till completion of sale of the units of the said building.
22. To advertise in the newspapers for obtaining Purchaser/purchasers for sale of the flat / commercial and car parking space in the proposed building in respect of Developer's allocated portion only and save and except the landowner's allocation as written in the said Development Agreement as mentioned above.
23. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of me or it be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute right application in respect thereof.
24. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
25. To sign declare and / or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the principal.

AND GENERALLY to act as my ATTORNEY or agents in relation to all matters touching my said Premises and building, as we would do if we personally represent notwithstanding the Power of Attorney in that particular behalf as contained in these presents.

AND I, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Development Power of Attorney herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents including in such confirmation and other works till the completion of the whole deal / transaction as per the said Development Agreement as mentioned above.

SCHEDULE ABOVE REFERRED TO**(PROPERTY)**

ALL THAT a piece and parcel of **bastu land** measuring an area of **2-4-0 Two Cottahs Four Chittacks** be the same a little more or less together with **300 sft Roof Tiles shed Structure with cemented flooring** thereon lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 14, S.P No 25, comprised in C.S Dag No 1218(P) corresponding to R.S Dag No 3869(P) corresponding to **L.R Dag No 3894(P)**, under **L.R Khatian Nos 3519,6949**, P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, old Ward No 18, at present Ward No 24, old Holding No 14, at present new Holding No 24, Assessment No 1202901503813, **Locality/ Street: Hind Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, along with all amenities and easement rights. The total property is shown in the map or Plan annexed hereto and marked with Red border and is butted and bounded in the manner as follows :-

ON THE NORTH BY : House of Alope Sarkar and others;
ON THE SOUTH BY : House of Tirtha Banerjee;
ON THE EAST BY : Hind Colony Road;
ON THE WEST BY : Biswanath Mondal & others;

IN WITNESS WHEREOF we the Principal and attorney each hereunto set and subscribed our respective hand and seals on the 3rd day of April Two Thousand and Twenty Four (2024).

Signed Sealed and Delivered at Kolkata by the Principals in the presence of:-

Witness:-

1. *Gaurav Paul*
65 baguhati 3rd by Lane
- kat-28

OM VENTURE & DEVELOPER
Pompy Paul
Proprietor

SIGNATURE OF THE PRINCIPALS

2. *Madhu Das*
Sodepore Kofa Sanyal
4/6-113

S G DEVELOPER
Deumita Das.

Partner

SIGNATURE OF THE ATTORNEY























Prepared By:-

Manash Bhattacharya
Manash Bhattacharya
BD/6, Deshbandhu Nagar
Kolkata-700059
L. No. DW. XI.45.
A.D.S.R. Cossipore Dum Dum

Composed by:-

Avijit Paul
Avijit Paul
100, S.S. Road, Dum Dum
Kolkata-700030.
A.D.S.R. Cossipore Dum Dum

PAGE NO.
SPECIMEN FROM FOR TEN FINGERPINTS

SL. NO.	Signature of the Executants/Presentants							
	 Pampy Paul	Little	Ring	Middle	Fore	Thumb		
			Left	Hand				
								
		Thumb	Fore	Middle	Ring	Little		
			Right	Hand				
								
	 Anumita Das	Little	Ring	Middle	Fore	Thumb		
			Left	Hand				
								
		Thumb	Fore	Middle	Ring	Little		
			Right	Hand				
								
		Little	Ring	Middle	Fore	Thumb		
			Left	Hand				
		Thumb	Fore	Middle	Ring	Little		
			Right	Hand				

Major Information of the Deed

Deed No :	I-1506-03449/2024	Date of Registration	03/04/2024
Query No / Year	1506-8000858356/2024	Office where deed is registered	
Query Date	03/04/2024 10:40:21 AM	A.D.S.R, COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Madhu Das Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700113, Mobile No. : 6291504300, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 39,01,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150603440/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Hind Colony, Mouza: Satgachi, , Ward No: 24, Holding No:24 Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3894	LR-3519	Bastu	Bastu	1 Katha 2 Chatak	1/-	18,22,500/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-3894	LR-6949	Bastu	Bastu	1 Katha 2 Chatak	1/-	18,22,500/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			3.7125Dec	2 /-	36,45,000 /-	
		Grand Total :			3.7125Dec	2 /-	36,45,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	300 Sq Ft.	1/-	2,56,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft.,Residential Use, Tiles Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	300 sq ft	1 /-	2,56,500 /-	



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs POMPY PAUL Wife of Mr SAMARENDRA PAUL Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office	 03/04/2024	 LTI 03/04/2024 Captured	Pompy Paul 03/04/2024
BHAIKAB BHAVAN, GROUND FLOOR, FLAT NO. G1, 65, BAGUIATI 3rd LANE, 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.:: DAXxxxxx4P, Aadhaar No: 64xxxxxxxx0831, Status :Individual, Executed by: Self, Date of Execution: 03/04/2024 , Admitted by: Self, Date of Admission: 03/04/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	S G DEVELOPER 218, GORKSHABASI ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AEXxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs MOUMITA DAS (Presentant) Wife of Mr SANJAY DAS Date of Execution - 03/04/2024 , , Admitted by: Self, Date of Admission: 03/04/2024, Place of Admission of Execution: Office	 Apr 3 2024 11:53AM	 LTI 03/04/2024 Captured	Moumita Das 03/04/2024
7/27, GORAKSHABASI 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.:: ATxxxxxx5M, Aadhaar No: 50xxxxxxxx6256 Status : Representative, Representative of : S G DEVELOPER (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Madhu Das Son of Late Gourango Ch Das Natagarh, City:- , P.O:- Natagarh, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113		 Captured	
	03/04/2024	03/04/2024	03/04/2024
Identifier Of Mrs POMPY PAUL, Mrs MOUMITA DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs POMPY PAUL	S G DEVELOPER-1.85625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs POMPY PAUL	S G DEVELOPER-1.85625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs POMPY PAUL	S G DEVELOPER-300.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Hind Colony, Mouza: Satgachi, ,
Ward No: 24, Holding No:24 Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3894, LR Khatian No:- 3519	Owner:বীহেন বাসুদেবী, Gurdian:বলরাম বাসুদেবী, Address:বিলু , Classification:বন্য, Area:0.01860000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 3894, LR Khatian No:- 6949	Owner:বীহেন বাসুদেবী, Gurdian:বলরাম , Address:বিলু , Classification:বন্য, Area:0.01860000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150603449 / 2024

On 03-04-2024

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

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

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

Presented for registration at 10:57 hrs on 03-04-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs MOUMITA DAS ,.

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 39,01,500/-

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

Execution is admitted on 03/04/2024 by Mrs POMPY PAUL, Wife of Mr SAMARENDRA PAUL, BHAIRAB BHAVAN, GROUND FLOOR, FLAT NO. G1, 65, BAGUIATI 3rd LANE, P.O: DUM DUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Indetified by Madhu Das, , Son of Late Gourango Ch Das, Natagarh, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Others

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

Execution is admitted on 03-04-2024 by Mrs MOUMITA DAS, partner, S G DEVELOPER, 218, GORKSHABASI ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Madhu Das, , Son of Late Gourango Ch Das, Natagarh, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 3683, Amount: Rs.100.00/-, Date of Purchase: 28/03/2024, Vendor name: Ranjita Paul

Kaustava Dey

Kaustava Dey

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

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2024, Page from 106691 to 106711

being No 150603449 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.04.04 12:43:25 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 04/04/2024

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