

5821/2023

I-5844/23



পশ্চিমবঙ্গ, পশ্চিম বঙ্গাল WEST BENGAL

45AB 048151

Certified that the document is admitted in registration. The signature sheet/sheets and the document sheet/sheets attached with the document are the Part of the document.

[Signature]
Additional District Sub-Registrar
Kardighoagachi, North 24-Pgs

[Signature]
01/12/23
12:45 pm
8/29 54419/23
Additional District Sub-Registrar
Kardighoagachi, North 24 Pgs

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

01 DEC 2023

KNOW ALL MEN BY THESE PRESENTS we, 1. **SRI SWAPAN KUMAR DAS**, PAN-ADGPD9394K, Voter ID No.-WB/20/138/669145, Aadhaar No.3600 8542 9860, Mobile No-9831483730, son of Late Kumar Krishna Das, residing at 15E, Hari Mohan Dutta Road, Dum Dum Cantonment, P.O. Dum Dum, P.S. Dum Dum, Dist. North 24 Parganas, Kolkata-700028,

2. **SRI SOMNATH DAS**, PAN-ADGPD9395J, Voter ID No. RXC0769273, Aadhaar No. 4344 1261 8673, Mob No- 9831087169, son of Late Kumar Krishna Das, residing at 15E, Hari Mohan Dutta Road, Dum Dum Cantonment, P.O. Dum Dum, P.S. Dum

04 NOV 2020

2601 Date: Bardhaman Adv.
Sold to: Surapass High Court
August: 11/1

Samiran Das
Stamp Vendor
Alipore Police Cst
South 24 Pgs



Champak Sarkar
S/o Lt Debendra Nath Sarkar
Wipro-Dakshin chatra
ps- Baduria
Dist N. 24 Pgs
pin 742243
ocu-professional.

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs

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Dum, Dist. North 24 Parganas, Kolkata-700028,

3. SRI AJOY KUMAR DAS, PAN-AJCPD9658E, Voter ID No.WB/13/090/054836, Aadhaar No.4742 8055 7780, Mob No- 9063168749, son of Late Kumar Krishna Das, residing at Barbaria, Jagannathpur, P.O. Jagannathpur, P.S. Barasat at present Duttapukur, Dist. North 24 Parganas, Kolkata-700126, all by Faith-Hindu, by Nationality Indian, by Occupation business , hereinafter referred to as the **EXECUTANTS** send GREETINGS:

WHEREAS the executants entered into a development agreement with **WESTROAD HOUSING AND INFRASTRUCTURE LIMITED**, a Limited Company (Company Identification Number – U45500WB2022PLC257974) having it's Registered Office at Suite No. 814 , PS QUBE , Plot No-II D /31/1, Street No. 1111, Major Arterial Road, New Town, 700161, West Bengal and Income Tax Permanent Account No. –AADCW4006C, represented by its **Authorized Signatory / Director, Mr. Susanta Chatterjee** , son of Late Moni Mohan Chatterjee ,having VOTER ID NO.- WB/19/089/300605, PAN- AFDPC3357A ,Aadhaar No- 414241330976 , Mob No- 9836995903, residing at House No 147, Madhabpur, P.O.- Madhabpur , Via-Noapara , North 24 Parganas ,West Bengal PIN-700125 AND **Mr. Rajendra Chatterjee**, son of Susanta Chatterjee, having PASSPORT NO-Z4034004, PAN- APWPC9496F ,Aadhaar No- 432564519592, Mob No- 9830747218, residing at 1206, Orion Block, Siddha Galaxia, Phase-2 New Town Action Area 3, P.S.- Rajarhat, P.O.- Raigachi, Kolkata - 700135; both by Nationality Indian, by faith Hindu, by occupation Business for development of their property being land measuring about 45.29 **Decimal** be the same a little more or less equivalent to 1 **Bigha 7 Katha 6 Chittack 33 Square feet** comprised in **Dag Nos – 2690, 2705, 2706** under R.S Khatian- 805 and 888, L.R. khatian No- 457 lying and situated at Mouza- Barbaria, J.L No. 8 Revenue Survey No. 24 Touzi No. 146 (presently Touzi No. 12) Pargana- Anowarpur under Police Station : Duttapukur Additional District Sub Registrar Office Kadambagachi within the local limits of Paschim Khilkapur Gram Panchayat in the



[Handwritten signature]

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District of North 24 Parganas, West Bengal ; more fully and particularly described in the **SCHEDULE** hereinafter written for the purpose of construction of a new building consisting of several flats and the said development agreement was registered in the office of the Additional District Sub-Registrar , Kadambagachi and recorded in Book-I , Being No...1519.9.5.8.25. for the year 2023

Susanta Chatterjee

AND WHEREAS pursuant to the said development agreement and the terms and conditions specified thereto the executants required to execute and register a power of attorney in favour of **WESTROAD HOUSING AND INFRASTRUCTURE LIMITED**, a Limited Company (Company Identification Number – U45500WB2022PLC257974) having it's Registered Office at Suite No. 814 , PS QUBE , Plot No-II D /31/1, Street No. 1111, Major Arterial Road, New Town, 700161, West Bengal, represented by its **Authorized Signatory / Director, Mr. Susanta Chatterjee** , son of Late Moni Mohan Chatterjee , residing at House No 147, Madhabpur, P.O.-Madhabpur , Via-Noapara , North 24 Parganas ,West Bengal PIN-700125 AND **Mr. Rajendra Chatterjee**, son of Susanta Chatterjee, residing at 1206, Orion Block, Siddha Galaxia, Phase-2 New Town Action Area 3, P.S.- Rajarhat, P.O.- Raigachi, Kolkata - 700135; both by Nationality Indian, by faith Hindu, by occupation Business as their true and **lawful attorney** for us in our names and on our behalf to do, execute and perform all or any of the following acts, deeds and things that is to say: -

1. To prepare, submit correspond, receive and sign all papers like plans, applications, affidavits, indemnities, letters, authorizations and corrections in connection with development of the said property, to appear and to represent before the competent authorities of the respective departments or bodies of both Central and State Governments including Paschim Khilkapur Gram Panchayat (G.P), Barasat-1 Panchayat Samity, North 24 Parganas Zilla Parishad, Competent Authority for supply of ground water, CESC Ltd., West Bengal State Electricity Board, West Bengal State Electricity Distribution Limited, Urban Land Ceiling Authorities, Airports Authority of India, Bharat Sanchar Nigam Ltd., West Bengal Pollution Control Board, Department of Environment, IGBC, Government of West Bengal, Directorate of Town and Country Planning, West Bengal Police ,West Bengal Land and Land Reforms Department for obtaining necessary certificates, sanctions, permissions, exemptions, no objection certificates



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and orders connected with the said property in respect of one or more of the following matters:

- (a) Re-classification, re-constitution and/or re-union of the said property commensurate with the purposes for which the Development Agreement has been entered upon;
 - (b) Demolition of any superstructure(s) on the said property;
 - (c) Proposed constructions (s) of New Building(s);
 - (d) Additions, revisions and alterations renewals, regularization to the proposed New Buildings;
 - (e) Obtaining permanent or temporary service connections of water-supply, drainage, sewerage and electricity.
2. To apply for and obtain sanction of the building plan in respect of the said property and to further apply for and obtain any modification or alterations thereto from time to time and at all times hereafter.
 3. To apply for quotas, entitlements and other allocations for cement, steel, bricks and any other building material that may be required, for and on behalf of the owners/ principals for construction of the New Building on the said property.
 4. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with applying for and obtaining sanction of plan in respect of the said property.
 5. To develop the said property by constructing new building/ s and structure/s thereon, by consuming the Floor Area Ratio Space Index and Development Rights available or permissible now and in future in respect of the said property (hereinafter respectively referred to as "FAR" and "DR"), and all other, development potential, advantages and benefits by whatsoever name called and available or permissible now and in future in respect thereof, and comprising residential, premises and units, together with provision of parking spaces and all other amenities, facilities, services and infrastructure relating thereto, as our said Attorneys shall deem fit and proper in their sole and unfettered discretion.
 6. To deal with fully and in all manner and to warn off and prohibit and proceed in due form if necessary proceed in due form of law against any trespassers and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and to enter into all contracts and arrangements with them as the Attorneys may deem fit and proper.
 7. To enter upon the said property with men and material as may be required for the purpose of development work and erect the new buildings as per the building plans to be sanctioned.
 8. To apply for and obtain necessary permissions, and/or approvals and/or sanctions from any statutory authority including the Paschim Khilkapur Gram Panchayat(G.P), Barasat-I Panchayat Samity, North 24 Parganas Zilla Parishad ,Department of Fire and Emergency Services, West



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Bengal Police, West Bengal Pollution Control Board, Department of Environment, IGBC, Airports Authority of India, Bharat Sanchar Nigam Ltd., and all other statutory authorities or bodies.

9. To appear and represent the Executants before the necessary authorities including the Paschim Khilkapur Gram Panchayat (G.P), Barasat-I Panchayat Samity, North 24 Parganas Zilla Parishad, Department of Fire and Emergency Services, West Bengal Police, West Bengal Pollution Control Board, Department of Environment, IGBC, Airports Authority of India, Bharat Sanchar Nigam Ltd., and all other statutory authority or body in connection with the sanction, modification and/or alteration of plans.
10. To pay fees to obtain sanction or modification and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alteration of the sanctioned plans and submit all the papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other agents, contractors and sub-contractors for the aforesaid purposes as the Attorneys shall think fit and proper.
11. To receive the excess amount of fees, if any, paid for the purpose of permission, sanction, modification and/or alteration of the Plans or approvals to any authority or authorities.
12. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone, lift, elevator or other permanent or temporary connections/ licence of any other utility to the said property and/or to make alterations therein and to dose down and/or have disconnected the same and/or 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 Attorneys.
13. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof.
14. To appear and present any deed or deed of conveyance, or conveyances or agreement for sale or agreement for lease/leave & licence or any other documents for registration and when executed by them in our name and on our behalf the Additional District Sub- Registrar and District Register and R.A Kolkata 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 part and portion of it so such intending purchaser(s) as fully and effectually in all respect as we could do the same our self.
15. (i) The said Attorneys or any one of them shall be entitled to create a charge and / or mortgages over and in respect of the Scheduled property in favour of any Bank and / or Financial institution on behalf of the owner right and to cause such deed of



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mortgages to be registered with the concerned authorities.(ii) For the charge purpose of creating such charge and / or mortgages the said attorneys shall be entitled to be deposit the original title deeds in respect of the said property for the purpose of creating an equitable mortgage for the development of the schedule property.

16. To insure the new buildings and fittings and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, bomb blasts, malicious damage or destruction and against other risks as the Developer may think sufficient to protect the interest of all concerned therein.
17. To apply for, claim and receive to the maximum extent permissible in law, all rights, benefits and advantages available in respect of the said property and its development, including under all present and future development schemes, notifications, circulars, orders and concessions that are or may be introduced, issued or granted by any of the Authorities, and also to submit the said property or any part/s thereof under any such development schemes, and to do, execute and perform all required acts, deeds, matters and things in respect thereof.
18. To have the said property surveyed by the Survey Authorities and Land Records Authorities and to get demarcated and certified the boundaries and areas thereof and also of the portion/s of the said property which may now or hereafter be notified for, designated as and/or affected by any reservation, acquisition and/or requisition, as also portion/s thereof which may be affected by statutory amenity space, and to finalize the areas thereof, and for these purposes, to sign and execute all necessary applications, plans, forms, letters and other documents and writings whatsoever as may be required by the Survey Authorities and Land Records Authorities and all other concerned authorities.
19. To sell, execute deed of conveyance/s, agreement for sale, convey, grant lease/rent of and/or otherwise transfer the spaces, units, flats, apartments, car parking spaces and other areas or spaces in the said building, whether with or without undivided proportionate share in the land comprised in the said property, and to receive all monetary consideration, advances and other amounts in respect thereof from the intending transferees as per Development Agreement.
20. To ask for, receive and recover from all the Purchasers/Lessees and Transferees of Flats/Units and Apartments service charges for maintenance and all the other charges and also on non-payment thereof to enter upon and restrain and/or take legal steps for the recovery thereof.
21. To do and perform all acts, deeds, matters and things necessary for the protection and preservation of the said property and for securing and safeguarding the property, including (but not limited to) appointing and engaging security guards in respect thereof, and/or by strengthening, constructing and/or reconstructing the boundary walls and fences thereof, and to effect insurance in respect of the said premises, in such manner as our said Attorneys may deem



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fit and proper.

22. To engage Advocates and to commence prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction on the said property or any part thereof and if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non - suited in any such action proceedings aforesaid before any Court, Civil or Criminal Tribunal or Revenue including the Rent Controller.
23. To deposit and withdraw fees, documents and monetary considerations in and from any court or courts and /or any other person or Authority and give valid receipts and discharges therefor.
24. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalat Nama, warrant of attorneys, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
25. To file cases, suits, appeals, references, revisions and appear and represent before the competent authorities in respect of any matter relating to the said property.
26. To make and sign necessary application or pursue and follow up all applications already made and/or to be made to the appropriate Government Department, Local authority or other competent authorities including appropriate authorities under the West Bengal (Regulation of Promotion of Construction And Transfer by Promoters) Act, 1993 and the Urban Land (Ceiling & Regulation) Act, 1976 for all and any licenses, registrations, permissions and consents required by any act order statutory instruments regulations by laws or otherwise in connection with the said property in pursuance of the Map/Plan to be sanctioned and make payment of all charges and fees therefore and recovery of compensation, if any.
27. To form, incorporate and register any organization/s (hereinafter referred to as "the said Organization/s") comprising all or any of the allottees, purchasers, sub lessees and transferees of the flats, units, premises, offices, shops, showrooms, garages, parking spaces and other areas and spaces in the said property and comprised in the development carried out upon and in respect of the said property, including one or more co-operative societies, limited companies, associations of apartment owners (condominiums) or otherwise, and for these purposes, to do and perform all necessary acts, deeds, matters and things, including to deal and correspond with and represent us before the Registrar of Cooperative Societies, the Registrar of Companies and/or any other concerned authorities, and to sign, execute, submit and register all necessary forms, applications, declarations (including Declarations under the West Bengal Apartment Ownership Act, 1972), affidavits, undertakings and other papers, deeds, documents, instruments and writings whatsoever.



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28. To issue public notices on behalf of us to the general public with regard to any development project to be undertaken on the said property and to give No Objection Certificates/Consent to Advocates/Solicitors/Lawyers for and on our behalf to issue public notices inviting claims in this regard.
29. To put up and erect and/or permit to be put up and erected advertisement and sign boards upon the said property, or any part/s thereof.
30. For the purposes of these presents, to engage, retain, employ and/or appoint architects, engineers, designers, surveyors, accountants, contractors and all other consultants, professionals, experts and persons as may be required and to pay their fees, remuneration, costs, charges and expenses.
31. For all or any of the purposes hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.
32. Generally, to do, execute and perform all acts, deeds, matters and things, without limitation, as are or may be necessary and/or convenient for and/or incidental and/or related to all or any of the purposes aforesaid, and for giving full effect thereto and to the Development Agreement and the development and transfer of the said property, as amply, fully and effectually in all respects as we could ourselves do, execute and perform as if these presents have not been made.

AND WE HEREBY CLARIFY, CONFIRM AND DECLARE THAT:-

- a) The powers, authorities and discretions hereby given and granted to and conferred upon our said Attorneys will be in force and effective till the validity of said Development Agreement (Being No. for the year **2023**), shall be exercised by the Developer and the developer is hereby empowered and entitled to exercise all or any of the powers, authorities and discretions hereby given and granted to and conferred upon them: .
- b) All and whatsoever that shall be lawfully done, executed and/or performed by our said Attorneys under or by virtue of or for the purposes of these



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presents, shall be as good and effectual to all intents and purposes whatsoever, as if the same had been done, executed and/or performed by them;

c) All the powers, authorities and discretion hereby given and granted to and conferred upon our Attorneys, shall be exercised by his subject to and in accordance with the provisions of law in force for the time being and from time to time;

d) The Developer or our said Attorneys shall not be responsible or liable for or in respect of any payments whatsoever to be made to date, to any of the said Authorities and/or to any other person/s, in respect of the said property, and

AND WE HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever that our said Attorneys and his substitutes and agents shall lawfully do, or purport to do or cause to be done by virtue of these presents, and the same shall be binding upon us in the same manner as if the same was done by us.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of demarcated land measuring 45.29 **Decimal** be the same a little more or less equivalent to **1 Bigha 7 Cottah 6 Chittack 33 Square feet** comprised in L. R Dag No. 2690, 2705 and 2706 under R.S Khatian No.805 & 888, L.



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R. Khatian No-457, lying and situated at Barrackpore Road/SH-2 ,Mouza- Barbaria, J.L No.8, Revenue Survey No. 284 Touzi No. 146,(presently Touzi No.12) Pargana- Anwarpur, under Police Station Barasat at present Duttapukur, Additional District Sub Registrar Office Kadambagachi within the local limits of Paschim Khilkapur Gram Panchayet in the District of North 24 Parganas, West Bengal ;more fully and particularly mentioned in below:-

LOT-A

Land of Swapan Kumar Das

S.L No.	R.S Khatian No.	L.R. Khatian No.	R.S. Dag No.	L.R. Dag No.	Area (Bigha cottah chittack)	Area (in decimal)
1.	805	457	2690	2690	19 cottah 12 chittack 7 sq.ft.	32.63
2.	805	457	2690	2690	1 cottah 5 chittack 35 sq.ft.	2.25
Total –					21 cottah 1 chittack 41 sq.ft	34.88 Decimal



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LOT -B

Land of Swapan Kumar Das, Somnath Das and Ajay Kumar Das

S.L No.	R.S Khatian No.	L.R. Khatian No.	R.S. Dag No.	L.R. Dag No.	Area (Bigha , Cottah , Chittack)	Area in decimal
1	805	457	2690	2690	2 cottah 13 Chittack 17 sq.ft.	4.68
2.	805	457	2705	2705	6chittack 4 sq.ft.	0.63
3.	888	457	2706	2706	3 Cottah 1 Chittack 16 sq.ft	5.10
Total					6 Cottah 4 Chittack 37 sq.ft	10.41 Decimal

Lot A - 21 cottah 1 chittack 41 sq.ft (34.88 decimal)

Lot B - 6 Cottah 4 chittack 37 Sq. ft. (10.41 decimal)

Total area of land; LOT A + LOT B = 27 Cottah 6 Chittack 33 Sq.ft (45.29 decimal)

The aforesaid premises is butted and bounded as follows:

ON THE NORTH : Land of Shyamal Kumar Das

ON THE SOUTH : 80 Feet Barrackpore Road/ State highway-2

ON THE EAST : Land of Subrata Das

ON THE WEST : Dag No. 2687



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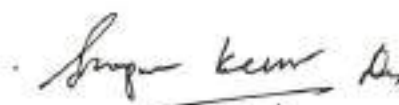
01 DEC 2023

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands on this the 1st day of December 2023

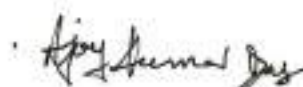
SIGNED & DELIVERED:-

In the presence of

1. Swapan Bardhan,
301, H.I. Road,
Kolkata - 700065
2. Champak Sarkar,
Dakshin Chitra,
N. 44 P. 90.







EXECUTANTS

Accepted by us:

Westroad Housing and Infrastructure Limited


Authorised Signatory

Westroad Housing and Infrastructure Limited


Director
RAJENDRA CHATTERJEE

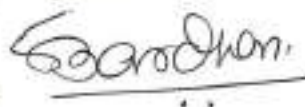
ATTORNEYS

WITNESSES:-

1. Swapan Bardhan,
301, H.I. Road,
Kolkata - 700065.
2. Champak Sarkar,
Dakshin Chitra.

Information given by the parties

Drafted by:
Swapan Bardhan
Advocate
Kolkata High Court
F-83/79 of 86





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01 DEC 2023

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SNAPAN KUMAR DAS

Signature Snapan Kumar Das

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SOMNATH DAS

Signature Somnath Das

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name AJOY KUMAR DAS

Signature Ajoy Kumar Das



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UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name SUSANTA CHATTERJEE

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB



THUMB

FORE

MIDDLE

RING

LITTLE



R.H.

Westroad Housing and Infrastructure Limited
All the above fingerprints are of the abovenamed person and attested by the said person

Susanta Chatterjee

Authorized Signatory

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(2) Name RAJENDRA CHATTERJEE

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



L.H.

LITTLE

RING

MIDDLE

FORE

THUMB



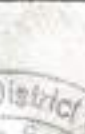
THUMB

FORE

MIDDLE

RING

LITTLE



R.H.

Westroad Housing and Infrastructure Limited
All the above fingerprints are of the abovenamed person and attested by the said person

Rajendra Chatterjee

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(3) Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)



PHOTO

L.H.

LITTLE

RING

MIDDLE

FORE

THUMB

THUMB

FORE

MIDDLE

RING

LITTLE

R.H.

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.



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Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240302779778

GRN Details

GRN:	192023240302779778	Payment Mode:	SBI Epay
GRN Date:	01/12/2023 12:33:57	Bank/Gateway:	SBlePay Payment Gateway
BRN :	9582034926138	BRN Date:	01/12/2023 12:34:37
Gateway Ref ID:	333509307077	Method:	State Bank of India UPI
GRIPS Payment ID:	011220232030277975	Payment Init. Date:	01/12/2023 12:33:57
Payment Status:	Successful	Payment Ref. No:	8002954419/3/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr RAJENDRA CHATTERJEE
Address:	1206, ORION TOWER, SIDDHA GALAXIA, RAJARHAT, NEWTOWN, KOLKATA-700135
Mobile:	9830747218
Email:	operations@westroad.in
Period From (dd/mm/yyyy):	01/12/2023
Period To (dd/mm/yyyy):	01/12/2023
Payment Ref ID:	8002954419/3/2023
Dept Ref ID/DRN:	8002954419/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8002954419/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				21

IN WORDS: TWENTY ONE ONLY.



Directorate of Investigation & Training
GOVT of India
Ministry of Home Affairs
New Delhi

Date: / /

Sl. No.	Name of the Person	Address	Occupation	Religion	Marital Status	Education	Age	Height	Weight	Complexion	Build	Other Particulars
1												
2												
3												
4												
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18												
19												
20												

21												
22												
23												
24												
25												

Total: 25



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



011220232030277975

GRIPS Payment Detail

GRIPS Payment ID:	011220232030277975	Payment Init. Date:	01/12/2023 12:33:57
Total Amount:	21	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	9582034926138	BRN Date:	01/12/2023 12:34:37
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr RAJENDRA CHATTERJEE
Mobile: 9830747218

Payment(GRN) Details

Sl No.	GRN	Department	Amount (₹)
1	192023240302779778	Directorate of Registration & Stamp Revenue	21
Total			21

IN WORDS: TWENTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Government of West Bengal
GRIP 2.0 Action Ledger of Receipt
Payment Summary



MONTHLY SUMMARY

Particulars		Amount in Rupees	
Particulars		Rs.	Paise
1. Balance b/f			
2. Receipts			
3. Total Receipts			
4. Payments			
5. Total Payments			
6. Balance c/f			
Grand Total			
Total			

For the Officer in Charge
 (Signature)
 Date: _____



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240302850928

GRN Details

GRN:	192023240302850928	Payment Mode:	SBI Epay
GRN Date:	01/12/2023 12:57:39	Bank/Gateway:	SBlePay Payment Gateway
BRN :	9910530352536	BRN Date:	01/12/2023 12:58:20
Gateway Ref ID:	333510251071	Method:	State Bank of India UPI
GRIPS Payment ID:	011220232030285088	Payment Init. Date:	01/12/2023 12:57:39
Payment Status:	Successful	Payment Ref. No:	8002954419/5/2023
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr RAJENDRA CHATTERJEE
Address:	1206, ORION TOWER, SIDDHA GALAXIA, NEWTOWN, RAJARHAT, KOLKATA- 700135
Mobile:	9830747218
Email:	operations@westroad.in
Period From (dd/mm/yyyy):	01/12/2023
Period To (dd/mm/yyyy):	01/12/2023
Payment Ref ID:	8002954419/5/2023
Dept Ref ID/DRN:	8002954419/5/2023

Payment Details

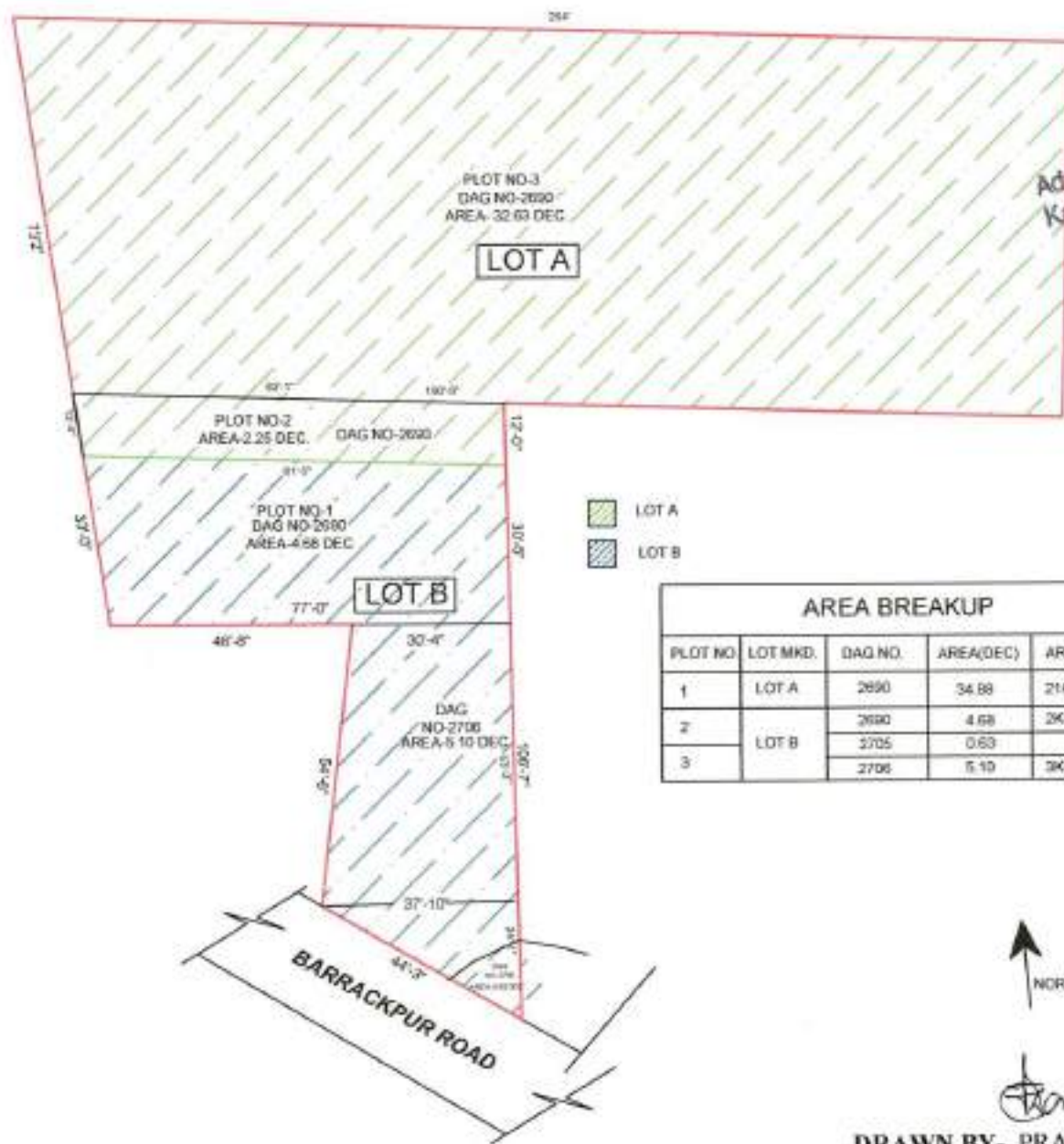
Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8002954419/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	70
Total				70

IN WORDS: SEVENTY ONLY.

PAID



SITE PLAN OF R.S & L.R DAG NO-2690,2705,2706 AT MOUZA-BARBARIA, L.R.KH NO-457 J.L NO-8, UNDER PASCHIM KHILKAPUR GRAM PANCHAYAT, P.S.-DUTTAPUKUR (FORMERLY-BARASAT), DIST.- NORTH 24 PARGANAS, PIN 700126, WEST BENGAL.



AREA BREAKUP				
PLOT NO	LOT MKD.	DAG NO.	AREA(DEC)	AREA(KATHA)
1	LOT A	2690	34.88	21K-1CH-29 SQFT
2	LOT B	2690	4.68	2K-13CH-17 SQFT
3		2705	0.63	6CH-4 SQFT
		2706	5.19	3K-1CH-16 SQFT

DRAWN BY- PRANAB KUMAR DAS

Supan Kumar Das
Somnath Das
Ajoy Kumar Das

SIGNATURE OF OWNERS

Westroad Housing and Infrastructure Limited
Susmita Chatterjee
Authorised Signatory

Westroad Housing and Infrastructure Limited
Ratendra Chatterjee
Director
RATENDRA CHATTERJEE
SIGNATURE OF DEVELOPER



1

Additional District Sub-Registrar
Kadambagachi, North 24 Pgs

01 DEC 2023

Major Information of the Deed

Deed No :	I-1519-05844/2023	Date of Registration	01/12/2023
Query No / Year	1519-8002954419/2023	Office where deed is registered	
Query Date	01/12/2023 12:16:01 PM	A.D.S.R. KADAMBAGACHI, District: North 24-Parganas	
Applicant Name, Address & Other Details	SWAPAN BARDHAN HIGH COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910907626, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 55,51,115/-		Rs. 1,20,50,700/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 80/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 151905835/2023		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Barbaria, Pin Code : 700126

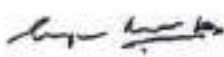
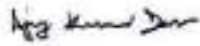
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2690	RS-805	Bastu	Itkhola	39.56 Dec	40,00,000/-	1,04,85,734/-	Adjacent to Metal Road, , Project Name :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Barbaria, Pin Code : 700125

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-2705	RS-805	Bastu	Bastu	0.63 Dec	5,51,115/-	5,51,115/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-2706	RS-888	Bastu	Shali	5.1 Dec	10,00,000/-	10,13,851/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					5.73Dec	15,51,115 /-	15,64,966 /-	
Grand Total :					45.29Dec	55,51,115 /-	120,50,700 /-	



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SWAPAN KUMAR DAS Son of Late Kumar Krishna Das Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	Photo  01/12/2023	Finger Print  Captured LTI 01/12/2023	Signature  01/12/2023
HARI MOHAN Dutta ROAD, Block/Sector: Dum Dum Cantonment, 15E, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office				
2	Name Mr SOMNATH DAS Son of Late Kumar Krishna Das Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	Photo  01/12/2023	Finger Print  Captured LTI 01/12/2023	Signature  01/12/2023
Hari Mohan Dutta Road, Block/Sector: Dum Dum Contonment, Flat No: 15E, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office				
3	Name Mr AJOY KUMAR DAS Son of Late Kumar Krishna Das Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office	Photo  01/12/2023	Finger Print  Captured LTI 01/12/2023	Signature  01/12/2023
Village:- Barbaria, P.O:- Jagannathpur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx8E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/12/2023 , Admitted by: Self, Date of Admission: 01/12/2023 ,Place : Office				



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	WESTROAD HOUSING AND INFRASTRUCTURE LIMITED Suit No 814 PS QUBE PLOT-11,D/31/1, ST -1111 MAJOR ARTERIL RD, City:- Rajarhat-gopalpore, P.O:- Newtown, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700125 , PAN No.:: AAxxxxxx6C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SUSANTA CHATTERJEE (Presentant) Son of Late Monimohan Chatterjee Date of Execution - 01/12/2023, , Admitted by: Self, Date of Admission: 01/12/2023, Place of Admission of Execution: Office	Photo  Dec 1 2023 1:12PM	Finger Print  Captured LTI 01/12/2023	Signature  01/12/2023
Madhabpur, City:- Barasat, P.O:- Newtown, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx7A,Aadhaar No Not Provided Status : Representative, Representative of : WESTROAD HOUSING AND INFRASTRUCTURE LIMITED (as)				
2	Name Mr RAJENDRA CHATTERJEE Son of Mr Susanta Chatterjee Date of Execution - 01/12/2023, , Admitted by: Self, Date of Admission: 01/12/2023, Place of Admission of Execution: Office	Photo  Dec 1 2023 1:13PM	Finger Print  Captured LTI 01/12/2023	Signature  01/12/2023
Orion Block, Sidda Galaxia Phase 2, Block/Sector: Newtown Action 3, 1206, City:- Rajarhat-gopalpore, P.O:- Newtown, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: APxxxxxx6F,Aadhaar No Not Provided Status : Representative, Representative of : WESTROAD HOUSING AND INFRASTRUCTURE LIMITED (as)				

Identifier Details :

Name	Photo	Finger Print	Signature
CHAMPAK SARKAR Son of Late DEBENDRA NATH SARKAR DAKSHIN CHATRA, City:- , P.O:- DAKSHIN CHATRA, P.S:-Baduria, District:-North 24-Parganas, West Bengal, India, PIN:- 743247		 Captured	



Identifier Of Mr SWAPAN KUMAR DAS, Mr SOMNATH DAS, Mr AJOY KUMAR DAS, Mr SUSANTA CHATTERJEE, Mr RAJENDRA CHATTERJEE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR DAS	WESTROAD HOUSING AND INFRASTRUCTURE LIMITED-36.44 Dec
2	Mr SOMNATH DAS	WESTROAD HOUSING AND INFRASTRUCTURE LIMITED-1.56 Dec
3	Mr AJOY KUMAR DAS	WESTROAD HOUSING AND INFRASTRUCTURE LIMITED-1.56 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR DAS	WESTROAD HOUSING AND INFRASTRUCTURE LIMITED-0.21 Dec
2	Mr SOMNATH DAS	WESTROAD HOUSING AND INFRASTRUCTURE LIMITED-0.21 Dec
3	Mr AJOY KUMAR DAS	WESTROAD HOUSING AND INFRASTRUCTURE LIMITED-0.21 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR DAS	WESTROAD HOUSING AND INFRASTRUCTURE LIMITED-1.7 Dec
2	Mr SOMNATH DAS	WESTROAD HOUSING AND INFRASTRUCTURE LIMITED-1.7 Dec
3	Mr AJOY KUMAR DAS	WESTROAD HOUSING AND INFRASTRUCTURE LIMITED-1.7 Dec



Endorsement For Deed Number : I - 151905844 / 2023

On 01-12-2023

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

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

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

Presented for registration at 12:45 hrs on 01-12-2023, at the Office of the A.D.S.R. KADAMBAGACHI by Mr SUSANTA CHATTERJEE ,.

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 1,20,50,700/-

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

Execution is admitted on 01/12/2023 by 1. Mr SWAPAN KUMAR DAS, Son of Late Kumar Krishna Das, HARI MOHAN Dutta ROAD, Sector: Dum Dum Cantonment, 15E, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 2. Mr SOMNATH DAS, Son of Late Kumar Krishna Das, Hari Mohan Dutta Road, Sector: Dum Dum Cantonment, Flat No: 15E, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 3. Mr AJJOY KUMAR DAS, Son of Late Kumar Krishna Das, P.O: Jagannathpur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Business Indetified by CHAMPAK SARKAR, , Son of Late DEBENDRA NATH SARKAR, DAKSHIN CHATRA, P.O: DAKSHIN CHATRA, Thana: Baduria, , North 24-Parganas, WEST BENGAL, India, PIN - 743247, by caste Hindu, by profession Professionals

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

Execution is admitted on 01-12-2023 by Mr SUSANTA CHATTERJEE, , WESTROAD HOUSING AND INFRASTRUCTURE LIMITED, Suit No 814 PS QUBE PLOT-11,D/31/1, ST -1111 MAJOR ARTERIL RD, City:- Rajarhat-gopalpore, P.O:- Newtown, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700125 Indetified by CHAMPAK SARKAR, , Son of Late DEBENDRA NATH SARKAR, DAKSHIN CHATRA, P.O: DAKSHIN CHATRA, Thana: Baduria, , North 24-Parganas, WEST BENGAL, India, PIN - 743247, by caste Hindu, by profession Professionals

Execution is admitted on 01-12-2023 by Mr RAJENDRA CHATTERJEE, , WESTROAD HOUSING AND INFRASTRUCTURE LIMITED, Suit No 814 PS QUBE PLOT-11,D/31/1, ST -1111 MAJOR ARTERIL RD, City:- Rajarhat-gopalpore, P.O:- Newtown, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700125 Indetified by CHAMPAK SARKAR, , Son of Late DEBENDRA NATH SARKAR, DAKSHIN CHATRA, P.O: DAKSHIN CHATRA, Thana: Baduria, , North 24-Parganas, WEST BENGAL, India, PIN - 743247, by caste Hindu, by profession Professionals

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 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/12/2023 12:34PM with Govt. Ref. No: 192023240302779778 on 01-12-2023, Amount Rs: 21/-, Bank: SBI EPay (SBIPay), Ref. No. 9582034926138 on 01-12-2023, Head of Account 0030-03-104-001-16 Online on 01/12/2023 12:58PM with Govt. Ref. No: 192023240302850928 on 01-12-2023, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No. 9910530352536 on 01-12-2023, Head of Account



Payment of Stamp Duty

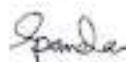
Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 70/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 2601, Amount: Rs.10.00/-, Date of Purchase: 04/11/2023, Vendor name: SAMIRAN DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 01/12/2023 12:34PM with Govt. Ref. No: 192023240302779778 on 01-12-2023, Amount Rs: 0/-, Bank: SBI
EPay (SBlePay), Ref. No. 9582034926138 on 01-12-2023, Head of Account
Online on 01/12/2023 12:58PM with Govt. Ref. No: 192023240302850928 on 01-12-2023, Amount Rs: 70/-, Bank: SBI
EPay (SBlePay), Ref. No. 9910530352536 on 01-12-2023, Head of Account 0030-02-103-003-02



SMRITIKANA SEN
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1519-2023, Page from 135970 to 135998
being No 151905844 for the year 2023.



Spanda

Digitally signed by SMRITIKANA SEN
Date: 2023.12.05 13:07:37 +05:30
Reason: Digital Signing of Deed.

(SMRITIKANA SEN) 05/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
West Bengal.

