

13160/24

J-12756/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 047919

Mo  
10/12  
8-3127396/24  
8-3127396/24

### DEVELOPMENT POWER OF ATTORNEY

(after registration of Development Agreement )

KNOW ALL MEN BY THESE PRESENT that I , SRI NITISH BASU [PAN:-ACNPB8259R] [Aadhaar No. 411818873769] , son of Late Dwijendra Nath Basu , by faith:- *christian*, by Nationality:- Indian , by occupation:- Retired Person , residing at 45/4 , Kabi Mukunda Das Road , 3 No. Rail Gate , P.O. Rabindra Nagar , P.S. Dum Dum , Kolkata:- 700065 , Dist. North 24 Parganas ,,

Cont.....P/2

Certified that the document is valid to registration. The Signatures Sheet and the document shall be attached to the document as a part of the document.


Address: [unclear] Dist. 2-Pgs. [unclear]

*Mo*

11 0 DEC 2024

11 0 DEC 2024

No. 751 Value 100/-  
Date 04.12.2024  
Sold to Anujit Ghosh 1 H/W/  
Address Barasat Court.

Vendor Sign. 

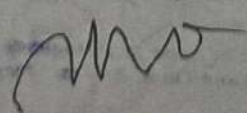
Sharmistha Chatterjee Mukherjee  
Govt. Licence Stamp Vendor  
3a/24th Civil Court, Kol-14

04 DEC 2024

Nijul Ghosh...  
Advocate  
Barasat Court



E.No. WB/2852/1999



Joint District Sub-Registrar  
Coimbatore, Bum Durr

04 DEC 2024

nominate and appoint **JAI JAGANNATH CONSTRUCTION** [PAN:- AAUFJ0918L], a Partnership Firm having its registered office at 77(50/1) Gitanjali Park , Sarat Bose Lane , P.O. Rajbari Colony , P.S. Airport , Kolkata :-700081, Dist. North 24 Parganas , represented by its **6(six) partners** namely **1. SRI BIPLAB ROY CHOWDHURY**, [PAN:-ADEPR2788R] [Aadhaar No.558440218482] , son of Late Pran Kumar Roy Chowdhury , residing at 31, Rishi Aurobinda Park , P.O. Birati , P.S. Airport , Kolkata :-700051, Dist. North 24 Parganas , **2. SRI NARAYAN CHANDRA MAZUMDER** , [PAN:- AELPM4398A] , [Aadhaar No.314371348681] , son of Late Girindra Mohan Mazumder, by faith:- Hindu , residing at 116, Sarat Bose Lane , P.O. Rajbari , P.S. Airport , Kolkata :-700081, Dist. North 24 Parganas , **3. SRI DEBASIS GHOSH** [PAN:-AGDPG3547K] , [Aadhaar No.369832431820] , son of Late Sunil Kumar Ghosh , residing at 7/5/7 , Rishi Arabinda Park , P.O. Birati , P.S. Airport , Kolkata:-700051 **4. SMT. RIMA GHOSH** [PAN:- BPJPG4434F] , [Aadhaar No.714076369147] , wife of Sri Gopal Ghosh , residing at Gitanjali Park , Sarat Bose Lane , P.O. Rajbari Colony , P.S. Airport , Kolkata :-700081, Dist. North 24 Parganas, **5. SRI AMAL GHOSH** [PAN:- AIGPG2921G] , [Aadhaar No.970671810610] son of Late Haricharan Ghosh , residing at Chandiberia , Near ANKUR CLUB , P.O.Krishnapur , P.S. New Town , Kolkata :-700102 , Dist. North 24 Parganas, **6. SMT. SWAPNA DUTTA** [PAN:- DNNPS3037N] , [Aadhaar No.763825492233] wife of Sri Debashis Dutta , residing at 42 , Kabi Nabin Sen Road , P.O. & P.S. Dum Dum , Kolkata :-700028, Dist. North 24 Parganas , all ( **Sl. 1 to 6** ) by Nationality:- Indian , by faith:- Hindu , by occupation:- Business , to be **Lawful Attorney** in respect of our landed property mentioned in the schedule written here under.

Cont.....P/3



*[Handwritten signature]*

Addl. District Sub-Registrar  
Cossipore, Dum Dum

11 0 DEC 2024

**WHERE AS** *Sri Nitish Basu*, Landowner herein, son of Late Dwijendra Nath Basu, acquired a landed property admeasuring little more or less **5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft.** which is lying and situated at Dist.:- **North 24 Pargans**, Mauja :- **Digla**, J.L. 18, Re.Su. 161, Tauji:- 173, comprised in R.S. Dag No. **7 (Seven)**, R.S.Khatian No. 2034 (hal) & 364 (old), P.S. **Dum Dum**, under jurisdiction of **A.D.S.R. Cossipore, Dum Dum**, and ***South Dum Dum Municipality***, by virtue of a Registered Bengali ***Deed of Settlement***, being No. **5786 for the year 1976 dt.15.08.1976** which was executed by his mother ***Smt. Latika Basu*** wife of Late Dwijendra Nath Bose and registered at Sub-Registry office at **A.D.S.R- Cossipore, Dum Dum**, and recorded in Book No.I, Vol. 95 and Page:- 196 - 200 of the same registry office.

**There after**, said *Sri Nitish Basu*, Landowner herein, mutated his name in the record of **B.L. & L.R office** vide Dist.:- **North 24 Pargans**, P.S. **Dum Dum**, Mauja :- **Digla**, comprised in **R.S. & L.R. Dag No. 7 (Seven)**, R.S.Khatian No.2034 (Hal) & 364 (Old) and **L.R. Khatian :- 3800** and recorded in local ***South Dum Dum Municipality***, under ward No. 2, being Holding No. **137, KABI MUKUNDA DAS ROAD, P.O. RABINDRA NAGAR, PIN-700065.**

**THUS**, said *Sri Nitish Basu*, Landowner herein,, son of Late Dwijendra Nath Basu, **ABSOLUTE OWNER** of above mentioned landed property **5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft.** along with a dilapidated R.T.S which is lying and situated at Dist.:- **North 24 Pargans**, P.S. **Dum Dum**, Mauja :- **Digla**, J.L. 18, Re.Su. 161, Tauji:- 173, under jurisdiction of **A.D.S.R. Cossipore, Dum Dum**, comprised in R.S. Dag No. **7 (Seven)**, R.S.Khatian No. 2034 (Hal) & 364 (old), and **L.R. Khatian :- 3800** under ward No. 2 of local ***South Dum Dum Municipality***, being Holding No. **137, KABI MUKUNDA DAS ROAD, P.O. RABINDRA NAGAR, PIN-700065.**

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Handwritten signature in black ink.

Officer, District Sub-Registrar  
Cossipore, Dum Dum

11 0 DEC 2021

**AND WHERE AS** with a view to construct a multi storied building (G+IV) over the said land more fully described in the Schedule hereunder written the Owner approached the Developers of the Second Part hereto for a joint venture in relation to construction and completion of the multi storied building on the aforesaid land in strict adherence in the Building Plan exclusively at the costs, expenses and charges of the Developers and the Developers hereto agreed and accepted to such proposal.

**AND WHERE AS** I, *Sri Nitish Basu*, Landowner herein,, son of Late Dwijendra Nath Basu, being **absolute owner** of a piece and parcel of land measuring **5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft.** be the same or little more of less along with a dilapidated *Kutchra Structure (R.T.S)* admeasuring little more or less **200(two hundred)sq.ft covered area** more fully mentioned in the schedule here under written and We have entered into a *Development Agreement* being No. *12746*...dt. *10/12/2024* with above mentioned **JAI JAGANNATH CONSTRUCTION**, a Partnership Firm having its registered office at 77(50/1) Gitanjali Park, Sarat Bose Lane, P.O. Rajbari Colony, P.S. Airport, Kolkata :-700081, Dist. North 24 Parganas, for construction of a Multi storied building (G+IV) consisting of several self-contained Flats and other spaces under terms and conditions contained in the said *Development Agreement* being No. *12746*...dt. *10/12/2024* with reference to the said landed property admeasuring little more or less **5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft.** be the same or little more or

Cont.....P/5

less along with a dilapidated *Kutcha structure (R.T.S)* admeasuring little more or less 200(two hundred) sq.ft covered area which is lying and situated at Dist.:- North 24 Pargans, P.S. Dum Dum , Mauja :- Digla, J.L. 18 , Re.Su. 161 , Tauji:- 173 , comprised in R.S. & L.R. Dag No. 7 (Seven) , R.S.Khatian No. 2034 (Hal) & 364 (old), L.R. Khatian :- 3800 , under jurisdiction of A.D.S.R. Cossipore , Dum Dum, and South Dum Dum Municipality , under ward No.2 , being Holding No. 137 , KABI MUKUNDA DAS ROAD , P.O. RABINDRA NAGAR , PIN-700065., more fully described in the schedule hereunder written .

AND WHERE AS to give full effect to the aforesaid Development Agreement and for uninterrupted, continuous and smooth running of the said development works including construction of the building and effectual implementation of the provisions of the said DEVELOPMENT AGREEMENT being No. 12746..dt. 10/12/2024 it is necessary to execute this DEVELOPMENT POWER OF ATTORNEY , in favour of the said Developer.

AND WHERE AS I , the aforesaid LAND OWNER , DO HEREBY AUTHORIZE , EMPOWER , NOMINATE & CONSTITUTE forever my said attorney JAI JAGANNATH CONSTRUCTION , a Partnership Firm having its registered office at 77(50/1) Gitanjali Park , Sarat Bose Lane , P.O. Rajbari Colony , P.S. Airport , Kolkata :-700081, Dist. North 24 Parganas , represented by its 6(six) partners namely 1. SRI BIPLAB ROY CHOWDHURY, son of Late Pran Kumar Roy Chowdhury , residing at 31, Rishi Aurobinda Park , P.O. Birati , P.S. Airport , Kolkata :-700051, Dist. North.24 Parganas , 2. SRI NARAYAN CHANDRA MAZUMDER , son of Late Girindra Mohan Mazumder , 3. SRI DEBASIS GHOSH , son of Late Sunil Kumar Ghosh , 4. SMT. RIMA GHOSH , wife of Sri Gopal Ghosh , 5. SRI AMAL GHOSH , son of Late Haricharan Ghosh , 6. SMT. SWAPNA DUTTA wife of Sri Debashis Dutta , to do execute

and perform all acts , deeds and thinks in my name and on my behalf relating to our said property in connection with implementation of the aforesaid Development Agreement , as mentioned herein , that is:-

1. To institute appear for and prosecute and defend all action and proceeding in the court relating to any third party dispute concerning the development work on our property mentioned in the schedule hereunder written and to sign execute , verify and file plaint , written statement and to accept service of all summons , notices , and process of Law.
2. To appoint , engage on our behalf Pleader , Advocate or Solicitors whenever our said attorney shall think fit and proper to do so and to discharge and / or terminate their appointment in connection any third party dispute concerning the development work on our property mentioned in the schedule hereunder written.
3. To appear before any Magistrate , judge , massif in all Govt. office , Municipal Offices etc. in all matters and things relating to my land.
4. To appear for and represent us including in all courts , civil and criminal etc. and to sign execute , verify and file plaints , written statements and partitions and to accept services of all Summons , Notice and the process of Law.
5. To compromise, compound or withdraw cases to execute, decree etc. relating to the above property to deposit withdraw and receive documents and any money or moneys from the court or from the opposite party.
6. To do all other legal acts, deeds and things as may be necessary.
7. To execute Deed of Conveyance or Conveyances in respect of the **Developer's Allocation** in the said premises which is lying and situated in the schedule below. Cont...P/7



*[Handwritten signature]*

Asst. District Sub-Registrar  
Coimbatore, Dum Dum

11 0 DEC 2024

8. To sign and execute any deeds , instruments of documents for the purpose of transferring for the **Developer's allocation** in the said premises to the intending purchaser or purchasers.
  
9. To accept any money in cash or by cheque from the intending Purchaser/ Purchasers or Lessee or any person for sale , lease or any transfer of Flats , Garages( car parking space) , shop which are exclusively included in the **Developer's Allocation** .
  
- 10.To appoint and instruct Advocate /solicitor preparing drafting such deeds , agreement , documents and other papers as may be necessary for the purpose of selling of any kind of transfer the aforesaid flats and other spaces which are exclusively included in the **Developer's Allocation** .
  
- 11.To appear and present before any Additional District Registrar or District sub- Registrar at Barasat , Additional Registrar of Assurance-Kolkata , Municipal Authority and other offices or authority or authorities in the jurisdiction and to process for registration and to acknowledge and perform all deeds , instruments , indentures (*Deed of Sale , Deed of conveyance, Agreement on Sale , Deed of Gift* etc. and to negotiate and to settle with intending buyer(s) of the flats and garage( car parking space), shops and other spaces in the said premises which are exclusively included in the **Developer's Allocation** under terms and conditions of transfer of property .

12. To represent before West Bengal police , Fire Brigade , office of B.L.L.R.O , C.I.T , C.M.D.A , W.B.S.E.B , **South Dum Dum Municipality** or any other authority or authorities to sign or our behalf any Building Plan , Revised Plan , letter , forms , declarations , affidavit etc. and also to apply and obtain temporary and permanent connection of sewerage , drainage etc. to sign or my behalf and apply for occupancy / completion certificate and to do all other acts , deeds , matters and things that may be required from time to time.

AND GENERALLY to do all Acts , deeds and things , as required to complete the said construction on my said plot of land more fully described in the schedule written here below and to negotiate for sale deeds in connection therewith relating to the Flats, Garages( car parking space) , and other spaces which are exclusively included in the **Developer's Allocation** with any intending purchaser(s) and to receive advances and balance consideration money from them and to issue proper receipts thereof on my behalf under terms and conditions referred in the above mentioned **DEVELOPMENT AGREEMENT** , being No. 12746...dt...10/12/2024

AND I FURTHER DECLARE THAT this Development Power of Attorney shall continue till completion of the development work on my said plot of land and sale there of as per aforesaid Development Agreement.

I DO HEREBY AGREE to rectify and confirm all acts , deeds and things done lawfully by my said attorney by virtue of these presents.

Annexed Forms of finger print with this '**Development Power of Attorney**' is to be treated as a part of this '**Development Power of Attorney**'.

**SCHEDULE OF PROPERTY ABOVE REFERRED TO**

A piece and parcel of Landed property (**BASTU** in nature) admeasuring little more or less landed property **5(Five) cottahs 11 (Eleven) Chittaks 30(thirty) Sq.ft.** along with a *Kutchra structure* (**R.T.S**) admeasuring **200(two hundred) Sq.ft covered area** used for **Residential Purpose** with **Net Cemented flooring & Tiles shade** which is lying and situated at Dist.:- **North 24 Pargans**, P.S. **Dum Dum** , Mauja :- **Digla**, J.L. **18** , Re.Su. **161** , Tauji:- **173** , comprised in **R.S. & L.R. Dag No. 7 (Seven)** , R.S.Khatian No. **2034 (Hal) & 364 (old)**, **L.R. Khatian :- 3800** , under jurisdiction of **A.D.S.R. Cossipore , Dum Dum** , under ward No.2 , being Holding No. **137 (old- 1095)**, **KABI MUKUNDA DAS ROAD** , **P.O. RABINDRA NAGAR , PIN-700065** under **South Dum Dum Municipality** which is butted and bounded as under :-

On the <b>North</b>	Land of others
On the <b>South</b>	Land of Arnab Basu & Gargi Basu
On the <b>East</b>	<b>6(six) ft.</b> wide Municipal Road
On the <b>West</b>	Land of others

**EXCEPTING THE LANDOWNER'S ALLOCATION**

**43(Forty three) %** of constructed covered area as per sanctioned plan approved by the **South Dum Dum Municipality** with undivided share in the beneath land , all common facilities and amenities comprised in the said premises [G+IV] with roof right along with **Right of Easement** . (Note:- this **43(Forty three)%** will be distributed in same proportion in every floor of newly developed building). In the event sanctioned additional floors are constructed over and above the proposed [ G+IV] structure , same shall also be subject to the Landowner holding **43% share** on each floor in such additional constructed area.

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IN WITNESS WHEREOF we hereunto set and affixed our hands and seal on this 10<sup>th</sup> day of December 2024.

SIGNED, SEALED & DELIVERED at Kolkata in the presence of

Witness

1.

*Gopal akorsh-  
RA Park, 1st-81*

*Ditish Basu*

(Signature of Executant / Land Owner)

2.

*Ankur Basu.  
KMD Row, 1st-65*

We accept this DEVELOPMENT POWER OF ATTORNEY

JAI JAGANNATH CONSTRUCTION  
*Biplal Roy Chowdhury*  
Partner

JAI JAGANNATH CONSTRUCTION  
*Narayan A. Mondal*  
Partner

JAI JAGANNATH CONSTRUCTION  
*Debasish Ghosh*  
Partner

JAI JAGANNATH CONSTRUCTION  
*Rima Ghosh*  
Partner

JAI JAGANNATH CONSTRUCTION  
*Anil Ghosh*  
Partner

JAI JAGANNATH CONSTRUCTION  
*Swagata Dutta*  
Partner

(Signature of Developer / Partner of JAI JAGANNATH CONSTRUCTION)

-: Drafted by:- *Avijit Ghosh*

Avijit Ghosh (Advocate)  
Barasat Court  
Enrollment No. WB/2852/99

Cont.....P/11

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

(1) Name... SRI NITISH BASU (Landowner)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Nitish Basu

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name... SRI BIPLAB ROY CHOWDHURY (Attorney & Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Biplob Roy

Biplob Roy Chowdhury

Signature of the Presentant

(3) Name... SRI NARAYAN CHANDRA MAZUMDER (Attorney & Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Narayan Ch Mazumder

Narayan Ch Mazumder

Signature of the Presentant

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

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

(1) Name..... SRI DEBASIS GHOSH (Attorney & Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Debasis Ghosh  
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name..... SMT. RIMA GHOSH (Attorney & Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Rima Ghosh  
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name..... SRI AMAL GHOSH (Attorney & Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Amal Ghosh  
Signature of the Presentant

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

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

(1) Name..... SMT. SWAPNA DUTTA (Attorney & Developer)

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Smt. Swapna Dutta

ডান হাত

Swapna Dutta

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Signature of the Presentant

(3) Name.....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Signature of the Presentant

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

~~1314~~  
13



*[Handwritten signature]*

Additional District Sub-Registrar  
Cessipore, Dum Dum

11 0 DEC 2024

### Major Information of the Deed

Deed No :	I-1506-12756/2024	Date of Registration	10/12/2024
Query No / Year	1506-8003127396/2024	Office where deed is registered	
Query Date	10/12/2024 11:33:08 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Avijit Ghosh Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9123904949, 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. 2/-	Rs. 65,91,249/-		
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]:- 150612746/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



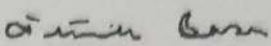
District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Kabi Mukunda Das Road, Mouza: Digla, , Ward No: 2, Holding No:137 Pin Code : 700065

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-7	LR-3800	Bastu	Bastu	5 Katha 11 Chatak 30 Sq Ft	1/-	65,31,249/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>9.4531Dec</b>	<b>1 /-</b>	<b>65,31,249 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1 /-</b>	<b>60,000 /-</b>	

**Principal Details :**


SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr NITISH BASU</b> Son of Late DWIJENDRA NATH BASU Executed by: Self, Date of Execution: 10/12/2024 , Admitted by: Self, Date of Admission: 10/12/2024 ,Place : Office		 Captured	
	10/12/2024	LTI 10/12/2024	10/12/2024	
KABI MUKUNDA DAS ROAD, Block/Sector: RABINDRA NAGAR, City:- , P.O:- RABINDRA NAGAR, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Christian, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: ACxxxxxx9R, Aadhaar No: 41xxxxxxxx3769, Status :Individual, Executed by: Self, Date of Execution: 10/12/2024 , Admitted by: Self, Date of Admission: 10/12/2024 ,Place : Office				

**Attorney Details :**



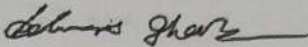
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>JAI JAGANNATH CONSTRUCTION</b> GITANJALI PARK , SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- Basirhat, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr BIPLAB ROYCHOWDHURY</b> Son of Late PRAN KRISHNA ROYCHOWDHURY Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 10/12/2024, Place of Admission of Execution: Office		 Captured	
	Dec 10 2024 12:11PM	LTI 10/12/2024	10/12/2024	
RISHI AUROBINDA PARK, Block/Sector: BIRATI, City:- North Dum Dum, P.O:- BIRATI, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: ADxxxxxx8R, Aadhaar No: 55xxxxxxxx8482 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)				

Name	Photo	Finger Print	Signature
<b>2 Mr NARAYAN CHANDRA MAZUMDER</b> Son of Late GIRINDRA MOHAN MAZUMDER Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 10/12/2024, Place of Admission of Execution: Office		 Captured	
Dec 10 2024 12:12PM	LTI 10/12/2024	10/12/2024	



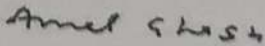
SARAT BOSE LANE, Block/Sector: RAJBARI, City:- North Dum Dum, P.O:- RAJBARI, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AExxxxxx8A, Aadhaar No: 31xxxxxxx8681 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)

Name	Photo	Finger Print	Signature
<b>3 Mr DEBASIS GHOSH (Presentant)</b> Son of Late SUNIL KUMAR GHOSH Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 10/12/2024, Place of Admission of Execution: Office		 Captured	
Dec 10 2024 12:12PM	LTI 10/12/2024	10/12/2024	

RISHI ARABINDA PARK, Block/Sector: BIRATI, City:- North Dum Dum, P.O:- BIRATI, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AGxxxxxx7K, Aadhaar No: 36xxxxxxx1820 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)

Name	Photo	Finger Print	Signature
<b>4 Mrs RIMA GHOSH</b> Wife of Mr GOPAL GHOSH Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 10/12/2024, Place of Admission of Execution: Office		 Captured	
Dec 10 2024 12:13PM	LTI 10/12/2024	10/12/2024	




SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- North Dum Dum, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: BPxxxxxx4F, Aadhaar No: 71xxxxxxx9147 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)

Name	Photo	Finger Print	Signature
<b>5 Mr AMAL GHOSH</b> Son of Late HARICHARAN GHOSH Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 10/12/2024, Place of Admission of Execution: Office		 Captured	
Dec 10 2024 12:14PM	LTI 10/12/2024	10/12/2024	

CHANDIBERIA, KRISHNA PUR, Block/Sector: KRISHNAPUR, City:- Rajarhat-gopalpore, P.O:- KRISHNAPUR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2, PAN No.:: Alxxxxx1G, Aadhaar No: 97xxxxxxxx0610 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)

Name	Photo	Finger Print	Signature
<b>Mrs SWAPNA DUTTA</b> Wife of Mr DEBASHIS DUTTA Date of Execution - 10/12/2024, , Admitted by: Self, Date of Admission: 10/12/2024, Place of Admission of Execution: Office		 Captured LTI 10/12/2024	 10/12/2024
42 KABI NABIN SEN ROAD, Block/Sector: DUM DUM, City:- South Dum Dum, 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, Date of Birth:XX-XX-1XX4, PAN No.:: DNxxxxxx7N, Aadhaar No: 76xxxxxxxx2233 Status : Representative, Representative of : JAI JAGANNATH CONSTRUCTION (as PARTNER)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Avijit Ghosh</b> Son of Late Ashim Gopal Ghosh Barasat Court, City:-, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124		 Captured 10/12/2024	 10/12/2024
Identifier Of Mr NITISH BASU, Mr BIPLAB ROYCHOWDHURY, Mr NARAYAN CHANDRA MAZUMDER, Mr DEBASIS GHOSH, Mrs RIMA GHOSH, Mr AMAL GHOSH, Mrs SWAPNA DUTTA			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NITISH BASU	JAI JAGANNATH CONSTRUCTION-9.45313 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NITISH BASU	JAI JAGANNATH CONSTRUCTION-200.00000000 Sq Ft

#### Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Kabi Mukunda Das Road, Mouza: Digla, , Ward No: 2, Holding No:137 Pin Code : 700065

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7, LR Khatian No:- 3800	Owner:নীতিশ বসু, Gurdian:বিজেন্দ্র , Address:বিজ , Classification:বাস্ত, Area:0.14570000 Acre,	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 150612756 / 2024**

**On 10-12-2024**

**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 11:52 hrs on 10-12-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr DEBASIS GHOSH .,

**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 65,91,249/-

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

Execution is admitted on 10/12/2024 by Mr NITISH BASU, Son of Late DWIJENDRA NATH BASU, KABI MUKUNDA DAS ROAD, Sector: RABINDRA NAGAR, P.O: RABINDRA NAGAR, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Christian, by Profession Retired Person

Indetified by Avijit Ghosh, , , Son of Late Ashim Gopal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-12-2024 by Mr BIPLAB ROYCHOWDHURY, PARTNER, JAI JAGANNATH CONSTRUCTION, GITANJALI PARK , SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- Basirhat, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Avijit Ghosh, , , Son of Late Ashim Gopal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 10-12-2024 by Mr NARAYAN CHANDRA MAZUMDER, PARTNER, JAI JAGANNATH CONSTRUCTION, GITANJALI PARK , SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- Basirhat, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Avijit Ghosh, , , Son of Late Ashim Gopal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 10-12-2024 by Mr DEBASIS GHOSH, PARTNER, JAI JAGANNATH CONSTRUCTION, GITANJALI PARK , SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- Basirhat, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Avijit Ghosh, , , Son of Late Ashim Gopal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 10-12-2024 by Mrs RIMA GHOSH, PARTNER, JAI JAGANNATH CONSTRUCTION, GITANJALI PARK , SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- Basirhat, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Avijit Ghosh, , , Son of Late Ashim Gopal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 10-12-2024 by Mr AMAL GHOSH, PARTNER, JAI JAGANNATH CONSTRUCTION, GITANJALI PARK , SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- Basirhat, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Avijit Ghosh, , , Son of Late Ashim Gopal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 10-12-2024 by Mrs SWAPNA DUTTA, PARTNER, JAI JAGANNATH CONSTRUCTION, GITANJALI PARK , SARAT BOSE LANE, Block/Sector: RAJBARI COLONY, City:- Basirhat, P.O:- RAJBARI COLONY, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081

Indetified by Avijit Ghosh, , , Son of Late Ashim Gopal Ghosh, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

**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 751, Amount: Rs.100.00/-, Date of Purchase: 04/12/2024, Vendor name: Sharmistha Chatterjee Mukherjee

*Kaustava Dey*

**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

ate of Registration under section 60 and Rule 69.  
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me number 1506-2024, Page from 370976 to 370997  
ing No 150612756 for the year 2024.



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(Kaustava Dey) 12/12/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

Digitally signed by KAUSTAVA DEY  
Date: 2024.12.12 11:52:28 +05:30  
Reason: Digital Signing of Deed.

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12/12/2024 ,Query No:-15068003127396 / 2024 Deed No :I-12756/2024.  
Document is digitally signed.

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