

DEVELOPMENT POWER OF ATTORNEY



WORLD ENVIRONMENT DAY

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PRINCIPAL :-

SUDESHNA MONDAL.

ATTORNEY:-

PRIYA RAY AND OTHERS.

DRAFTED BY

SK. ALIBARDIN MANDAL,
ADVOCATE,

DISTRICT JUDGE'S COURT, BARASAT.

CHAMBER :- CHANAKYA CENTRE, ROOM NO. 8,
GROUND FLOOR, RECKJOANI, RAJARHAT, KOL. - 135.

98368 77808

linker.rajarhat@gmail.com

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration, The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

Additional District Sub-Registrar
Rajarhat New Town, North 24-Pgs.

12 APR 2024

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

BE IT KNOWN TO ALL CONCERN THAT I, SUDESHNA MONDAL,
(PAN - BJJP4624D), (Aadhaar No. 2423 5452 9862), Wife of - Dipak Chowdhury, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at - Jatragachi, P.O. - Ghuni, P.S. - New Town Eco Park, District - North 24 Parganas, Kolkata - 700 161, hereinafter called and referred to as the **PRINCIPAL** of my behalf in respect of schedule mentioned land.

Contd.....P/2

WHEREAS

One *Avarani Das Majumder*, Wife of – Late Dakshina Ranjan Das Majumder, of – 5-No. Naren Mukherjee Road, Subhas Nagar, P.S. – Dum Dum, District – North 24 Parganas, Kolkata - 700028, was the absolute lawful owner of a piece and parcel of Shali land measuring an area of *18 decimals*, Comprised in

R.S. & L.R. Dag No. 1246, (area of land 09 decimals out of 09 decimals, Share 10000, recorded Shali) &

R.S. & L.R. Dag No. 1248, (area of land 09 decimals out of 09 decimals, Share 10000, recorded Bastu)

under C.S. Khatian No. 169, R.S. Khatian No. 123, of at *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet. by way of inheritance.

AND WHEREAS

The said *Avarani Das Majumder* was in peaceful possession and occupation over the said land she sold transferred and conveyed to one *Gangaram Mondal alias Gangaram Roy, Padma Kumar Mondal alias Kartick Chandra Roy & Krishnapada Mondal alias Krishnapada Roy*, all are sons of – Late *Umesh Chandra Mondal alias Umesh Chandra Roy*, of – *Jatragachi, P.S. – Rajarhat*, District – North 24 Parganas, by virtue of a Deed of Sale (Bengali Saf Kobala), being No. 02877, dated 10/04/1961 registered at S.R. – Cossipore Dum Dum and recorded in Book No. I, Volume No. 50, Pages from 101 to 104, being No. 02877 for the year 1961, and delivered peaceful possession in their favour.

AND WHEREAS

After obtaining the said land while the aforesaid *Gangaram Mondal alias Gangaram Roy, Padma Kumar Mondal alias Kartick Chandra Roy & Krishnapada Mondal alias Krishnapada Roy*, were in peaceful possession and occupation over the said land they mutated their names with the Office of the B. L.

Contd.....P/3

& L. R. O. Rajarhat, New L.R. Khatian were published in their names, being *L.R. Khatian Nos. 224 i.e. Gangaram Mondal alias Gangaram Roy, 508 i.e. Padma Kumar Mondal alias Kartick Chandra Roy & 223 i.e. Krishnapada Mondal alias Krishnapada Roy.*

AND WHEREAS

Thereafter the said *Krishnapada Mondal alias Krishnapada Roy*, was in peaceful possession and occupation over the said 06 decimals of land out of $\frac{1}{3}^{\text{rd}}$ Share of 18 decimals, Comprised in *R.S. & L.R. Dag No. 1246*, (area of land 03 decimals out of $\frac{1}{3}^{\text{rd}}$ Share of 09 decimals, recorded Shali) & *R.S. & L.R. Dag No. 1248*, (area of land 03 decimals out of $\frac{1}{3}^{\text{rd}}$ Share of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, *L.R. Khatian No. 223*, of *Mouza – Jatrugachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, he died on 03/11/1999 intestate leaving behind him, his Wife namely *Sabitri Roy alias Sabirti Mondal*, Three sons namely *Pranab Roy alias Pranab Mondal, Biswanath Ray alias Biswanath Mondal & Partha Sarathi Roy alias Partha Sarathi Mondal*, and One daughter namely *Monika Paul alias Monika Mondal*, as his legal heirs and survivors and as per Hindu Succession Act, 1956. The said *Sabitri Roy alias Sabirti Mondal, Pranab Roy alias Pranab Mondal, Biswanath Ray alias Biswanath Mondal & Partha Sarathi Roy alias Partha Sarathi Mondal & Monika Paul alias Monika Mondal*, inherited the said property left by deceased *Krishnapada Mondal alias Krishnapada Roy*. They got their respective share of land.

AND WHEREAS

The said *Sabitri Roy alias Sabirti Mondal, Pranab Roy alias Pranab Mondal & Partha Sarathi Roy alias Partha Sarathi Mondal* were in joint peaceful possession and occupation over the said land they sold transferred and conveyed to one 1) *Arun Kumar Adak, Son of – Late Nil Ratan Adak, 2) Mandira Adak, Wife of – Arun Kumar Adak, of – Nasibpur, P.S. – Singur, District – Hooghly, Pin - 712223*, by virtue of a Deed of Sale (Bengali Saf Kobala), being No. 1523 10426,

Contd.....P/4

dated 21/09/2015, registered at A.D.S.R. – Rajarhat (New Town) and recorded in Book No. 1, Volume No. 1523-2015, Pages from 129966 to 129985, being No. 1523 10426 for the year 2015, and delivered peaceful possession in their favour. Measuring an area *03.60 decimals* more or less, Comprised in *R.S. & L.R. Dag No. 1246*, (area of land 01.80 decimals out of 09 decimals, recorded Shali) & *R.S. & L.R. Dag No. 1248*, (area of land 01.80 decimals out of 09 decimals, recorded Bastu), under C.S. Khatian No. 169, R.S. Khatian No. 123, *L.R. Khatian No. 223*, of at *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, morefully and particularly described in the schedule “A” hereunder written.

AND WHEREAS

The said *Biswanath Roy alias Biswanath Mondal & Manika Pal alias Monika Mondal*, were in joint peaceful possession and occupation over the said land they sold transferred and conveyed to one 1) *Arun Kumar Adak, Son of – Late Nil Ratan Adak*, 2) *Mandira Adak, Wife of – Arun Kumar Adak, of – Nasibpur, P.S. – Singur, District – Hooghly, Pin - 712223*, by virtue of a Deed of Sale (Bengali Saf Kobala), being No. 1523 10427, dated 21/09/2015, registered at A.D.S.R. – Rajarhat (New Town) and recorded in Book No. 1, Volume No. 1523-2015, Pages from 129986 to 130011; being No. 1523 10427 for the year 2015, and delivered peaceful possession in their favour. Measuring an area *02.40 decimals* more or less, Comprised in *R.S. & L.R. Dag No. 1246*, (area of land 01.20 decimals out of 09 decimals, recorded Shali) & *R.S. & L.R. Dag No. 1248*, (area of land 01.20 decimals out of 09 decimals, recorded Bastu), under C.S. Khatian No. 169, R.S. Khatian No. 123, *L.R. Khatian No. 223*, of at *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet.

Contd.....P/5

AND WHEREAS

Thereafter the said *Gangaram Mondal alias Gangaram Roy*, was in peaceful possession and occupation over the said 06 decimals of land out of $\frac{1}{3}^{\text{rd}}$ Share of 18 decimals, Comprised in *R.S. & L.R. Dag No. 1246*, (area of land 03 decimals out of $\frac{1}{3}^{\text{rd}}$ Share of 09 decimals, recorded Shali) & *R.S. & L.R. Dag No. 1248*, (area of land 03 decimals out of $\frac{1}{3}^{\text{rd}}$ Share of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, *L.R. Khatian No. 224*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, he died on 29/01/1965 intestate leaving behind him, his Wife namely *Sonamani Roy alias Sonamany Mondal*, Two sons namely *Bhudeb Chandra Roy alias Bhudeb Mondal* & *Nirmal Kumar Roy alias Nirmal Mondal*, Four daughters namely *Madhuri Sarkar, Bakul Roy, Subhadra Biswas & Chanchala Naskar*, as his legal heirs and survivors and as per Hindu Succession Act. 1956. The said *Sonamani Roy alias Sonamany Mondal, Bhudeb Chandra Roy alias Bhudeb Mondal, Nirmal Kumar Roy alias Nirmal Mondal, Madhuri Sarkar, Bakul Roy, Subhadra Biswas & Chanchala Naskar*, inherited the said property left by deceased *Gangaram Mondal alias Gangaram Roy*.

AND WHEREAS

The said *Sonamani Roy alias Sonamany Mondal, Bhudeb Chandra Roy alias Bhudeb Mondal & Nirmal Kumar Roy alias Nirmal Mondal*, invertently recorded their names with the Office of the B.L. & L.R.O. Rajarhat and new L.R. Khatian were published in their names, vide *L.R. Khatian Nos. 1002, 652 & 476*. But the said *Sonamani Roy alias Sonamany Mondal, Bhudeb Chandra Roy alias Bhudeb Mondal, Nirmal Kumar Roy alias Nirmal Mondal, Madhuri Sarkar, Bakul Roy, Subhadra Biswas & Chanchala Naskar*, got $\frac{1}{7}^{\text{th}}$ Share of 06 decimals of land each, i.e. 0.86 decimals as per their respective share.

Contd.....P/6

AND WHEREAS

The said *Sonamany Roy alias Sonamany Mondal, Bhudeb Chandra Roy alias Bhudeb Mondal & Nirmal Kumar Roy alias Nirmal Mondal* herein have jointly executed and registered a General Power of Attorney in favour of Biswanath Roy alias Biswanath Mondal, Son of – Late Krishnapada Roy alias Krishnapada Mondal, of – Jatragachi, P.S. – New Town, District – North 24 Parganas, Kolkata – 700157, empowering him to do all acts, deeds, matters and things in their names and on their behalf. {vide Power of Attorney No. 01212, dated 25/11/2014 registered at A.D.S.R. Rajarhat (New Town) and recorded in Book No. IV, CD. Volume No. 2, Pages from 2503 to 2512, being No. 01212 for the year 2014}. Measuring an area **02.16 decimals** more or less, Comprised in **R.S. & L.R. Dag No. 1246**, (area of land 01.50 decimals out of 09 decimals, recorded Shali) & **R.S. & L.R. Dag No. 1248**, (area of land 0.66 decimals out of 09 decimals, recorded Bastu), under C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian No. 224, **L.R. Khatian Nos. 1002, 652 & 476**, at **Mouza – Jatragachi**, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, morefully and particularly described in the schedule hereunder written.

AND WHEREAS

The said *Sonamany Roy alias Sonamany Mondal, Bhudeb Chandra Roy alias Bhudeb Mondal & Nirmal Kumar Roy alias Nirmal Mondal*, were in joint peaceful possession and occupation over the said land they sold transferred and conveyed to one 1) *Arun Kumar Adak, Son of – Late Nil Ratan Adak*, 2) *Mandira Adak, Wife of – Arun Kumar Adak*, both are of – Nasibpur, P.S. – Singur, District – Hooghly, Pin - 712223, by virtue of a Deed of Sale (Bengali Saf Kobala), being No. 1523 10427, dated 21/09/2015, registered at A.D.S.R. – Rajarhat (New Town) and recorded in Book No. I, Volume No. 1523-2015, Pages from 129986 to 130011, being No. 1523 10427 for the year 2015, and delivered peaceful possession in their favour. Measuring an area **02.16 decimals** more or less,

Contd.....P/7

Comprised in *R.S. & L.R. Dag No. 1246*, (area of land 01.50 decimals out of 09 decimals, recorded Shali) & *R.S. & L.R. Dag No. 1248*, (area of land 0.66 decimals out of 09 decimals, recorded Bastu), under C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian No. 224, *L.R. Khatian Nos. 1002, 652 & 476*, at *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, morefully and particularly described in the schedule hereunder written.

AND WHEREAS

After Purchasing the said 08.16 decimals of land the said *Arun Kumar Adak & Mandira Adak*, recorded their names with the Office of the B.L. & L.R.O. Rajarhat and new L.R. Khatian were published in their names, vide *L.R. Khatian Nos. 2026 & 2027*.

AND WHEREAS

The said *Arun Kumar Adak & Mandira Adak*, were in joint peaceful possession and occupation over the said land they sold transferred and conveyed to one *Dipak Chowdhury, Son of – Ganesh Chowdhury, of – Jatragachi, P.S. – New Town, District – North 24 Parganas, Kolkata - 700157*, by virtue of a Deed of Sale, being No. 1523 12860, dated 07/10/2021, registered at A.D.S.R. – Rajarhat (New Town) and recorded in Book No. I, Volume No. 1523-2021, Pages from 536774 to 536801, being No. 1523 12860 for the year 2021, and delivered peaceful possession in his favour. Measuring an area *08.16 decimals* more or less, Comprised in *R.S. & L.R. Dag No. 1246*, (area of land 04.50 decimals out of 09 decimals, recorded Shali) & *R.S. & L.R. Dag No. 1248*, (area of land 03.66 decimals out of 09 decimals, recorded Bastu), under C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian No. 223, 224, 1002, 652 & 476, present *L.R. Khatian Nos. 2026 & 2027*, at *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, morefully and particularly described in the schedule hereunder written.

Contd.....P/8

AND WHEREAS

After Purchasing the said 08.16 decimals of land the said *Dipak Chowdhury*, recorded his name with the Office of the B.L. & L.R.O. Rajarhat and a new L.R. Khatian was published in his name, vide *L.R. Khatian No. 2464*.

AND WHEREAS

The said *Dipak Chowdhury* applied before the B. L. & L. R. O. Rajarhat, District – North 24 Parganas for change of nature of the said land comprised in *R.S. & L.R. Dag No. 1246*, in *Mouza – Jatragachi, J.L. No. 24*, from 'Shali' to 'Bastu' and the Ld. B.L. & L.R.O. Rajarhat, North 24 Parganas, converted the said land in *R.S. & L.R. Dag No. 1246*, from 'Shali' to 'Bastu' vide Memo No. CON/784/BL&LRO/RAJ/22, dated 27/04/2022 under Conversion Case No. CN/2022/1507/1223.

AND WHEREAS

Thereafter the said *Dipak Chowdhury*, was in peaceful possession and occupation over the said land he Gifted his Wife namely *Sudeshna Mondal* (i.e. the land owner herein) measuring an area 08.16 decimals, by virtue of a Deed of Gift, Vide No. 1523 08056, dated 11/05/2022 registered at A.D.S.R. Rajarhat (New Town) and recorded in Book No. I, Volume No. 1523-2022, Pages from 342503 to 342523, and delivered peaceful possession in her favour.

AND WHEREAS

After obtaining the said 08.16 decimals of land the said *Sudeshna Mondal* (i.e. the land owner herein), recorded her name with the Office of the B.L. & L.R.O. Rajarhat and a new L.R. Khatian was published in her name, vide *L.R. Khatian No. 2515*.

AND WHEREAS

The said *Subhadra Biswas*, daughter of – Late Gangaram Mondal alias Gangaram Roy, Wife of – Late Khitish Biswas, was in peaceful possession and occupation over the said land, She died intestate leaving behind her One son namely *Nemai Kumar Biswas* AND One daughter namely *Putul Roy*, as her legal

Contd.....P/9

heirs and survivors and as per Hindu Succession Act. 1956. The said *Nemai Kumar Biswas & Putul Roy*, inherited the said property left by their deceased Mother Subhadra Biswas.

AND WHEREAS

The said *Chanchala Naskar*, daughter of – Late Gangaram Mondal alias Gangaram Roy, was in peaceful possession and occupation over the said land, She died intestate leaving behind her Husband namely *Swapan Kumar Naskar* AND Two sons namely *Pankaj Kumar Naskar & Manoj Naskar*, as her legal heirs and survivors and as per Hindu Succession Act. 1956. The said *Swapan Kumar Naskar, Pankaj Kumar Naskar & Manoj Naskar*, inherited the said property left by deceased Chanchala Naskar.

AND WHEREAS

Thereafter the said *Padma Kumar Mondal alias Kartick Chandra Roy*, was in peaceful possession and occupation over the said 06 decimals of land out of 1/3rd Share of 18 decimals, Comprised in *R.S. & L.R. Dag No. 1246*, (area of land 03 decimals out of 1/3rd Share of 09 decimals, recorded Shali) & *R.S. & L.R. Dag No. 1248*, (area of land 03 decimals out of 1/3rd Share of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, *L.R. Khatian No. 508*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, he died intestate leaving behind him, his Four sons namely *Shankar Kumar Roy, Tarak Chandra Roy, Haran Chandra Roy & Samir Kumar Roy* AND Three daughters namely *Sukla Naskar, Sabita Mondal & Namita Dhali*, as his legal heirs and survivors and as per Hindu Succession Act. 1956. The said *Shankar Kumar Roy, Tarak Chandra Roy, Haran Chandra Roy, Samir Kumar Roy, Sukla Naskar, Sabita Mondal & Namita Dhali*, inherited the said property left by their deceased father *Padma Kumar Mondal alias Kartick Chandra Roy*. They got their respective share of land.

Contd.....P/10

AND WHEREAS

The said Haran Chandra Roy, was in peaceful possession and occupation over the said 0.43 decimals, Comprised in *R.S. & L.R. Dag No. 1248*, (area of land 0.43 decimals, out of $1/7^{\text{th}}$ Share of 03 decimals out of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, *L.R. Khatian No. 508*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, he Gifted his brother namely Samir Kumar Roy, by virtue of a Deed of Gift (Bengali Danpattra), being No. 01980, dated 04/03/2009 registered at A.D.S.R. – Bidhannagar (Salt Lake City) and recorded in Book No. I, CD. Volume No. 2, Pages from 17416 to 17428, being No. 01980 for the year 2009, and delivered peaceful possession in his favour.

AND WHEREAS

The said *Sukla Naskar*, Wife of – Late Sushil Naskar, *Sabita Mondal*, Wife of – Biswajit Mondal & *Namita Dhali*, Wife of – Harendra Nath Dhali, were in peaceful possession and occupation over the said 01.28 decimals of land out of $3/7^{\text{th}}$ Share of 03 decimals out of 09 decimals, Comprised in *R.S. & L.R. Dag No. 1248*, (area of land 01.28 decimals out of $3/7^{\text{th}}$ Share of 03 decimals out of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, *L.R. Khatian No. 508*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, they jointly Gifted their brothers namely Shankar Kumar Roy, Tarak Chandra Roy, Haran Chandra Roy & Samir Kumar Roy, by virtue of a Deed of Gift (Bengali Danpattra), being No. 1523 10388, dated 21/09/2015 registered at A.D.S.R. – Rajarhat (New Town) and recorded in Book No. I, Volume No. 1523-2015, Pages from 128980 to 129003, being No. 1523 10388 for the year 2015, and delivered peaceful possession in their favour.

Contd.....P/11

AND WHEREAS

The said Haran Chandra Roy, was in peaceful possession and occupation over the said 0.32 decimals, Comprised in *R.S. & L.R. Dag No. 1248*, (area of land 0.32 decimals out of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, *L.R. Khatian No. 508*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, he Gifted his brother namely Samir Kumar Roy, by virtue of a Deed of Gift (Bengali Danpattra), being No. 1523 13839, dated 22/11/2019 registered at A.D.S.R. – Rajarhat (New Town) and recorded in Book No. I, Volume No. 1523-2019, Pages from 556265 to 556286, being No. 1523 13839 for the year 2019, and delivered peaceful possession in his favour.

AND WHEREAS

The said Madhuri Sarkar, Bakul Roy, Bhudeb Chandra Roy alias Bhudeb Mondal, Nirmal Kumar Roy alias Nirmal Mondal, all are daughter & Sons of – Late Gangaram Mondal, alias Gangaram Roy, Sonamoni Roy alias Sonamoni Mondal, Wife of – Late Gangaram Mondal alias Gangaram Roy, Nemai Kumar Biswas, Putul Roy, both are Son & daughter of – Late Khitish Biswas, Pankaj Kumar Naskar, Manoj Naskar, both are Sons of - Swapan Kumar Naskar AND Swapan Kumar Naskar, Son of – Ratan Chandra Naskar, they jointly owners of 03 decimals of land, Comprised in *R.S. & L.R. Dag No. 1248*, (area of land 03 decimals out of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian No. 224, *L.R. Khatian Nos. 652, 476 & 1002*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet AND

Contd.....P/12

The said Shankar Kumar Roy, Tarak Chandra Roy & Samir Kumar Roy, all are Sons of – Late Padma Kumar Mondal alias Kartick Chandra Roy, they jointly owners of 03 decimals of land, Comprised in *R.S. & L.R. Dag No. 1248*, (area of land 03 decimals out of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian No. 224, *L.R. Khatian No. 508*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet.

AND WHEREAS

The said Madhuri Sarkar, Bhudeb Chandra Roy alias Bhudeb Mondal, Nirmal Kumar Roy alias Nirmal Mondal, all are daughter & Sons of – Late Gangaram Mondal alias Gangaram Roy, Sonamoni Roy alias Sonamoni Mondal, Wife of – Late Gangaram Mondal alias Gangaram Roy, Nemai Kumar Biswas, Putul Roy, both are Son & daughter of – Late Khitish Biswas, Pankaj Kumar Naskar, Manoj Naskar, both are Sons of - Swapan Kumar Naskar AND Swapan Kumar Naskar, Son of – Ratan Chandra Naskar, were in peaceful possession and occupation over the said *01.50 decimals* of land out of 03 decimals of land, Comprised in *R.S. & L.R. Dag No. 1248*, (area of land *01.50 decimals* out of 03 decimals out of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian No. 224, *L.R. Khatian Nos. 652, 476 & 1002*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet AND

The said Shankar Kumar Roy, Tarak Chandra Roy & Samir Kumar Roy, all are Sons of – Late Padma Kumar Mondal alias Kartick Chandra Roy, were in peaceful possession and occupation over the said *01.50 decimals* of land out of 03 decimals of land, Comprised in *R.S. & L.R. Dag No. 1248*, (area of land *01.50 decimals* out of 03 decimals out of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian No. 224, *L.R. Khatian No. 508*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet,

Contd.....P/13

Aggregating to 03 decimals of land, more fully and particularly described in the Schedule "A" herein under written, The aforesaid Madhuri Sarkar & 11 others jointly Sold transferred & conveyed to one *Bakul Roy*, daughter of – Late Gangaram Roy alias Ganga Ram Mondal, of – Jatragachi, P.S.- New Town, District – North 24 Parganas, Kolkata – 700157, by virtue of a Deed of Sale (Bengali Saf Kobala), being No. 1523 03358, dated 18/03/2020 registered at A.D.S.R. – Rajarhat (New Town) and recorded in Book No. I, Volume No. 1523-2020, Pages from 136177 to 136220, being No. 1523 03358 for the year 2020, and delivered peaceful possession in her favour.

AND WHEREAS

After Purchasing the said 03 decimals of land *the said Bakul Roy*, recorded her name with the Office of the B.L. & L.R.O. Rajarhat and a new L.R. Khatian was published in her name, vide *L.R. Khatian No. 2391*.

AND WHEREAS

The said *Bakul Roy*, was in peaceful possession and occupation over the said 03 decimals of land, Comprised in *R.S. & L.R. Dag No. 1248*, (area of land 03 decimals out of 09 decimals, recorded Bastu), C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian Nos. 508, 652, 476 & 1002, present *L.R. Khatian No. 2391*, of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, she sold transferred & Conveyed to one *Sudeshna Mondal* (i.e. the land owner herein), by virtue of a Deed of Sale, being No. 1523 05236, dated 07/03/2024 registered at A.D.S.R. – Rajarhat (New Town) and recorded in Book No. I, Volume No. 1523-2024, Pages from 179415 to 179441, being No. 1523 05236 for the year 2024, and delivered peaceful possession in her favour.

Contd.....P/14

AND WHEREAS

For Joint utilization and commercial exploitation of the separate plots into one plot, the land owner / First Party hereby decided to amalgamated her into one land at the time of physical measurement of the aforesaid separate plots of land, the land owner / First Party herein found that the total physical measurement of the said separate plots of land collectively *11.16 (Eleven Point One Six) decimals* of land equivalent to *06 (Six) Cottahs 12 (Twelve) Chittacks* be the same a little more or less morefully and collectively described in the "**Schedule - A**" hereunder written and the land owner / First Party herein executed a Deed of Amalgamation dated 09/04/2024, being No. 1523 05848, registered at A.D.S.R. Rajarhat (New Town) and recorded in Book No. 1, Volume No. 1523-2024, Page from~~X~~..... To~~X~~..... and amalgamated the said plot of land, morefully and particularly described in the Schedule hereunder written.

AND WHEREAS

Thus the **PRINCIPAL** herein is became the absolute lawful owner of a piece and parcel of Bastu land measuring an area *11.16 (Eleven Point One Six) decimals* of land equivalent to *06 (Six) Cottahs 12 (Twelve) Chittacks* of land be the same a little more or less, Comprised in

R.S. & L.R. Dag No. 1246, (area of land *04.50 decimals* out of 09 decimals, Share 05000) &

R.S. & L.R. Dag No. 1248, (area of land *03.66 decimals* out of 09 decimals, Share 04066)

Under C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian Nos. 223, 224 & 508, L.R. Khatian Nos. 476, 652 & 1002, L.R. Khatian Nos. 2026 & 2027, L.R. Khatian No. 2464, at present *L.R. Khatian No. 2515*,

R.S. & L.R. Dag No. 1248, (area of land *03 decimals* out of 09 decimals, Share 03333)

Under C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian Nos. 224 & 508, L.R. Khatian Nos. 476, 652 & 1002, at present *L.R. Khatian No. 2391*,

Contd.....P/15

at *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, and she has been possessing and enjoying the same without interruption of others, morefully and particularly described in the Schedule hereunder written.

AND WHEREAS

Thus the Principal herein is now seized and possessed of or otherwise well and sufficiently entitled to the said land and hereditaments in fee simple thereto free from all encumbrances, liens, lispens, charges and mortgages whatsoever.

AND WHEREAS

Now, I the Principal *SUDESHNA MONDAL*, wanted to develop *11.16 (Eleven Point One Six) decimals* of land equivalent to *06 (Six) Cottahs 12 (Twelve) Chittacks* of land be the same a little more or less, by raising construction of multi-storiyed building thereon, but due to paucity of funds and lack of experience, I could not proceeds further and finding no other alternative, but I had decided and declare to appoint a reputed developer who will be able to undertake the aforesaid job and in that case I will not be able and/or responsible for constructional works of the proposed building on the aforesaid land of *11.16 (Eleven Point One Six) decimals* of land equivalent to *06 (Six) Cottahs 12 (Twelve) Chittacks* of land be the same a little more or less, also stated in the schedule below.

AND WHEREAS

On hearing of my such intention one 1) **PRIYA RAY**, Wife of – Aranya Ray, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at – AA-55, Ray Mention, Street No. 69, Action Area I, New Town, P.O. & P.S. – New Town, Kolkata – 700 156, 2) **RIMPA SARKAR**, Wife of – Dipankar Sarkar, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at – Jatragachi, P.O. – Akankha, Action Area - IIC, P.S. – New Town, District – North 24 Parganas, Kolkata - 700161, 3) **SAMIMA SULTANA**, Wife of – Sk. Alibardin Mandal, by faith – Islam, by Nationality – Indian, by Occupation –

Contd.....P/16

Business, residing at – Jagadishpur, P.O. & P.S. – Rajarhat, District – North 24 Parganas, Kolkata - 700135, the Partners of **IDEAL CONSTRUCTION**, a Partnership Firm, having it's office at - Jatragachi, P.O. – Akankha, Action Area - IIC, P.S. – New Town, District – North 24 Parganas, Kolkata - 700161, approached me that she is agree to undertake the aforesaid job, where I the Principal herein accepted the proposal of the said developer and in this connection I and the said Developer entered into a Development Agreement registered on ~~12.04/2024~~ ^{12.04/2024} and registered at the office of the A.D.S.R. – Rajarhat (New Town), Query No. 2000780834/2024, Copied in Book No. - 1, Being No. 1523 ~~059.64/2024~~ for the year 2024, under some terms and conditions mentioned therein written for such development of the aforesaid plot of land by raising construction of multi-storied building.

NOW KNOW ALL MEN BY THESE PRESENTS I, **SUDESHNA MONDAL**, (PAN – BJJPM4624D), (Aadhaar No. 2423 5452 9862), Wife of – Dipak Chowdhury, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at – Jatragachi, P.O. – Ghuni, P.S. – New Town Eco Park, District - North 24 Parganas, Kolkata – 700 161, hereinafter collectively called and referred to as the **PRINCIPAL**, do hereby nominate, constituted and appoint 1) **PRIYA RAY**, Wife of – Aranya Ray, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at – AA-55, Ray Mention, Street No. 69, Action Area I, New Town, P.O. & P.S. – New Town, Kolkata – 700 156, 2) **RIMPA SARKAR**, Wife of – Dipankar Sarkar, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at – Jatragachi, P.O. – Akankha, Action Area - IIC, P.S. – New Town, District – North 24 Parganas, Kolkata - 700161, 3) **SAMIMA SULTANA**, Wife of – Sk. Alibardin Mandal, by faith – Islam, by Nationality – Indian, by Occupation – Business, residing at – Jagadishpur, P.O. & P.S. – Rajarhat, District – North 24 Parganas, Kolkata - 700135, the Partners of **IDEAL CONSTRUCTION**, a Partnership Firm, having it's office at - Jatragachi, P.O. – Akankha, Action Area - IIC, P.S. – New Town, District – North 24 Parganas, Kolkata - 700161, hereinafter called and referred to as the **ATTORNEY** on my behalf in respect of the aforesaid plot of Bastu land measuring an area **11.16 (Eleven Point One Six) decimals** of land equivalent to **06 (Six) Cottahs 12 (Twelve) Chittacks** of land be the same a little more or less, Comprised in

Contd.....P/17

R.S. & L.R. Dag No. 1246, (area of land *04.50 decimals* out of 09 decimals, Share 05000) &

R.S. & L.R. Dag No. 1248, (area of land *06.66 decimals* out of 09 decimals, Share 07400)

Under C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian Nos. 223, 224 & 508, L.R. Khatian Nos. 476, 652 & 1002, L.R. Khatian No. 2026 & 2027, L.R. Khatian No. 2464, L.R. Khatian No. 2391, at present *L.R. Khatian No. 2515*, of at *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet, morefully described and mentioned in the schedule hereinafter written, to do exercise, execute and perform all and ever and any deeds, matters and things as mentioned hereinafter written :-

1. To appear and represent the before the authorities of Jyangra Hatiara 2-No. Gram Panchayet, WBSEB, WBSDICL, Income Tax Department Authorities under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, Bidhan Nagar (Salt Lake City) and before all other statutory and local bodies as and when necessary for the purpose of construction of a new building and do all the needful as per the terms and conditions mentioned in the aforesaid development agreement for registration of flats, shops, garage space of developer's allocation.
2. To apply obtain electricity, Gas, Water, Sewerage order and permissions from the necessary authorities as to expedient for sanction, modification and / or alteration of the development plans and also to submit and take delivery Xerox copy of titles deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint engineers, architects and other agent and Sub-Contractor for the aforesaid purpose as the said attorney may think fit and proper.
3. To defend possession, manage and maintain the said premises including the building to be constructed thereon.

Contd....P/18

4. To sign, verify and file application, forms, building plans and revised building plans for multi storied building, documents and papers in respect of our said premises before Jyangra Hatiara 2-No. Gram Panchayet or before any other statutory authorities for the purpose of maintenance protection preservation and construction of a building over and above the said premises
5. To pay all Panchayet and other Statutory Taxes, Rates and charges in respect of the said premises and building on behalf and in Principal/landowner's name as and when the same will become due and payable.
6. To enter in to any Agreement for sale, Memorandum of Understanding and /or any other instrument and document in respect of flat/s, units, shops and / or car parking spaces in respect of Developers allocation in the said new building in favor of the intending purchaser's in terms of the Agreement for Development (morefully described in the Second Schedule in the said Development Agreement). To take finance/loan from any financial concern by depositing and mortgaging flat / flats / shops and Car Parking Space from developer's allocation and to sign in the papers and documents for the said purpose on owner's behalf.
7. To receive the consideration money in cash or by cheque / draft / RTGS / NEFT / Fund Transfer from the intending purchaser or purchasers for sale or booking of flat/s or units, shops and car parking spaces within developers allocation and to give full discharge to the purchaser's as lawful representative.
8. To execute necessary deeds of conveyance in favour of the intending purchasers for flat shops / garages and car spaces by putting their signature on behalf of Principals/landowners and also to receive full and final consideration of the flats, shops/garages and car spaces within the developer's allocation and giving discharge the intending purchasers by issuing money receipts in their name. As

Contd....P/19

such appear and represent us before the Registrar of assurances, District Registrar, Additional District sub registrar, Metropolitan Magistrate, Notary Public and before other officer of officers or authority or authorities having jurisdiction over and above our said premises.

9. To instruct the Advocate / Lawyer for preparing and or drafting such agreements, instrument, documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid agreement as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building over and above said premises.

10. To commence, prosecute, enforce, defend answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning said premises or any part or portion thereof.

11. To sign, declare and / or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorney Memo of Appeal or any other documents or papers in any proceedings relating to said premises or in any way connected therewith.

12. That my attorney will do all the necessary steps before the proper Registering Officer according to the condition mentioned in the aforesaid agreement for development.

13. For all or any of the purpose herein before stated and to appear and represent principal/landowner before all concerned authorities having jurisdiction over said premises as per the condition mentioned in the development agreement.

14. The attorney will do the aforesaid act, deed and things regarding development of the land mentioned in the schedule of the agreement for development.

Contd....P/20

15. To negotiate with others for sale of the flats/ Units/ Garages & Shops, floor in the proposed building on the said property along with proportionate share of land in respect of *Developer's allocation* as per development agreement ..12.../04/2024 and registered at the office of the A.D.S.R. – Rajarhat (New Town), Query No. 2000780834/2024, copied in Book No. - 1, Being No. – 1523 ..05964... for the year 2024, at any terms and conditions as may be said Attorney shall think fit and proper.

16. To sell, transfer, mortgage or charges of the proposed buildings/ flats/ units/Garages & Shops along with the proportionate share of land, which are lying against the said *allocated portion of Developer* as per Third Schedule of the Development Agreement and for this purpose to sign and executed such deeds, documents and instruments before any registering authority or authorities.

17. To conveyance, prosecute, enforce, defend answer and oppose all actions and other legal proceedings the said property or any part thereof including related to acquisition and / or requisition and /or in respect of the said property or any part thereof in which the said estate is or any time hereinafter as be interested or concerned and if think, fit be compromise, settled, refer to Arbitration abandons, submit any proceedings and aforesaid before any Court, civil criminal or revenue including the competent controller.

18. To file and defend suit, cases, appeals and applications of whatsoever nature for and on behalf of my or to be instituted performed by or against any person or persons in respect of the said plot of land/property and also to present and prosecute written application in respect thereof.

19. To deposit and withdraw fees documents and money in and from any court or courts and/or other person, or persons or authority and give valid receipts and discharges therefore.

20. To act as my attorney in relation to all matters touching our said property and building and on my behalf to do all instruments act, nature deeds and things as fully and effectually as we could do if we will personally present.

21. This original development power of attorney will remains in the custody of the developer and certified copy of the same will remains in the custody of the owner.

Contd....P/21

AND GENERALLY I hereby ratify and confirm and agree to ratify and confirm or undertake ratify and confirm all the whatsoever my said Attorney appointed under this Power in that hereinbefore obtained shall lawfully to do or cause to be done or the right or by virtue of these presents.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

(Description of Property hereby powered by the Principal herein)

ALL THAT piece and parcel of Vacant Bastu land measuring an area *11.16 (Eleven Point One Six) decimals* of land equivalent to *06 (Six) Cottahs 12 (Twelve) Chittacks* of land be the same a little more or less, Comprised in

R.S. & L.R. Dag No. 1246, (area of land *04.50 decimals* out of 09 decimals, Share 05000) &

R.S. & L.R. Dag No. 1248, (area of land *03.66 decimals* out of 09 decimals, Share 04066)

Under C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian Nos. 223, 224 & 508, L.R. Khatian Nos. 476, 652 & 1002, L.R. Khatian Nos. 2026 & 2027, L.R. Khatian No. 2464, at present *L.R. Khatian No. 2515*,

R.S. & L.R. Dag No. 1248, (area of land *03 decimals* out of 09 decimals, Share 03333)

Under C.S. Khatian No. 169, R.S. Khatian No. 123, L.R. Khatian Nos. 224 & 508, L.R. Khatian Nos. 476, 652 & 1002, at present *L.R. Khatian No. 2391*,

of *Mouza – Jatragachi*, J.L. No. 24, Re. Sa. No. 195, Touzi No. 10, Pargana – Kolikata, P.S. – Rajarhat, A.D.S.R. Rajarhat (New Town), District – North 24 Parganas. Within the local limit of Jyangra Hatiara 2-No. Gram Panchayet.

-: Butted and bounded as follows :-

On the North	:	23 Feet wide Gram Panchayet Road.
On the South	:	R.S. & L.R. Dag No. 1247 & 1249.
On the East	:	R.S. & L.R. Dag No. 1246, Samir Roy & Others.
On the West	:	R.S. & L.R. Dag No. 1248 & Nirmal Kumar Roy.

ContdP/22

IN WITNESS WHEREOF we being the Landowners' / Executants / Principal's herein above named doth hereto set and subscribe my hand and seal in presence of the Witnesses named herein below on this 12th day of April, Two Thousand Twenty Four (2024) of the Christian Era.

SIGNED SEALED AND DELIVERED
by the Principals at Kolkata in presence of:

1) Digall Chowdhury.
C/o - det. Ramesh Chowdhury.
Vill - Jatugachi
PO - Action Area - II.
PS - New Town.
KOL - 700161

2) Ananya Ray
AA-55, Action Area-1
Newtown, Street No-69
KOL - 700156.

Sudeshna Mondal
SIGNATURE OF THE PRINCIPAL
IDEAL CONSTRUCTION
Brida Ray

Partner
IDEAL CONSTRUCTION
Rimpa Sanfani
Partner
IDEAL CONSTRUCTION

Sanima Sultana
Partner
SIGNATURE OF THE ATTORNEY

Drafted by:-

Sk. Alibardin Mandal
Advocate
District Judge's Court
Barasat, North 24 Parganas
Enrl. No. : F/529/299 of 2016

Printed by:-

Sk. Kutubuddin
SK. Kutubuddin
Rajarhat, Kol. - 135.

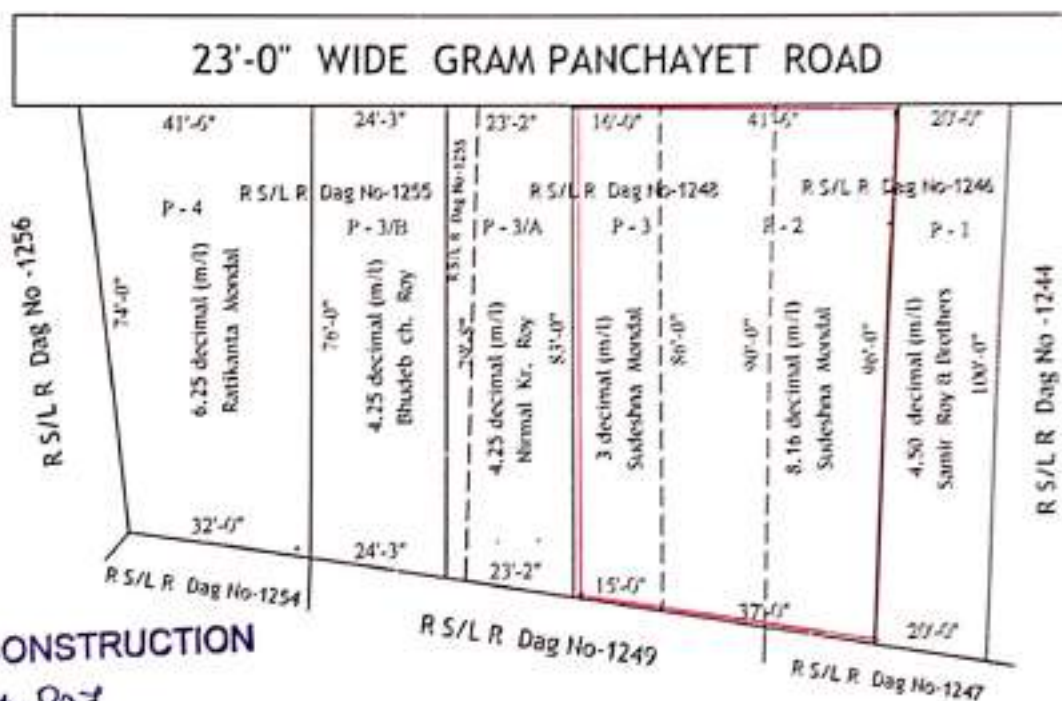
**DEVELOPMENT POWER SITE PLAN OF R.S/L.R.DAG
NO-1246 & 1248.L.R.KHA.NO-2515,2391.AT MOUZA-
JATRAGACHI. J.L.NO-24.P.S.-NEW TOWN.DIST.NORTH
24 PARGANAS. UNDER-JYANGRA- HATIARA NO- 2 GRAM
PANCHAYET...**

AREA SHAW IN RED BORDER

LAND AREA - 11.16 DECIMAL, (M/L). P - NO-2 & 3



SCALE - 32'-0" = 1" in



IDEAL CONSTRUCTION

Biga Roy

Partner

IDEAL CONSTRUCTION

Rimpa Sankar

Partner

IDEAL CONSTRUCTION

Samima Sultana

Partner

SIGNATURE

Sudeshna Mondal

[Signature]
9/4/25

COPIED BY

OF THE
 TANT/
 TANT/SELLER/
 VERCAIMENT
 WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
 N.B. - LH BOX-SMALL TO THUMB PRINTS
 R.H. BOX- THUMB TO SMALL PRINTS

 Sudeshna Mondal	LH.					
	RH.					

ATTESTED :- Sudeshna Mondal

 Biga Roy	LH.					
	RH.					

ATTESTED :-

IDEAL CONSTRUCTION

Biga Roy

Partner

 Rimpa Sankar	LH.					
	RH.					

ATTESTED :-

IDEAL CONSTRUCTION

Rimpa Sankar
 Partner

OF THE
 STANT/
 TANT/SELLER/
 YERCAIMENT
 WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
 N.B. - LH BOX-SMALL TO THUMB PRINTS
 R.H. BOX- THUMB TO SMALL PRINTS

 Samima Sultana	LH.					
	RH.					

ATTESTED :-

IDEAL CONSTRUCTION
 Samima Sultana
 Partner

 PHOTO	LH.					
	RH.					

ATTESTED :-

 PHOTO	LH.					
	RH.					

ATTESTED :-

ভাৰতীয় নিৰ্বাচন কমিছন
পৰিচয় কাৰ্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD
GGC3217528



নিৰ্বাচকের নাম : দিপক চৌধুরী
Elector's Name : Dipak Chowdhury
পিতার নাম : গণেশ চৌধুরী
Father's Name : Ganesh Chowdhury
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : 15/04/1996
Date of Birth :

GGC3217528

১১৫-রাজহাট, নতুন টাউন, পূর্বী, বিজি টাউন, ইলি-২৪ পার্কাণাস-৭০০০৫৯

Address:
PURBA PARA, JATRAGACHI, GHUNI, NEW
TOWN, NORTH 24 PARGANAS- 700059

Date: 22/07/2014

১১৫-রাজহাট, নতুন টাউন, পূর্বী, বিজি টাউন, ইলি-২৪ পার্কাণাস-৭০০০৫৯
Facsimile Signature of the Electoral
Registration Officer for
115-Rajarhat New Town Constituency

নিম্ন লিখিত কোন কোন বিষয়ে ভোটার কার্ডের তথ্য পরিবর্তন করা যাবে এবং
কোন কোন বিষয়ে পরিবর্তন করা যাবে না তা নিম্নে উল্লেখ করা হল।
In case of change in address, name, sex, etc. and for
the relevant forms for including your name in the
list at the changed address and no other the card
will come transfered 2430032

Dipak Chowdhury

Major Information of the Deed

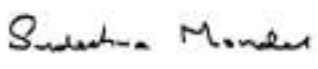
Deed No :	I-1523-05978/2024	Date of Registration	12/04/2024
Query No / Year	1523-8000917492/2024	Office where deed is registered	
Query Date	12/04/2024 12:54:16 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	ALIBARDIN MANDAL , BARASAT COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9051072754, 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. 63,27,720/-		
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]:- 152305964/2024		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi, Pin Code : 700161

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-1246	LR-2515	Bastu	Bastu	4.5 Dec		25,51,500/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1248	LR-2515	Bastu	Bastu	3.66 Dec		20,75,220/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1248	LR-2391	Bastu	Bastu	3 Dec		17,01,000/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			11.16Dec	0 /-	63,27,720 /-	
		Grand Total :			11.16Dec	0 /-	63,27,720 /-	

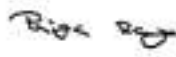
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Sudeshna Mondal (Presentant) Daughter of Dipak Chowdhury Executed by: Self, Date of Execution: 12/04/2024 , Admitted by: Self, Date of Admission: 12/04/2024 ,Place : Office	Photo  12/04/2024	Finger Print  LTI 12/04/2024	Signature  12/04/2024
Jatragachi, City:- Not Specified, P.O:- Akankha AA IIC, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700161 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: bjxxxxxx4d, Aadhaar No: 24xxxxxxxx9862, Status :Individual, Executed by: Self, Date of Execution: 12/04/2024 , Admitted by: Self, Date of Admission: 12/04/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	IDEAL CONSTRUCTION Jatragachi, City:- Not Specified, P.O:- Akankha AA IIC, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700161 Date of Incorporation:XX-XX-2XX4 , PAN No.: AAxxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Priya Ray Wife of Aranya Ray Date of Execution - 12/04/2024 , , Admitted by: Self, Date of Admission: 12/04/2024 , Place of Admission of Execution: Office	Photo  Apr 12 2024 2:01PM	Finger Print  LTI 12/04/2024	Signature  12/04/2024
AA-55, Ray Mention, Street No. 69, Action Area I, New Town, City:- Not Specified, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: bcxxxxxx8r, Aadhaar No: 28xxxxxxxx8500 Status : Representative, Representative of : IDEAL CONSTRUCTION (as Partner)				

2	Name	Photo	Finger Print	Signature
	Rimpa Sarkar Wife of Dipankar Sarkar Date of Execution - 12/04/2024, , Admitted by: Self, Date of Admission: 12/04/2024, Place of Admission of Execution: Office		 Captured	
		Apr 12 2024 2:02PM	L71 12/04/2024	12/04/2024
Jatragachi, City:- Not Specified, P.O:- Akankha AA IIC, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700161, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: eaxxxxxx3p, Aadhaar No: 40xxxxxxxx6684 Status : Representative, Representative of : IDEAL CONSTRUCTION (as Partner)				
3	Name	Photo	Finger Print	Signature
	Samima Sultana Wife of Sk Alibardin Mandal Date of Execution - 12/04/2024, , Admitted by: Self, Date of Admission: 12/04/2024, Place of Admission of Execution: Office		 Captured	
		Apr 12 2024 2:03PM	L71 12/04/2024	12/04/2024
Jagadishpur, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: faxxxxxx6c, Aadhaar No: 91xxxxxxxx0950 Status : Representative, Representative of : IDEAL CONSTRUCTION (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
DIPAK CHOWDHURY Son of GANESH CHOWDHURY , JATRAGACHI, City:- , P.O:- AKANKHA AA IIC, P.S:-New Town, District:-North 24 -Parganas, West Bengal, India, PIN:- 700161		 Captured	
	12/04/2024	12/04/2024	12/04/2024
Identifier Of Sudeshna Mondal, Priya Ray, Rimpa Sarkar, Samima Sultana			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Sudeshna Mondal	IDEAL CONSTRUCTION-4.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Sudeshna Mondal	IDEAL CONSTRUCTION-3.66 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Sudeshna Mondal	IDEAL CONSTRUCTION-3 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi, Pin Code : 700161

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1246, LR Khatian No:- 2515	Owner:সুদক্ষা বড়ল, Gurdian:শ্রীমতী দেবুজী, Address:শিলা, Classification:বাগি, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1248, LR Khatian No:- 2515	Owner:সুদক্ষা বড়ল, Gurdian:শ্রীমতী দেবুজী, Address:শিলা, Classification:বাগি, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1248, LR Khatian No:- 2391	Owner:বকুল রায়, Gurdian:লক্ষ্মণ রায়, Address:শিলা, Classification:বাগি, Area:0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152305978 / 2024

On 12-04-2024

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 13:36 hrs on 12-04-2024, at the Office of the A.D.S.R. RAJARHAT by Sudeshna Mondal, Executant.

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 63,27,720/-

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

Execution is admitted on 12/04/2024 by Sudeshna Mondal, Daughter of Dipak Chowdhury, Jatragachi, P.O: Akankha AA IIC, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700161, by caste Hindu, by Profession House wife

Indetified by DIPAK CHOWDHURY, . . Son of GANESH CHOWDHURY, , JATRAGACHI, P.O: AKANKHA AA IIC, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700161, by caste Hindu, by profession Business

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

Execution is admitted on 12-04-2024 by Priya Ray, Partner, IDEAL CONSTRUCTION, Jatragachi, City:- Not Specified, P.O:- Akankha AA IIC, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700161

Indetified by DIPAK CHOWDHURY, . . Son of GANESH CHOWDHURY, , JATRAGACHI, P.O: AKANKHA AA IIC, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700161, by caste Hindu, by profession Business

Execution is admitted on 12-04-2024 by Rimpa Sarkar, Partner, IDEAL CONSTRUCTION, Jatragachi, City:- Not Specified, P.O:- Akankha AA IIC, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700161

Indetified by DIPAK CHOWDHURY, . . Son of GANESH CHOWDHURY, , JATRAGACHI, P.O: AKANKHA AA IIC, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700161, by caste Hindu, by profession Business

Execution is admitted on 12-04-2024 by Samima Sultana, Partner, IDEAL CONSTRUCTION, Jatragachi, City:- Not Specified, P.O:- Akankha AA IIC, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700161

Indetified by DIPAK CHOWDHURY, . . Son of GANESH CHOWDHURY, , JATRAGACHI, P.O: AKANKHA AA IIC, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700161, by caste Hindu, by profession Business

Payment of Fees

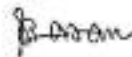
Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

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 1088, Amount: Rs.100.00/-, Date of Purchase: 07/03/2024, Vendor name: MITA DUTTA



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2024, Page from 235096 to 235128
being No 152305978 for the year 2024.



Basak

Digitally signed by SANJOY BASAK
Date: 2024.04.24 11:04:34 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 24/04/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.