

02761/2023

P-02739/23



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पश्चिम बंगाल WEST BENGAL

AL 763549

V.C. Case NO-431/23

Q.No. 1506-8000588589/2023

Certified that the document is ~~subject~~
to registration. The Signature Sheet and
endorsement Sheet Attached to the
document are the part of the document.

Additional District Sub-Registrar
Cherpoore Dum Dum, 24-Pop. (North)

15 MAR 2023

8-588589/23

DEVELOPMENT POWER OF ATTORNEY AFTER

REGISTERED DEVELOPMENT AGREEMENT

ক্রমিক নং ৪৩০ তারিখ ০৪-০১-২০২৩
খসড়া নং 100/-
জেরতা : P. S. andy Spadhyng Adhokar
সিকান্সা : Highwasteal-
তেওয়ার : Ranjita Paul

বাহিসেস প্রাপ্ত স্ট্যাম্প তেওয়ার
কালিপুর দমদম এ. ডি. এস. আর. অফিস
বি

সেওয়ারের নাম - রঞ্জিতা পাল

স্ট্যাম্পের নাম :- ব্যারাকপুর
টি ডি নং : 2-9-DEC 2022
স্ট্যাম্প খরিশের তারিখ : 150000
এ টি. ডি. নং মোট কত টাকার
স্ট্যাম্প খরিশ করা হইয়াছে।

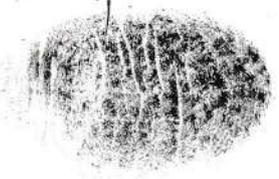
Digeshwar



1518 14 ⁰³ 2023

Digi Developers Pvt. Ltd.

Digeshwar
Director



1519 20



Sanjita Paul



1520 20

Addl. District Sub-Registrar
Cossipore, Dum Dum

[Signature]

Sanjita Paul @
Sanjita Rani Paul

4 MAR 2023
~~5 MAR 2023~~

BE IT KNOWN TO ALL CONCERNED that We, 1) **SRI GOPAL CHANDRA PAUL (PAN: AJSP0492N)** son of Late Harendra Chandra Paul, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at Durganagar PS: Dum Dum, PO: Rabindranagar, Kolkata-700065 2) **SMT. LAKSHMI PAUL alias Lakshmi Rani Paul (PAN: DNDPP1609F)**, wife of Sri Gopal Chandra Paul, by faith- Hindu, by Nationality-Indian, by occupation-Housewife, residing at Durganagar P.S. Dum Dum, P.O. Rabindra Nagar, Kolkata- 700065 3) **SRI ANJAN KUMAR PAUL (PAN: AFPPP9927F)** son of Sri Gopal Chandra Paul, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at Durganagar PS: Dum Dum, PO: Rabindranagar, Kolkata-700065, , 4) **SRI ADITYA PAUL (PAN: AFPPP9926E)** son of Sri Gopal Chandra Paul, by faith- Hindu, by Nationality-Indian, by occupation- Business, residing at Durganagar PS: Dum Dum, PO: Rabindra Nagar, Kolkata- 700065, hereinafter called as the "**LAND OWNERS**" have entered into a Registered Development Agreement, recorded in Book No: 1, Volume No: 1506-2023, Pages: 62073 to 62108, Being No: 150601974 for the year 2023, registered at A.D.S.R. Cossipore Dum Dum, with **DIGI DEVELOPERS PRIVATE LTD (PAN- AACCD8004A)**, having its office at 88/1, Laxmi Narayan Road, Police Station Dum Dum, Dum Dum Cantonment , Kolkata -700065, represented by one of the Director **SRI BIPLAB GHOSH (PAN- AGDPG3212F)** son of Late Upendra Kumar Ghosh, by faith Hindu, by occupation Business, residing at 88/1, Laxmi Narayan Road, Dum Dum Cantonment, Police Station Dum Dum, Kolkata-700065, in respect of our property mentioned in the Schedule hereunder for Development of the same by raising construction of Multi-storied building in accordance with the building plan which to be approved by the North Dum Dum Municipality under certain terms and conditions mentioned in the said Agreement.

WHEREAS we are absolute owner of **ALL THAT** price and pared of Bastu land measuring 1 Bigha 4 Cottahs 2chittacks 2 sq.ft more or less at Mouza: Sultanpur P.S. Dum Dum, PO: Rabindranagar, Dist North 24 Parganas J.L. No. 10, R.S. No. 148, Touzi No. 1163, R.S. Khatian No. 980, LR Khatian No: 3967, 3969, 3968 & 3966, RS & LR Dag No. 87, Municipal Holding Nos. 102(64), 105(63), 103(65) & 104(67) Vivekananda Sarani, Ward No. 21 under North Dum Dum Municipality, details of which mentioned in the Schedule hereunder.

AND WHEREAS that the said Agreement between us that we will hand over the vacant and peaceful possession of land to **DIGI DEVELOPERS PRIVATE LTD (PAN- AACCD8004A)**, having its office at 88/1, Laxmi Narayan Road, PS: Dum Dum, PO: Rabindranagar, Dum Dum Cantonment , Kolkata -700065, represented by one of the



1521 ⁰³ 14-10-23

A Anjan Kumar Paul



1522 20

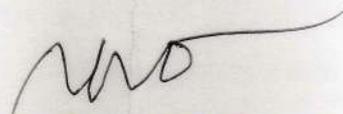
A Aditya Paul



1523 20



Prasanto Sarkar
S/o P. K. Sarkar.
129/26, S. N. Roy Road
PS: New Alipha.
Kolkata: 700038.
Occupation: Service.


Addl. District Sub-Registrar
Cossipora, Dum Dum

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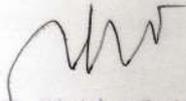
Director **SRI BIPLAB GHOSH (PAN- AGDPG3212F)** son of Late Upendra Kumar Ghosh, by faith Hindu, by occupation: Business, residing at 88/1, Laxmi Narayan Road, Dum Dum Cantonment, PS: Dum Dum, PO: Rabindranagar, Kolkata-700065, said Promoter will develop the land as mentioned hereunder by making construction of building as per sanctioned plan which will be approved by North Dum Dum Municipality and the total building except our allocation i.e. owners' allocation will be sold to the intending purchasers according to the choice of our said Developer.

AND WHEREAS we are sufficiently entitled to the said landed property as mentioned in the Schedule hereunder as we have absolute right and title and interest in the said property and also have absolute authority to appoint my Constituted Attorney to act on our behalf for Development as aforesaid in respect of under mentioned Schedule property.

AND WHEREAS we are engaged with our Business and also multifarious work, for the conveyance it became necessary for us to appoint said **DIGI DEVELOPERS PRIVATE LTD (PAN- AACCD8004A)**. having its office at 88/1, Laxmi Narayan Road, Police Station Dum Dum, Dum Dum Cantonment, Kolkata -700065, represented by one of the Director **SRI BIPLAB GHOSH (PAN- AGDPG3212F)** son of Late Upendra Ghosh, by faith Hindu, by occupation Business, residing at 88/1, Laxmi Narayan Road, Dum Dum Cantonment, Police Station Dum Dum, Kolkata-700065, as our Constituted Attorneys to act on our behalf jointly or severally and to look after and to control all affairs in respect of the Schedule land as per terms and conditions to Joint Venture Agreement dated-

NOW WE BY THESE PRESENTS WE, 1) SRI GOPAL CHANDRA PAUL (PAN: AJSP0492N) son of Late Harendra Chandra Paul, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at Durganagar PS: Dum Dum, PO: Rabindranagar, Kolkata-700065 2) **SMT. LAKSHMI PAUL** alias Lakshmi Rani Paul (**PAN: DNDPP1609F**), wife of Sri Gopal Chandra Paul, by faith- Hindu, by Nationality-Indian, by occupation-Housewife, residing at Durganagar P.S. Dum Dum, P.O. Rabindra Nagar, Kolkata- 700065 3) **SRI ANJAN KUMAR PAUL (PAN:AFPPP9927F)** son of Sri Gopal Chandra Paul, by faith-Hindu, by Nationality-Indian, by occupation-Business, residing at Durganagar PS: Dum Dum, PO: Rabindranagar, Kolkata-700065, 4) **SRI ADITYA PAUL (PAN: AFPPP9926E)** son of Sri Gopal Chandra Paul, by faith- Hindu, by Nationality-Indian, by occupation-Business, residing at Durganagar PS: Dum Dum, PO: Rabindra Nagar, Kolkata- 700065, appointed as our Lawful constituted Attorney **DIGI DEVELOPERS PRIVATE LTD (PAN- AACCD8004A)**. having its office at 88/1, Laxmi Narayan Road, Police Station Dum Dum,




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Dum Dum Cantonment , Kolkata -700065, represented by one of the Director **SRI BIPLAB GHOSH (PAN- AGDPG3212F)** son of Late Upendra Kumar Ghosh, by faith Hindu, by occupation Business, residing at 88/1, Laxmi Narayan Road, Dum Dum Cantonment, Police Station Dum Dum, Kolkata-700065, to act for our and in our names on our behalf and to execute, exercise and perform all and every acts, deeds, matters, things as mentioned hereinafter follows :-

1. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every part thereof. To look after the said land and to control all the areas for the Development of said land and construction of a Multi-storied building thereon as per sanctioned building Plan which is to be approved by the concerned Authority.
2. To sign, execute and submit all development Plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by North Dum Dum Municipality and other appropriate authorities.
3. To appear and represent us before any necessary Authorities including the Calcutta Metropolitan Developments Authority, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc. of the aforesaid land.
4. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary Authorities as to expedient for sanction, modification and/or alterations of Development Plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary Authorities and to appoint Engineers, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
5. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.
6. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take



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

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- down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as our said Attorney shall think fit and proper.
7. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for 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 Attorney.
 8. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid.
 9. To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
 10. To appear and represent us before all Authorities for fixation and/or finalization of the normal Valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
 11. To negotiate with others for sale of the Flats/Garages and spaces in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for us as per aforesaid agreement deed (**i.e. except owners allocation**) at any terms and conditions as the said Attorney shall think fit and proper.
 12. To collect advance or part payment or full consideration from the intending purchasers of flats/garages and spaces along with the proportionate share of land on our behalf except the portions which will be kept reserved for us as per said Agreement (**i.e. except owners allocation**), and the said Attorney shall appropriate the sale-proceeds.
 13. To advertise in different newspapers and display hoarding in different places, engage Agency or Agencies for selling of flats/garages and spaces along with the proportionate share of land in out/by them as the said Attorney shall think fit and proper.
 14. To file and submit declaration, statements, application and/or returns to the competent Authority or any other necessary Authority or Authorities in connection with the matters herein contained.

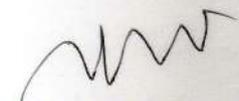


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Addl. District Sub-Registrar
Cossipore, Dum Dum

4 MAR 2023
~~11-5 MAR 2023~~

15. To transfer, flats/ Garages/ Shops/ Spaces etc. of the proposed buildings along with the proportionate share of land, which is lying there at the said allocated portion of the Developer represented by our Attorney at our premises or any part thereof on such terms and conditions as our said Attorney shall think fit and proper.
16. To take steps for Registration of Flats/garages and spaces etc. of the allocated portions of the Developer (**i.e. except owners allocation**) along with the proportionate share of land represented by our Attorney under the West Bengal Housing Co-operative Society Act or any other law or laws as the case may be.
17. To present any deed or deeds of sale conveyance, or conveyances of other documents for registration and when executed by him in our names and on our behalf the Addl. District Sub-Registrar and District Registrar, Registrar of Assurance having authority for and to have him registered according to the law and to do all other acts and deeds in respect of the aforesaid property or portion **except owners allocation** of it which our said attorney shall consider necessary for the transferring and/or conveying the said property or portion of it to such purchaser or purchasers as fully and effectually in all respect as we could do the same ourselves.
18. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now or at any time hereinafter to be interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgment or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.
19. To file and defend suits, case, appeals and applications of whatsoever nature for and on our behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
20. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications therefore in connection with our above mentioned property.




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Cossipore, Dum Dum

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21. To sign, declare and/or affirm any plaint written, statements, petition, Affidavit, Verification, Vakalatnama, appeal or any other documents or papers in any proceedings or in any way connected therewith.
22. To deposit and withdraw fee documents and manage in and from any Court or Courts and/or any other person or persons or Authority and give valid receipts and discharge therefore.
23. To effect mutation/ amalgamation of premises of the owners in the office of the collector and/or Municipal records and to do all acts on our behalf at Mouza-Sultanpur P.S. Dum Dum Dist North 24 Parganas J.L. No. 10, R.S. No. 148, Touzi No 1163, R.S. Khatian No. 980, LR Khatian No: 3967, 3969, 3968 & 3966, RS & LR Dag No. 87, Municipal Holding Nos. 102(64), 105(63), 103(65) & 104(67) Vivekananda Sarani, Ward No. 21 under North Dum Dum Municipality, which is fully described in the Schedule herein below.
24. To for all or any of the purpose hereinbefore stated to appear and represent our before all Authorities having jurisdiction and to sign, execute and submit plan, papers and documents and obtain the proposed/revised plan building/site plan and to receive the completion Certificate from the Competent Authority.
25. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised Site/building plan from the Authority and to obtain the completion Certificate from the concerned Authority.
26. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.

AND GENERALLY to act as our Attorney in relation to all matters touching our said land and building and on our behalf to do all instruments, acts, matters, Deed and things as fully and effectually we would do and personally presents.

AND We, hereby ratify and confirm and agree or undertake to ratify and confirm all the acts, deeds whatsoever our said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole Deed/ Transaction as per the said Agreement dated-



[Handwritten Signature]
Addl. District Sub-Registrar
Cossipora, Dum Dum

11-5 MAR 2023
11 4 MAR 2023

THE SCHEDULE ABOVE REFERRED TO**(PART-I)**

ALL THAT piece and parcel of Bastu land measuring 3 cottahs 11 chittacks 33 sqft more or less at Mouza-Sultanpur P.S. Dum Dum at present Nimta, Dist North 24 Parganas J.L. No. 10, R.S. No.148, Touzi No: 1163, R.S. Khatian No. 980, LR Khatian No: 3967, RS & LR Dag No. 87, Municipal Holding No. 105(63), Vivekananda Sarani, Ward No. 21 under North Dum Dum Municipality within A.D.S.R.O Cossipore Dum Dum which is butted and bounded as follows:-

- On The North :- 8 ft wide common road
 On The South :- Dag No. 85,108
 On The East :-Shibu Das, Dag No. 87
 On The West :- Plot No.3(Land of Sri Aditya Paul)

(PART-II)

ALL THAT piece and parcel of Bastu Land measuring 8 Cottahs 4 Chittacks 34Sq.ft. more or less at Mouza-Sultanpur P.S. Dum Dum Dist North 24 Parganas J.L. No. 10, R.S. No. 148, Touzi No. 1163, R.S. Khatian No. 980, LR Khatian No: 3969, RS & LR Dag No. 87, Municipal Holding No. 104(67). Vivekananda Sarani, under North Dum Dum Municipality, which is butted and bounded as follows:-

- On The North :- Dag No: 87, 89
 On The South :- Dag No 87(Land of Anjan Kr Paul), 8' Common Road
 On The East :- Dag No: 87
 On The West :- Dag No: 88, 8 Ft Common Road

(PART-III)

ALL THAT piece and parcel of Bastu land-measuring 6 cottahs 0 chittacks 33 sq.ft more or less at Mouza-Sultanpur, P.S. Dum Dum at present P.S. Nimta, Dist North 24 Parganas J.L. No. 10, R.S. No. 148, Touzi No: 1163, R.S. Khatian No. 980, LR Khatian No: 3968, RS & LR Dag No. 87, Municipal Holding No. 102(64) Vivekananda Sarani, Ward No. 21 under North Dum Dum Municipality within A.D.S.R.O. Cossipore Dum Dum which is butted and bounded as follows:-

- On The North :-Dag No. 87,88
 On The South :-10ft wide common Road
 On The East :-6ft wide common Road



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Addl. District Sub-Registrar
Cossimora, Dum Dum

11 5 MAR 2023
4 MAR 2023

On The west :-KabiMukunda Das Road

(PART-IV)

ALL THAT piece and parcel of Bastu Land measuring 6 cottahs 0 chattack 33 sq.ft more or less at Mouza-Sultanpur P.S. Dum Dum Dist North 24 Parganas J.L. No. 10, R.S. No. 148, Touzi No. 1163, C.S. Khatian No. 976, R.S. Khatian No. 980, LR Khatian No: 3966, RS & LR Dag No. 87, Municipal Holding No. 103(65) Vivekananda Sarani, under North Dum Dum Municipality, which is butted and bounded as follows:-

On The North :- 10 ft wide common road
 On The South :- Dag No. 85
 On The East :- Plot No.1(Land of Sri Gopal Chandra Paul)
 On The West :-KabiMukunda Das Road

(AMALGAMATED SCHEDULE)

ALL THAT piece and parcel of Bastu Land measuring 1 Bigha 4 Cottahs 2 chittacks 2 sq.ft more or less at Mouza-Sultanpur, P.S. Dum Dum, Dist North 24 Parganas, J.L. No. 10, R.S. No. 148, Touzi No: 1163, R.S. Khatian No. 980, LR Khatian No: 3967, 3969, 3968 & 3966, RS & LR Dag No. 87, Municipal Holding Nos. 102(64), 105(63), 103(65), 104(67) Vivekananda Sarani, Ward No. 21 under North Dum Dum Municipality, which is butted and bounded as follows:-

On The North :- Dag No: 87, 88 & 89
 On The South :- Dag No: 85
 On The East :- Dag No: 87 & 8' Common Passage
 On The West :-KabiMukunda Das Road



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Addl. District Sub-Registrar
Cossipore, Dum Dum

~~11 5 MAR 2023~~ 11 4 MAR 2023

IN WITNESS WHEREOF the Owner have hereunto set and subscribed their hands on this 14th day of March 2023.

SIGNED, SEALED & DELIVERED

In the presence of:

WITNESSES

1) Prasojit Sankar,
129/20, S. N. Roy Road,
Kolkata: 700038

2) Kartick Chakrabarty
J. D. Nagar,
K-56

Sakshmi Paul @
Sakshmi Rani Paul

Aditya Paul.

Anjan Kumar Paul.

RoPaul en. Paul

SIGNATURE OF THE LAND-OWNERS

Digi Developers Pvt. Ltd.

Digvijay
Director

SIGNATURE OF THE ATTORNEY.

DEED PREPARED BY:

P. K. Bandyopadhyay

P. K. BANDYOPADHYAY

Advocate

HIGH COURT, CAL - 1

S. No. - W.B. - 2653/99



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Addl. District Sub-Registrar
Cossipore, Dum Dum

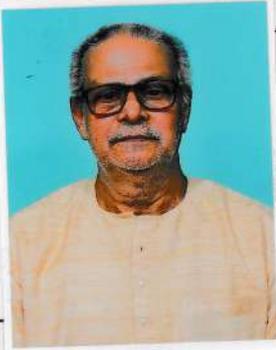
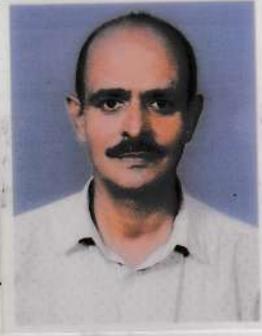
~~15 MAR 2023~~ 4 MAR 2023



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15068000588589/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Gopal Chandra Paul Durganagar, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700065	Principal			Gopal Ch Paul 14/3/2023
2	Mrs Lakshmi Paul Alias Mrs Lakshmi Rani Paul Durganagar, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700065	Principal			Lakshmi Paul Lakshmi Rani Paul
3	Mr Anjan Kumar Paul Durganagar, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700065	Principal			Anjan Kumar Paul 14/3/2023

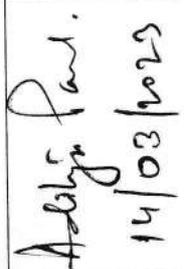
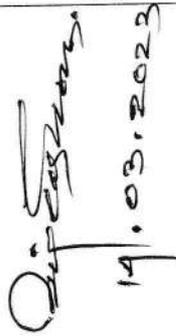
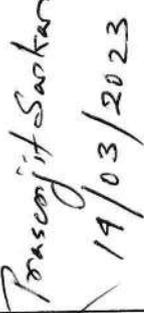


addl. District Sub-Registrar
Cossipore, Dum Dum

15 MAR 2023 4 MAR 2023

[Faint handwritten notes in Bengali script, including the word 'স্বাক্ষর' (Signature)]

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Aditya Paul Durganagar, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700065	Principal			 14/03/2023
5	Mr BIPLAB GHOSH 88/1, Laxmi Narayan Road, Dum Dum Cantonment, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700065	Representative of Attorney [DIGI DEVELOPERS PRIVATE LIMITED]			 14.03.2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Prasenjit Sarkar Son of P K Sarkar 129/26 S N Roy Road, City:- , P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700038	Mr Gopal Chandra Paul, Mrs Lakshmi Paul, Mr Anjan Kumar Paul, Mr Aditya Paul, Mr BIPLAB GHOSH			 14/03/2023

(Kaustava Dey)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
COSSIPORE DUMDUM

North 24-Parganas, West

Bengal

Addl. District Sub-Registrar
Cossipore, Dum Dum

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addl. District Sub-Registrar
Cossipore, Dum Dum

4 MAR 2023
~~15 MAR 2023~~

Major Information of the Deed

Deed No :	I-1506-02739/2023	Date of Registration	15/03/2023
Query No / Year	1506-8000588589/2023	Office where deed is registered	
Query Date	03/03/2023 2:33:23 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kartick Chakraborty Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, PIN - 700056, Mobile No. : 9830514364, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 4,00,23,830/-		
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]:- 150601974/2023 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: Vivekananda Sarani, Mouza: Sultanpur, , Ward No: 21 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-87	LR-3967	Bastu	Bastu	3 Katha 11 Chatak 33 Sq Ft	1/-	61,52,596/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-87	LR-3969	Bastu	Bastu	8 Katha 4 Chatak 34 Sq Ft	1/-	1,36,73,962/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-87	LR-3968	Bastu	Bastu	6 Katha 33 Sq Ft	1/-	99,63,636/-	Property is on Road Adjacent to Metal Road, , Project Name :
L4	LR-87	LR-3966	Bastu	Bastu	6 Katha 33 Sq Ft	1/-	99,63,636/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			39.8017Dec	4 /-	397,53,830 /-	
		Grand Total :			39.8017Dec	4 /-	397,53,830 /-	

Structure De	Sch No	Struc Detail
	S1	On Land

Sl. No.	Structure Name	Area (sq. ft.)	Remarks
1	Structure 1	1000	
2	Structure 2	2000	
3	Structure 3	3000	
4	Structure 4	4000	
5	Structure 5	5000	
6	Structure 6	6000	
7	Structure 7	7000	
8	Structure 8	8000	
9	Structure 9	9000	
10	Structure 10	10000	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	1000 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	2,70,000 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<p>Mr Gopal Chandra Paul Son of Late Harendra Chandra Paul Durganagar, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxx2n, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence</p>
2	<p>Mrs Lakshmi Paul, (Alias: Mrs Lakshmi Rani Paul) Wife of Mr Gopal Chandra Paul Durganagar, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: dnxxxxx9f, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence</p>
3	<p>Mr Anjan Kumar Paul Son of Mr Gopal Chandra Paul Durganagar, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxx7f, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence</p>
4	<p>Mr Aditya Paul Son of Mr Gopal Chandra Paul Durganagar, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxx6e, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/03/2023 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Pvt. Residence</p>

Key Details :
Name, Address, Ph
DIGI DEVELO
88/1, LAXMI
West Bengal
:Organiz

Re

Journey Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DIGI DEVELOPERS PRIVATE LIMITED 88/1, LAXMI NARAYAN ROAD, City:- , P.O:- RABINDRA NAGAR, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 , PAN No.:: AAxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr BIPLAB GHOSH (Presentant) Son of Late Upendra Kumar Ghosh 88/1, Laxmi Narayan Road, Dum Dum Cantonment, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DIGI DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Prasenjit Sarkar Son of P K Sarkar 129/26 S N Roy Road, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038			
Identifier Of Mr Gopal Chandra Paul, Mrs Lakshmi Paul, Mr Anjan Kumar Paul, Mr Aditya Paul, Mr BIPLAB GHOSH			

1. The first part of the document is a letter from the Secretary of the Department of Health to the Director of the Health Service Commissioning Group. The letter is dated 12th July 2012 and is addressed to the Director of the Health Service Commissioning Group, 1st Floor, 11th Avenue, London, W12 0LJ.

2. The letter is in response to a letter from the Director of the Health Service Commissioning Group dated 27th June 2012. The letter from the Director of the Health Service Commissioning Group was in response to a letter from the Secretary of the Department of Health dated 14th June 2012.

3. The letter from the Secretary of the Department of Health is in response to a letter from the Director of the Health Service Commissioning Group dated 27th June 2012. The letter from the Director of the Health Service Commissioning Group was in response to a letter from the Secretary of the Department of Health dated 14th June 2012.

Item	Description	Quantity	Value
1	Item 1	1	100
2	Item 2	1	100
3	Item 3	1	100

Transfer of property for L1		
No	From	To. with area (Name-Area)
	Mr Gopal Chandra Paul	DIGI DEVELOPERS PRIVATE LIMITED-1.54 Dec
2	Mrs Lakshmi Paul	DIGI DEVELOPERS PRIVATE LIMITED-1.54 Dec
3	Mr Anjan Kumar Paul	DIGI DEVELOPERS PRIVATE LIMITED-1.54 Dec
4	Mr Aditya Paul	DIGI DEVELOPERS PRIVATE LIMITED-1.54 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Gopal Chandra Paul	DIGI DEVELOPERS PRIVATE LIMITED-3.4226 Dec
2	Mrs Lakshmi Paul	DIGI DEVELOPERS PRIVATE LIMITED-3.4226 Dec
3	Mr Anjan Kumar Paul	DIGI DEVELOPERS PRIVATE LIMITED-3.4226 Dec
4	Mr Aditya Paul	DIGI DEVELOPERS PRIVATE LIMITED-3.4226 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Gopal Chandra Paul	DIGI DEVELOPERS PRIVATE LIMITED-2.49391 Dec
2	Mrs Lakshmi Paul	DIGI DEVELOPERS PRIVATE LIMITED-2.49391 Dec
3	Mr Anjan Kumar Paul	DIGI DEVELOPERS PRIVATE LIMITED-2.49391 Dec
4	Mr Aditya Paul	DIGI DEVELOPERS PRIVATE LIMITED-2.49391 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Gopal Chandra Paul	DIGI DEVELOPERS PRIVATE LIMITED-2.49391 Dec
2	Mrs Lakshmi Paul	DIGI DEVELOPERS PRIVATE LIMITED-2.49391 Dec
3	Mr Anjan Kumar Paul	DIGI DEVELOPERS PRIVATE LIMITED-2.49391 Dec
4	Mr Aditya Paul	DIGI DEVELOPERS PRIVATE LIMITED-2.49391 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Gopal Chandra Paul	DIGI DEVELOPERS PRIVATE LIMITED-250.00000000 Sq Ft
2	Mrs Lakshmi Paul	DIGI DEVELOPERS PRIVATE LIMITED-250.00000000 Sq Ft
3	Mr Anjan Kumar Paul	DIGI DEVELOPERS PRIVATE LIMITED-250.00000000 Sq Ft
4	Mr Aditya Paul	DIGI DEVELOPERS PRIVATE LIMITED-250.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Vivekananda Sarani, Mouza: Sultanpur, , Ward No: 21 Pin Code : 700065

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 87, LR Khatian No:- 3967	Owner:গোপাল চন্দ্র পাল, Gurdian:হরেন্দ্রনাথ , Address:নিজ , Classification:বাস্তু, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 87, LR Khatian No:- 3969	Owner:লক্ষ্মী রানী পাল, Gurdian:গোপাল চন্দ্র, Address:নিজ , Classification:বাস্তু, Area:0.14000000 Acre,	Owner Name not selected by applicant.

	LR Plot No:- 87, LR Khatian No:- 3968	Owner:অঞ্ন কুমার পাল, Gurdian:গোপাল চন্দ্র, Address:নিজ , Classification:বাস্ত, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 87, LR Khatian No:- 3966	Owner:আদিত্য পাল, Gurdian:গোপাল চন্দ্র, Address:নিজ , Classification:বাস্ত, Area:0.10000000 Acre,	Owner Name not selected by applicant.

n 13-03-2023
Certificate of
Cer

On 13-03-2023

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 4,00,23,830/-

Kaustava Dey

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

On 14-03-2023

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

Presented for registration at 18:30 hrs on 14-03-2023, at the Private residence by Mr BIPLAB GHOSH ,.

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

Execution is admitted on 14/03/2023 by 1. Mr Gopal Chandra Paul, Son of Late Harendra Chandra Paul, Durganagar, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 2. Mrs Lakshmi Paul, Alias Mrs Lakshmi Rani Paul, Wife of Mr Gopal Chandra Paul, Durganagar, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife, 3. Mr Anjan Kumar Paul, Son of Mr Gopal Chandra Paul, Durganagar, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 4. Mr Aditya Paul, Son of Mr Gopal Chandra Paul, Durganagar, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business

Indetified by Prasenjit Sarkar, , , Son of P K Sarkar, 129/26 S N Roy Road, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by profession Service

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

Execution is admitted on 14-03-2023 by Mr BIPLAB GHOSH, DIRECTOR, DIGI DEVELOPERS PRIVATE LIMITED, 88/1, LAXMI NARAYAN ROAD, City:- , P.O:- RABINDRA NAGAR, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065

Indetified by Prasenjit Sarkar, , , Son of P K Sarkar, 129/26 S N Roy Road, P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by profession Service

Kaustava Dey

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

On 15-03-2023

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.

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/-

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rtified that requi
escription of C
1. Stamp: T

1962

1. The first part of the document is a letter from the Director of the Department of Health, Government of India, to the Director of the State Health Department, Madhya Pradesh, dated 15th March 1962. The letter is regarding the appointment of a Deputy Director of Health Services for the State of Madhya Pradesh. The Director of Health Services, Madhya Pradesh, is requested to recommend a suitable candidate for the post of Deputy Director of Health Services for the State of Madhya Pradesh. The Director of Health Services, Madhya Pradesh, is requested to submit a report on the subject to the Director of Health Services, Government of India, by 15th April 1962.

2. The second part of the document is a letter from the Director of Health Services, Government of India, to the Director of Health Services, Madhya Pradesh, dated 15th March 1962. The letter is regarding the appointment of a Deputy Director of Health Services for the State of Madhya Pradesh. The Director of Health Services, Madhya Pradesh, is requested to recommend a suitable candidate for the post of Deputy Director of Health Services for the State of Madhya Pradesh. The Director of Health Services, Madhya Pradesh, is requested to submit a report on the subject to the Director of Health Services, Government of India, by 15th April 1962.

Statement of Stamp Duty

It is 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 830, Amount: Rs.100.00/-, Date of Purchase: 04/01/2023, Vendor name: R Pal

Kaustava Dey

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

ificate of R
gistered in B
Volume n

1944

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2023, Page from 83265 to 83288

being No 150602739 for the year 2023.



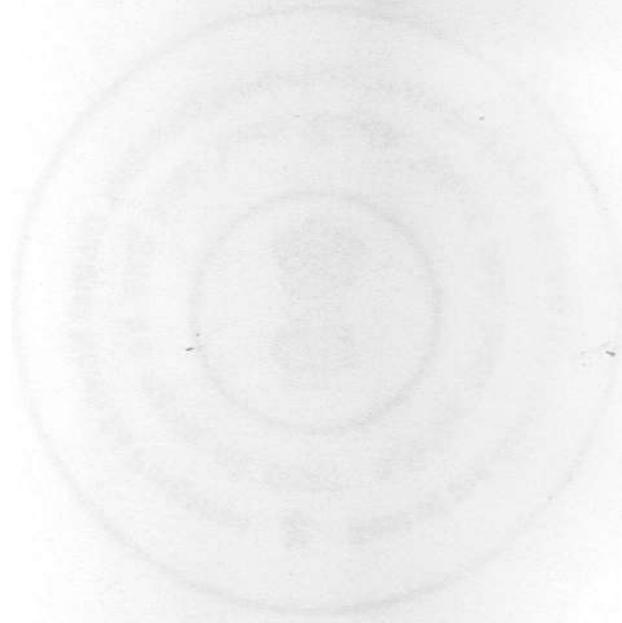
Digitally signed by KAUSTAVA DEY
Date: 2023.03.20 11:02:00 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2023/03/20 11:02:00 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

Date: 2023-03-20 11:03 AM
Person: Digital Signing of

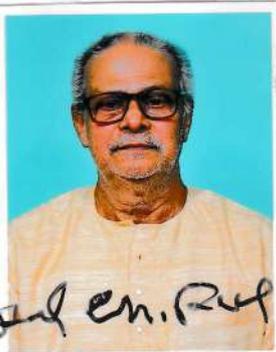
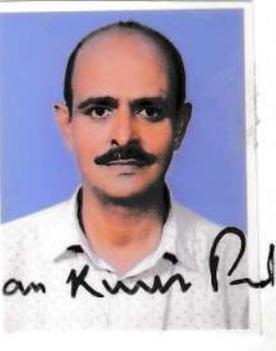


Document signed by RAJESH
Date: 2023-03-20 11:03 AM
Person: Digital Signing of

2023-03-20 AM
REGISTRAR
BANGALORE DUMDUM

(This document is digitally signed.)

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb	
 <p><i>Grand en. Paul</i></p>	(Left Hand)						
							
	(Right Hand)						
							
	 <p><i>Lakshmi Paul @ Lakshmi Rani Bel</i></p>	(Left Hand)					
							
(Right Hand)							
							
 <p><i>Anjan Kumar Paul</i></p>		(Left Hand)					
							
	(Right Hand)						
							



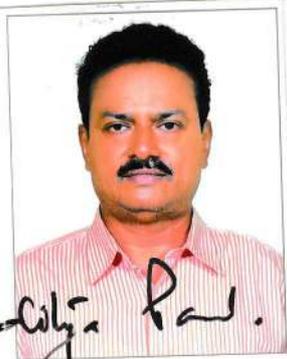
সিইল অফ অ্যাডিশনাল ডিস্ট্রিক্ট সাব রেজিস্ট্রার কসিপুরে ডুম ডুম

[Handwritten signature]

Addl. District Sub-Registrar
Cossipore, Dum Dum

4 MAR 2023
5 MAR 2023

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants							
 <i>Anil Kumar Paul.</i>		Little	Ring	Middle	Fore	Thumb		
			(Left Hand)					
		Thumb	Fore	Middle	Ring	Little		
			(Right Hand)					
		 <i>Dipak Kumar</i>		Little	Ring	Middle	Fore	Thumb
					(Left Hand)			
Thumb	Fore			Middle	Ring	Little		
	(Right Hand)							
<td rowspan="6"></td> <td rowspan="2">Little</td> <td>Ring</td> <td>Middle</td> <td rowspan="2">Fore</td> <td rowspan="2">Thumb</td>				Little	Ring	Middle	Fore	Thumb
					(Left Hand)			
		Thumb	Fore	Middle	Ring	Little		
			(Right Hand)					



[Handwritten signature]

Addl. District Sub-Registrar
Cossioore, Dum Dum

~~11 5 MAR 2023~~
11 4 MAR 2023