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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 500615

V/Doc No: 1053/23

Certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's enclosed with this document's are the part of this document.

Adul. Dist. Sub-Registrar
Sodepur, North 24 Parganas

26 DEC 2023

DEVELOPMENT POWER OF ATTORNEY

Anjan Sarkar
Advocate

BORO MAA CONSTRUCTION

Logan Chandra Das
Partner

Adul. Dist. Sub-Registrar
Sodepur, North 24 Parganas

15 DEC 2023

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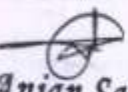
KNOW ALL MEN BY THESE PRESENTS that I, MR. DIPAK KUMAR CHAKRABORTY (PAN-ADQPC1029E) (AADHAAR NO. 634636293615), son of Late Jitendra Nath Chakraborty, by faith- Hindu, by nationality- Indian, by occupation- Retired Person, residing at - 4 No. Deshbandhu Nagar, P.O- Sodepur, P.S.-Khardah, District- North 24 Parganas, Kolkata-700 110, West Bengal, hereinafter referred to as OWNER/APPOINTER.

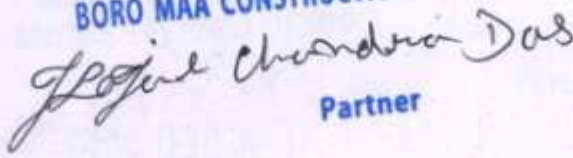
WHEREAS one Saila Bala Chakraborty (wife of Late Jitendra Nath Chakraborty) was the Owner of the piece and parcel plot of land measuring about 5 (Five) Cottaha more or less situated at Mouza- Sodepur, J.L.No.8, E.P. No. 75, (S.P No. 136) under the Collector of North 24 Parganas, under C.S. Plot No. 286(P), presently L.R. Khatian No. 233, R.S & L.R Dag No. 286/1682, within the jurisdiction of Panihati Municipality of present holding No. 105, No.4 Deshbandhu Nagar under Ward No.13, under P.S.-Khardah, District- North 24 Parganas described in the schedule mentioned below which she got by dint of a Gift executed on behalf of the Governor of the State of West Bengal, Registered at DSR-I, Barasat, District. North 24 Parganas, recorded in Book No. I, Volume No. XVIII, written pages from 245 to 248, being no. 1337 for the year 1988 and after obtaining the plot of land said Saila Bala Chakraborty recorded the property in office of Panihati Municipality in holding no. 89, Ward No. 12 of No. 4 Deshbandhu Nagar.

AND WHEREAS said Saila Bala Chakraborty (wife of Late Jitendra Nath Chakraborty) during her life time sized and possessed the property with good marketable title over the property erected Pucca two rooms and toilet in the said premises with the income of her husband.

AND WHEREAS Dipak Kumar Chakraborty (Land Owner herein) the younger son of Saila Bala Chakraborty erected two storied building also over the property and

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Anjan Sarkar
Advocate

BORO MAA CONSTRUCTION

Partner

(3)

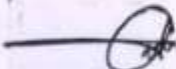
possessed partition part of the property with his income and has been enjoying the building with the permission of his mother Saila Bala Chakraborty .

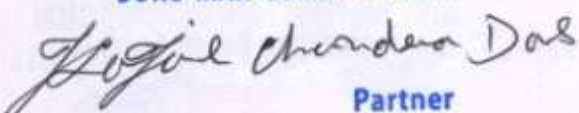
AND WHEREAS Saila Bala Chakraborty during her life time executed they WILL in favour of Dipak Kumar Chakraborty the entire property mentioned of the Schedule below registered in the office of DSR-I , Barasat , North 24 Parganas recorded in Book No. III, Volume No. 1, written pages from 157 to 164 , being no. 26, for the year 1998, Saila Bala Chakraborty being the Testator of the said WILL has made Kakali Chakraborty the wife of Dipak Kumar Chakraborty as executrix and Dipak Kumar Chakraborty as sold beneficiary of the said WILL.

AND WHEREAS after the death of Saila Bala Chakraborty on 04/03/1998 , Smt. Kakali Chakraborty the executrix has prefer a case vide no. Misc. Case no. 398/98 for obtaining the Probate of the WILL of said Saila Bala Chakraborty in the court of the District Delicate of the Barasat as per law and the said case has been disposed of by Ld. 3rd Additional District Judge Court nu Case No. Misc. Case 398/98 (O.S.10/99) (Probate) in favour of Smt. Kakali Chakraborty the executrix and the Ld. Court has granted Probate and as a beneficiary of the WILL. Dipak Kumar Chakraborty Kumar Chakraborty seized possessed of the said property and has been enjoying the same with marketable title of the Property and mutated the property in his name in the record of Panihati Municipality in Ward No. 13 , Holding No. 105, No. 4 Deshbandh Nagar .

AND WHEREAS said Dipak Kumar Chakraborty as the sold beneficiary if the WILL became the owner of the property and by the Court Order entitled to transfer the property in the form Sale, Gift and also able to execute any Agreement to any body regarding the Property in any manner whatsoever .

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Anjan Sarkar
Advocate

BORO MAA CONSTRUCTION

Partner

(4)

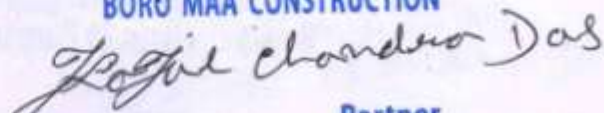
AND WHEREAS being desirous of developing the aforesaid land after demolishing the old construction by making of a G+4 Storied building on the aforesaid land, we have entered into a Development Agreement vide being No.

09/33, dated 15/12/2023 duly registered at A.D.S.R.O Sodepur with
(1) MR. KAJAL CHANDRA DAS, (PAN- BRCPD4173P), (AADHAAR NO. 968767135818) son of Sri Amal Chandra Das, by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 4 No. Deshbandhu Nagar, R.N.T. Road, P.O. Sodepur, P.S. Khardah, District - North 24 Parganas, Kolkata - 700110,
(2) MR. ABHIJIT DEY SARKAR, (PAN- AKVPD9763C), (AADHAAR NO. 440657632546), son of Late Nirapada Dey Sarkar, by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - Seth Colony P.O. Sodepur, P.S. Khardah, District - North 24 Parganas, Kolkata - 700110, (3) MRS. BIDISHA DAS, (PAN- BRCPD4175M), (AADHAAR NO. 967101730634) wife of Sri Kajal Chandra Das, by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 4 No. Deshbandhu Nagar, R.N.T. Road, P.O. Sodepur, P.S. Khardah, District - North 24 Parganas, Kolkata - 700110, (4) MR. PALASH CHAKRABORTY, (PAN- AXKPC6797M), (AADHAAR NO. 746617064130) son of Late Pranesh Chakraborty, by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 6/A R.N.T. Road, Seth Colony, P.O. Sodepur, P.S. Khardah, District - North 24 Parganas, Kolkata - 700110, (5) MRS. JAYDEEPA PAUL DAS, (PAN- BBKPP5914Q), (AADHAAR NO. 360204098863), wife of Sri Dipankar Das, by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 93, Seth Colony, P.O. Sodepur, P.S. Khardah, District - North 24 Parganas, Kolkata - 700110, (6) MR. ARPAN KUMAR DUTTA, (PAN- ANOPD3867H), (AADHAAR NO. 449421038406), son of Chandan Kumar Dutta, by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 13,

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Anjan Sarkar
Advocate

BORO MAA CONSTRUCTION


Partner

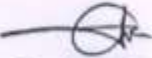
(5)

R.N.T. Road , P.O. Sodepur, P.S. Khardah , District - North 24 Parganas, Kolkata - 700110, the Sole Partnership firm of "BORO MAA CONSTRUCTION " (PAN-ABBF8979M) a Partnership Firm , having Registered Office at " JOY DEEP VILA", Rabindra Nath Tagore Road , P.O - Sodepur, P.S. Khardah, District - North 24 Parganas, Kolkata - 700110, West Bengal, for Development of the aforesaid land/premises after demolishing the old construction as aforesaid with certain terms and conditions as set forth therein , which such Development Agreement was registered at Office of the Additional District Sub-Registrar , Sodepur, recorded in Book no. I, Being no. 09133 for the year 2023 .

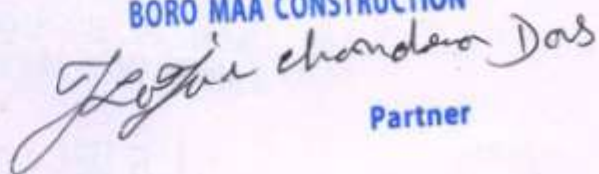
AND WHEREAS due to some difficulties and inconveniences and my day to day works , it is not possible for me to do all acts, deeds and thing as required for the purpose of proper looking after the interest in connection with the aforesaid development work of the proposed construction of the said G+4 storied building on the aforesaid land .

NOW KNOW ALL THESE PRESENTS WITNESSES that I , the Executants hereof do hereby nominate, constitute and the Sole Partnership of "BORO MAA CONSTRUCTION " (PAN-ABBF8979M) a Partnership Firm , having Registered Office at " JOY DEEP VILA", Rabindra Nath Tagore Road , P.O - Sodepur, P.S. Khardah, District - North 24 Parganas, Kolkata - 700110, West Bengal, represented by its Partners namely (1) MR. RAJAL CHANDRA DAS ,(PAN- BRCPD4173P), (AADHAAR NO. 968767135818) son of Sri Amal Chandra Das , by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 4 No. Deshbandhu Nagar , R.N.T. Road , P.O. Sodepur, P.S. Khardah , District - North 24 Parganas, Kolkata - 700110, (2) MR. ABHIJIT DEY SARKAR , (PAN- AKVPD9763C), (AADHAAR NO. 440657632546), son of Late Nirapada Dey Sarkar , by faith :

Contd...P/6


Anjan Sarkar
Advocate

BORO MAA CONSTRUCTION


Partner

(6)

Hindu, by Nationality - Indian, by occupation - Business, residing at - Seth Colony P.O. Sodepur, P.S. Khardah, District - North 24 Parganas, Kolkata - 700110, (3) **MRS. BIDISHA DAS**, (PAN- BRCPD4175M), (AADHAAR NO. 967101730634) wife of Sri Kajal Chandra Das, by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 4 No. Deshbandhu Nagar, R.N.T. Road, P.O. Sodepur, P.S. Khardah, District - North 24 Parganas, Kolkata - 700110, (4) **MR. PALASH CHAKRABORTY**, (PAN- AXKPC6797M), (AADHAAR NO. 746617064130) son of Late Pranesh Chakraborty, by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 6/A R.N.T. Road, Seth Colony, P.O. Sodepur, P.S. Khardah, District - North 24 Parganas, Kolkata - 700110, (5) **MRS. JAYDEEPA PAUL DAS**, (PAN- BBKPP5914Q), (AADHAAR NO. 360204098863), wife of Sri Dipankar Das, by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 93, Seth Colony, P.O. Sodepur, P.S. Khardah, District - North 24 Parganas, Kolkata - 700110, (6) **MR. ARPAN KUMAR DUTTA**, (PAN- ANOPD3867H), (AADHAAR NO. 449421038406), son of Chandan Kumar Dutta, by faith : Hindu, by Nationality - Indian, by occupation - Business, residing at - 13, R.N.T. Road, P.O. Sodepur, P.S. Khardah, District - North 24 Parganas, Kolkata - 700110, to be my true and lawful Attorneys to do and execute and perform all or any of the following acts, deeds, matters and things viz:

1. To enter into, hold and defend possession of the said Premises and every part thereof and also to manage, maintain and also to manage, maintain and administer the said Property/Premises and every part thereof.
2. To sign, appear and represent me before the Panihati Municipality for making relevent applications for the purpose of construction of the aforesaid on my behalf.
3. To sign my name as my Attorneys on the Building plan/s for the proposed building and to submit the same with the Panihati Municipality on my

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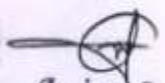

Anjan Sarkar
Advocate

(7)

behalf for development of the said property described in the **Schedule- A** hereunder written and to collect the same after sanction from the concerned authority and to appear other concerned authority or authorities for obtaining approval of the same, to submit proposals from time to time for the amendments of such Building Plan/s to the said Municipality and other concerned authority or authorities for the purpose of obtaining approval of such amendments.

4. To enter upon the said property either alone or along with others for the purpose of commencing construction works on the said premises/property.
5. To supervise the development work in respect of proposed Building on the said land and to carry out construction of the said property in accordance with the sanctioned building plan(s) , sanctioned by the Panihati Municipality and other concerned authorities .
6. To appear represent before all concerned authorities and parties as may be necessary in connection with the development work of the said premises/property as aforesaid.
7. To appoint from time to time Architects, R.C.C Consultants, Contractor and other personal and workmen for carrying out the aforesaid development work of the said property as also construction of building thereon and to pay their fees and charges and/or wages .
8. To pay various fees/deposits to the Panihati Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property.
9. To approach the Engineer and Authorities and Officers of the Panihati Municipality for the purpose of obtaining various permissions and other service connections including water connection for carrying out and completing the development of the said property and construction of

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Anjan Sarkar
Advocate

building thereon and also to obtain water connections and service connection to the building to be constructed.

10. To sign executed all necessary papers and documents in connection with the aforesaid development work on my behalf to the said property for the purpose of enabling the Panihati Municipality and/or the CESC Ltd. to install and erect an electricity service sub-station for the supply of electricity to the said building.
11. To make necessary applications to the said CESC Ltd. and other concerned authorities for obtaining electric power to the said premises/property and the building to be constructed thereon.
12. To make necessary representations including filing of complaints and appeals before the Assessor and Collectors of Panihati Municipality and other concerned authorities with regard to the fixation of rates, taxes and proper value in respect of the building on the said property and/or any portion thereon by the Assessor and Collector of Panihati Municipality.
13. To apply from time to time for modifications of the Building Plans in respect of the building to be constructed on the said property.
14. To apply for and obtain water connection for the building to be constructed on the property and/or occupation and Completion Certificate in respect of the said building or any part or parts thereof from Panihati Municipality and other concerned authorities.
15. To give and/or issue such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the building thereon and also for obtaining

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(9)

occupation and/or Completion Certificate in respect of the said building or any part or parts thereof.

16. To give and/or issue necessary letters, writhing and undertakings to Panihati Municipality for occupying the said building and/or obtaining necessary No Objection Certificate (NOC) from the said Development in connection with the said building. To do all other acts, deeds, matters and things in respect of the property described in the Schedule "A" hereunder written including the Panihati Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans.
17. To enter into Agreement for sale with intending Purchaser or Purchasers of the proposed building in respect of Developer's share of allocation as per aforesaid Development Agreement that will be constructed on the said property and also received cash, cheque or Draft from intending Purchaser.
18. To sign and executed Agreements for sale/s and also Deed of Conveyance or Conveyances of the said property in respect of the Developer's share of Allocation only, save and except the Landowner share allocation or any part thereof.
19. To present the Deed of Conveyance/s, and /or other documents or transfer that may be executed by the said Attorney in respect of the Developer's share of allocation for registration and admit execution thereof before the concerned Additional District Sub-Registrar, District Registrar, North 24 Parganas or Registrar of Assurance, Kolkata.
20. To appear and represent us and act in all the Courts, Civil or Criminal, whether Original side before the Hon'ble High Court at Calcutta, Revenue Officer and in any other Office or Offices whet Central or State Government, or any other Local authority or authorities or Statutory body or bodies.

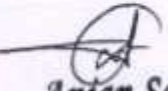
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21. To sign and verify Complaints, written Statements, Petitions of claims and objections, Memorandum of Appeal and Petitions and Applications of kinds including to sign Vakalatnama and to file them in any such Court or Office. To appoint any Advocate, Pleader, Revenue agent or any other Legal Practitioner to compromise, compound or withdraw case, to confess judgements and to refer cases, to arbitration.
22. To file and received bank documents, to deposit and withdrawal money, and to grant receipts thereof.
23. And I hereby agree to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents and I hereby declare that we have not done anything inconsistent with this power of Attorney.
24. Generally to act as my Attorney or Agent in relation to the matters as aforesaid and all other matters in which I may be interested or concerned and on my behalf to execute and do all acts, deeds, things or matters as fully and effectually in all respect as myself do if personally present.
25. I hereby for myself, my heirs, executors, administrators and legal representatives irrevocably ratify and confirm and agree to ratify and confirm whatsoever my said Attorney shall do or purported to be done by virtue of this Power of Attorney.
26. My said Constituted Attorneys - contract with Bank and other financial Authorise for finance Association.

THE SCHEDULE "A" AS REFERRED TO HEREIN ABOVE

ALL THAT piece and parcel of a plot of **BASTU Land** more or less 05 (Five) Cottahas (M/L) i.e. 3600 Sq.ft., **TOGETHERWITH** 2000 Sq. ft. R.C.C structure standing thereon **TOGETHERWITH** all easements rights appertaining thereto,

Contd...P/11


Anjan Sarkar
Advocate

(11)

which is lying and situated at Mouza- Sodepur, J.L.No.8, E.P. No. 75 ,(S.P No. 136) under the Collector of North 24 Parganas, under C.S. Plot No. 286(P), presently L.R. Khatian No. 233 , R.S & L.R Plot/ Dag No. 286/1682, within the Jurisdiction of Panihati Municipality of present holding No. 105 , No.4 Deshbandhu Nagar under Ward No.13, under P.S.-Khardah, District- North 24 Parganas which is butted and bounded as under:-

ON THE NORTH	: Municipal Drain .
ON THE SOUTH	: 10ft. wide Municipal Road .
ON THE EAST	: Dipti Villa ,
ON THE WEST	: 9 ft. wide Municipal Road .

SCHEDULE " B " AS REFERRED TO HEREINABOVE

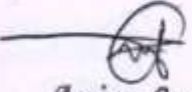
(OWNERS SHARE ALLOCATION)

(1) The Owners will get One residential Flat measuring about 1200 Sq. ft. Including 20% Super built Up area (more or less) at South-West corner on the First Floor of the said proposed multistoried building and One Garage Room measuring about including 20% Super built up area 200 Sq. ft more or less at South facing on the Ground Floor of the said proposed multi storied building.

(2) The Owner will get Rs. 1,70,00,000/- (Rupees One Crore Seventy Lakhs) only of four several time in following manner :-

- (i) Rs. 54,20,000/- (Rupees Fifty Four Lakhs Twenty thousand) only at the time of registration of the Development Agreement.
- (ii) Rs. 5,80,000/- (Rupees Five Lakhs Eighty Thousand) only at the time of transfer of land position to the Developers.

Contd...P/12


Anjan Sarkar
Advocate

- (iii) Rs. 10,00,000/- (Rupees Ten Lakhs) only at the time of Second Floor roof casting .
- (iv) Rs. 10,00,000/- (Rupees Ten Lakhs) only at the time of Fourth Floor roof casting .
- (v) Rs. 10,00,000/- (Rupees Ten Lakhs) only at the time of end of the out side plastering work of the building .
- (vi) Rs. 10,00,000/- (Rupees Ten Lakhs) only at the time of end of the in side floor work of the building .
- (vii) Rs. 10,00,000/- (Rupees Ten Lakhs) only at the time of end of the out side colour of the building .
- (viii) Rs. 60,00,000/- (Rupees Sixty Lakhs) only at the time of the hand over the Owners allocation possession of the above mentioned Flat .

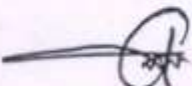
The Developer will provide one alternative accommodation by paying monthly rent Rs. 12,000/- only for the Land Owner to the Land Owners until delivery of physical possession of the Owners' allocation.

Be it also stated here that any extra work save and except the under mentioned the **THIRD SCHEDULE** i.e. features of the Land Owners' flats will be paid by the Land Owner by way of advance payment before commencement of extra work by the Developer.

(Developer's allocation)

The developer shall be entitled to get remaining constructed areas of the proposed multi storied building , save and expect the Owners share of allocation as aforesaid .

Contd...P/13


Anjan Sarkar
Advocate

(13)

IN WITNESS WHERE OF we, the Executors herein put our own signatures by this DEVELOPMENT POWER OF ATTORNEY on this 15th day of December 2023 (Two thousand Twenty Three).

SIGNED, SEALED AND DELIVERED

At in the presence of :-

WITNESSES:

1) *Bishu Dey*
B.K.P. Sewli
PS Titagarh

Dipak K. Chakraborty
SIGNATURE OF THE EXECUTOR

1. *Rajal Chandra Das*

2. *Abhijit Dey Sarkar*

2) *Anjan Sarkar*
Adv.

3. *Bidisha Das*

Barrackpore Court

4. *Palash Chakraborty*

5. *Jaydeepa Paul Das*

6. *Arpan Kumar Dutta*

SIGNATURE OF THE ATTORNEYS

Drafted by me & Printed my Chamber :-

Anjan Sarkar
ANJAN SARKAR
ADVOCATE
BARRACKPORE COURT
Enrolment No. WB-496/11

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

SIGNATURE OF THE PRESENTANT/EXCUTANTS/SALLER/BUYER/CAIMENT WITH PHOTO

N.B :- LH BOX- SMALL FINGER TO THUMB FINGER & R.H BOX- THUMB FINGER TO SMALL FINGER



L					
H					
R					
H					

Pran Chandra Das

ATTESTED :-



L					
H					
R					
H					

ATTESTED :-

Atish Day Sarkar.



L					
H					
R					
H					

Bidisha Das.

ATTESTED :-



L					
H					
R					
H					

ATTESTED :-

Rajash Chakraborty

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

SIGNATURE OF THE PRESENTANT/EXCUTANTS/SALLER/BUYER/CAIMENT WITH PHOTO

N.B :- LH BOX- SMALL FINGER TO THUMB FINGER & RH BOX- THUMB FINGER TO SMALL FINGER



L	H					
	R					

Arpan Kumar Dutta

ATTESTED :-



L	H					
	R					

ATTESTED :-

Jaydeepa Paul Das



L	H					
	R					

ATTESTED :-

Dipak Mr. Chakraborty

L	H					
	R					

ATTESTED :-



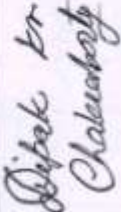
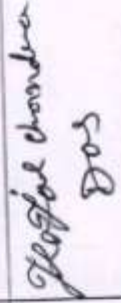
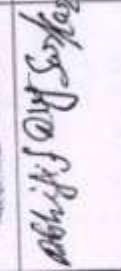
Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SODEPUR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15248003089927/2023

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 Dipak Kumar Chakraborty 4 No Desh Bandhu Nagar, City:- , P.O:- Sodepur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110	Principal			 15/12/23
2	Mr Kajal Chandra Das 4 No Deshbandhu Nagar R N T Road, City:- , P.O:- Sodepur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110	Representative of Attorney [Boro Maa Construction]			 15/12/23
3	Mr Abhijit Dey Sarkar Seth Colony, City:- , P.O:- Sodepur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110	Representative of Attorney [Boro Maa Construction]			 15/12/23



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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Bidisha Das 4 No Deshbandhu Nagar R N T Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110	Representative of Attorney [Boro Maa Construction]		 5066	Bidisha Das 15/12/23
5	Mr Palash Chakraborty 6/A R N T Road Seth Colony, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110	Representative of Attorney [Boro Maa Construction]		 5067	Palash Chakraborty 15/12/23
6	Mrs Jaydeepa Paul Das 93 Seth Colony, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110	Representative of Attorney [Boro Maa Construction]	 Jaydeepa Paul Das	 5068	Jaydeepa Paul Das 15/12/23
7	Mr Arpan Kumar Dutta 13 R N T Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110	Representative of Attorney [Boro Maa Construction]		 5069	Arpan Kumar Dutta 15.12.23



SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Bishu Dey Son of Late M Dey Sewli, City:- , P.O:- Sewlitelinipara, P.S:- Titagarh, District:- North 24-Parganas, West Bengal, India, PIN:- 700119	Mr Dipak Kumar Chakraborty, Mr Kajal Chandra Das, Mr Abhijit Dey Sarkar, Mrs Bidisha Das, Mr Palash Chakraborty, Mrs Jaydeepa Paul Das, Mr Arpan Kumar Dutta			 15/12/23



(Debjani Halder)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SODEPUR
North 24-Parganas, West
Bengal

Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

Major Information of the Deed

Deed No :	I-1524-09323/2023	Date of Registration	26/12/2023
Query No / Year	1524-8003089927/2023	Office where deed is registered	
Query Date	15/12/2023 2:47:07 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	A Sarkar Bkp,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 6290057247, 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. 50,00,000/-	Rs. 87,75,000/-		
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]:> 152409133/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Deshbandhu Nagar No.4, Mouza: SODEPUR, , Ward No: 13, Holding No:105 Pin Code : 700110

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-286/1682	LR-233	Bastu	Bastu	5 Katha	45,00,000/-	74,25,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					8.25Dec	45,00,000 /-	74,25,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	5,00,000/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	5,00,000 /-	13,50,000 /-	

BORO MAA CONSTRUCTION

Legit Chandra Das
Partner

Principal Details :

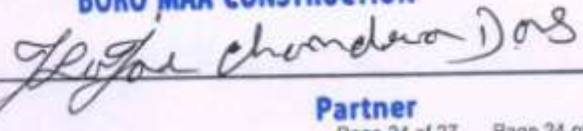
Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Dipak Kumar Chakraborty Son of Late Jitendra Nath Chakraborty 4 No Desh Bandhu Nagar, City:- , P.O:- Sodepur, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxx9e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Boro Maa Construction Joy Deep Vila Rabindra Nath Tagore Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 , PAN No.:: abxxxxx9m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Kajal Chandra Das (Presentant) Son of Mr Amal Chandra Das 4 No Deshbandhu Nagar R N T Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: brxxxxx3p,Aadhaar No Not Provided Status : Representative, Representative of : Boro Maa Construction (as Partners)
2	Mr Abhijit Dey Sarkar Son of Late Nirapada Dey Sarkar Seth Colony, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxx3c,Aadhaar No Not Provided Status : Representative, Representative of : Boro Maa Construction (as Partners)
3	Mrs Bidisha Das Wife of Mr Kajal Chandra Das 4 No Deshbandhu Nagar R N T Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: brxxxxx5m,Aadhaar No Not Provided Status : Representative, Representative of : Boro Maa Construction (as Partners)
4	Mr Palash Chakraborty Son of Late Pranesh Chakraborty 6/A R N T Road Seth Colony, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: axxxxxx7m,Aadhaar No Not Provided Status : Representative, Representative of : Boro Maa Construction (as Partners)
5	Mrs Jaydeepa Paul Das Wife of Mr Dipankar Das 93 Seth Colony, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bbxxxxx4q,Aadhaar No Not Provided Status : Representative, Representative of : Boro Maa Construction (as Partners)
6	Mr Arpan Kumar Dutta Son of Chandan Kumar Dutta 13 R N T Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: anxxxxx7h,Aadhaar No Not Provided Status : Representative, Representative of : Boro Maa Construction (as Partners)

BORO MAA CONSTRUCTION


Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bishu Dey Son of Late: M Dey Sewli, City:-, P.O:- Sewlitolinipara, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700119			
Identifier Of Mr Dipak Kumar Chakraborty, Mr Kajal Chandra Das, Mr Abhijit Dey Sarkar, Mrs Bidisha Das, Mr Palash Chakraborty, Mrs Jaydeepa Paul Das, Mr Arpan Kumar Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Kumar Chakraborty	Boro Maa Construction-8.25 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Kumar Chakraborty	Boro Maa Construction-2000.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Deshbandhu Nagar No.4, Mouza: SODEPUR, Ward No: 13, Holding No:105 Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 286/1682, LR Khatian No:- 233	Owner: কাজল চন্দ্র দাস , Gurdian: বিশু দেয় , Address: 16 নং সোদেপুর রোড, কলিকতা Classification: বাং. Area: 0.07000000 Acre,	Owner Name not selected by applicant.

BORO MAA CONSTRUCTION

Kajal Chandra Das
Partner

On 15-12-2023

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

Presented for registration at 16:50 hrs on 15-12-2023, at the Private residence by Mr Kajal Chandra Das ,

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 87,75,000/-

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

Execution is admitted on 15/12/2023 by Mr Dipak Kumar Chakraborty, Son of Late Jitendra Nath Chakraborty, 4 No Desh Bandhu Nagar, P.O: Sodepur, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Retired Person

Identified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewlitelinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession Business

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

Execution is admitted on 15-12-2023 by Mr Kajal Chandra Das, Partners, Boro Maa Construction, Joy Deep Vila Rabindra Nath Tagore Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewlitelinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession Business

Execution is admitted on 15-12-2023 by Mr Abhijit Dey Sarkar, Partners, Boro Maa Construction, Joy Deep Vila Rabindra Nath Tagore Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewlitelinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession Business

Execution is admitted on 15-12-2023 by Mrs Bidisha Das, Partners, Boro Maa Construction, Joy Deep Vila Rabindra Nath Tagore Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewlitelinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession Business

Execution is admitted on 15-12-2023 by Mr Palash Chakraborty, Partners, Boro Maa Construction, Joy Deep Vila Rabindra Nath Tagore Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

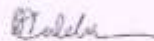
Identified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewlitelinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession Business

Execution is admitted on 15-12-2023 by Mrs Jaydeepa Paul Das, Partners, Boro Maa Construction, Joy Deep Vila Rabindra Nath Tagore Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewlitelinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession Business

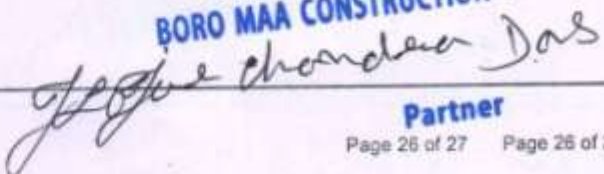
Execution is admitted on 15-12-2023 by Mr Arpan Kumar Dutta, Partners, Boro Maa Construction, Joy Deep Vila Rabindra Nath Tagore Road, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Bishu Dey, , Son of Late M Dey, Sewli, P.O: Sewlitelinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession Business



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

BORO MAA CONSTRUCTION



Partner

On 26-12-2023

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

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

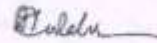
Payment of Fees

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 2452, Amount: Rs.100.00/-, Date of Purchase: 14/12/2023, Vendor name: S Bhowmik



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

BORO MAA CONSTRUCTION

Rajendra Chandra Das
Partner

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2023, Page from 301744 to 301771
being No 152409323 for the year 2023.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2023.12.29 12:53:53 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 29/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

BORO MAA CONSTRUCTION

Logjit Chandra Das
Partner