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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Registrar North 24 Parganas
Kolkata, North 24 Parganas

POWER OF ATTORNEY FOR DEVELOPMENT

TO ALL TO WHOM THESE:

We, (1) **SRI TARIT KUMAR RAY (PAN: ADOPR3191A)**,
Son of Late Sushil Kumar Roy, Grandson of Late Raj Mohan Roy, by Nationality- Indian, by Religion- Hindu, by Occupation- Retired, Residing at: Ananya Apartment, Flat No. 203, Block 'A', First Floor, 207/1, K.N.I. Sarani, Birati, P.O. & P.S. Nimta, Dist. North 24 Parganas, Kolkata 700049,

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Atokendu Bandyopadhyay

Advocate

08 DEC 2022

2838

03 DEC 2022

Date.....
 Name.....
 Address.....
 P.S.....
 Dist.....
 Name of Treasury :- Barrackpore
 Name of Vender :- RANA SUR
 Date of Purchase.....
 Total Amount.....
 Signature of Vendor.....

M/S Datta Construction
 Date
 29/11/20

29 NOV 2022

140 000





Assistant District Sub-Registrar
 Sadepur, North 24-Parganas

08 DEC 2022

Ayan Banerjee
 Adv
 S/o - Swapan Banerjee
 Barrackpore Court

(2)

(2) SRI ASIT KUMAR ROY (PAN: ACRPR7165C), Son of Late Sushil Kumar Roy, Grandson of Late Raj Mohan Roy, by Nationality- Indian, by Religion- Hindu, by Occupation- Retired, Residing at: 12, Kabiguru Sarani, P.O. & P S. Durgapur, District- Burdwan, PIN- 713216,

(3) SMT. RITA DAM (PAN: CBFPD2909B), Wife of Sri Prabir Dam, Married Daughter of Late Sushil Kumar Roy, Grand daughter of Late Raj Mohan Roy, by Nationality- Indian, by Religion- Hindu, by Occupation- Housewife, Residing at: A/18 H.B. Town, Road No. 3, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110,

(4) SMT. BHULU ROY (PAN: AVFPR2989F), Wife of Late Ajit Kumar Roy, Daughter in Law of Late Raj Mohan Roy, by Nationality- Indian, by Religion- Hindu, by Occupation- Housewife, Residing at: D-1, Vivekananda Park, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700110,

(5) SRI PARTHA PRATIM ROY (PAN: ACUPR6532J), Son of Late Ajit Kumar Roy, Grandson of Late Raj Mohan Roy, by Nationality- Indian, by Religion- Hindu, by Occupation- Retired, Residing at: D-1, Vivekananda Park, P.O. Sodepur, P.S. Ghola, District- North 24 Parganas, Kolkata-700110,

(6) SMT. SARBANI CHAKRABORTY (PAN: AAPPC8140G), Wife of Sri Biswajit Chakraborty, Married Daughter of Late Ajit Kumar Roy, Grand daughter of Late Raj Mohan Roy, by Nationality- Indian, by Religion- Hindu, by Occupation- Service, Residing at: Anjali Co-operative,


Alokendu Bandyopadhyay
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Flat No. 2W, Plot No. AB-150, Street No. 85, VTC: New Town, Action Area-I, P.O. New Town, P.S. New Town, District North 24-Parganas, Kolkata-700156,

(7) SRI SAIBAL ROY (PAN: ADPPR3041N), Son of Late Utpal Kumar Roy, Grandson of Late Raj Mohan Roy, by Nationality- Indian, by Religion- Hindu, by Occupation- Business, Residing at: 31B, Block-CA, Shalimar Bagh, P.O & P.S. Shalimar Bagh, Delhi, Pin-110088,

(8) SMT. MITRA SOM (PAN: BNXPS2703P), Wife of Sri Ambar Som, Married Daughter of Late Utpal Kumar Roy, Grand daughter of Late Raj Mohan Roy, by Nationality- Indian, by Religion- Hindu, by Occupation- Homemaker, Residing at: 2C, Block-V, Sparklin Housing, P.O. and P.S. Durgapur, District- West Burdwan, PIN- 713203,

(9) SMT. SUHASINI ROY (PAN: AVYPR2015D), Wife of Late Benimadhab Roy, Daughter in Law of Late Raj Mohan Roy, by Nationality- Indian, by Religion- Hindu, by Occupation- Housewife, Residing at: D-1, Viyekananda Park, P.O. Sodepur, P.S. Gholia, District North 24-Parganas, Kolkata-700110,

(10) SRI SUDIPTA RAY (PAN: ADBPR2089N), Son of Late Benimadhab Roy, Grandson of Late Raj Mohan Roy, by Nationality- Indian, by Religion- Hindu, by Occupation- Service, Residing at: South City Garden, BI T3/Flat 12H, 61, B. L. Saha Road, P.O. New Alipore, P.S. Behala, Kolkata-700053,

(11) SMT. SANGITA ROY (PAN: AVYPR2078J), Wife of Sri Goutam Roy, Married daughter of Late Benimadhab Roy, Grand daughter of Late Raj Mohan Roy, by Nationality- Indian, by Religion- Hindu, by Occupation- Housewife,



Alokendu Bandyopadhyay
Advocate

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Residing at : 32, Indralok, Road No. 7, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700110, do hereby jointly appoint, constitute and nominate "**M/S. DATTA CONSTRUCTION**" a Partnership firm having its present place of Business at Indraloke, Road No. 2, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700110. **PAN NO. AASFD9931H** hereby represented by its Partners namely:

(1) SRI PRASENJIT DATTA, Son of Late Chittaranjan Dutta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Sodepur Kalitala, P.O. Panshila, P.S. Ghola, Dist: North 24 Parganas, Kolkata-700112,
(2) SRI BIKAS DATTA, Son of Sri Benimadhab Dutta, by Nationality-Indian, by Religion-Hindu, by Occupation - Business, Residing at: 81, Uttarayan, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110,

SEND GREETINGS:-

WHEREAS originally one Nakuleswar Chattopadhyay son of Late Makhan Lal Chattopadhyay was the absolute Owner of all that the properties containing an area of more or less 56 Decimals, within Mouza-Ghola, J.L.No. 14, Re.Su. no. 103, Touzi No. 3, 63, 163, 1217, 1652, Comprised and Contained in R.S. Dag Nos. 80, R.S. Dag No. 80/699, R.S. Dag No. 80/698, under R.S. Khatian Nos. 1015, 909, 565, situated at Ghola, North 24-Parganas.

AND WHEREAS said Nakuleswar Chattopadhyay while had been enjoying the actual physical possession of the aforesaid landed property he sold and transferred his property to the



Atalendu Bandyopadhyay
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Predecessor in title of the present land owners namely Sri Raj Mohan Roy and Sri Surendra Kumar Roy, both sons of Late Radha Mohan Roy, by executing a Registered Bengali Deed of Sale which was executed & Registered on 03.06.1947 at the office of Sub Registrar at Barrackpore and the same was recorded in Book No. I, Volume No. 15, Pages from 62 to 64, being No. 843 for the year 1947.

AND WHEREAS while have been seized and possessed of the aforesaid landed property the said Raj Mohan Roy and Surendra Kumar Roy for the better use and enjoyment of the landed property they amicably partitioned the aforesaid property by dint of a Registered Deed of Partition dated 22.02.1949 which was executed & registered in the office of the Sub Registrar, Barrackpore and the same was recorded in Book No. I, Volume No. 10, Being No. 342 for the year 1949.

AND WHEREAS as per the allotment of aforesaid Deed of Partition dated 22.02.1949, the said Raj Mohan Roy was allotted the Lot No. 'A' i.e. **ALL THAT** the piece and parcel of land 13 Cottahs 5 Chittaks in Dag No. 80 + 9 Cottahs 11 Chittaks in Dag No. 80/699 = Totalling 1 Bigha 3 Cottahs of land and accordingly the said Raj Mohan Roy got the aforesaid property duly mutated his name as its absolute owner in the records all the statutory authorities having jurisdiction over the aforesaid property including in the record of Panihati Municipality.



Alakendu Bandopadhyay
Advocate

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AND WHEREAS the said Raj Mohan Roy while had been enjoying as well as possessing his landed property he died intestate on 04.08.1976 leaving behind him his wife Chapala Sundari Roy, five sons namely Sukumar Roy, Sushil Kumar Roy, Ajit Kumar Roy, Utpal Kumar Roy, Benimadhab Roy and two daughters namely Putul Rani Roy (Wife of Sri Yogendra Kumar Roy) and Chabi Das (Wife of Sri Anil Kumar Das) as his surviving legal heirs and successors within the meaning and scope of Section 8 of the Hindu Succession Act, 1956 and they inherited the said property as left by Late Raj Mohan Roy as undivided 1/8th share in each part.

AND WHEREAS the said Chapala Sundari Roy (wife of Late Raj Mohan Roy) died intestate on 24.07.1983 leaving behind her five sons namely Sukumar Roy, Sushil Kumar Roy, Ajit Kumar Roy, Utpal Kumar Roy, Benimadhab Roy and two daughters namely Putul Rani Roy and Chabi Das as her Legal heirs and successors and the undivided 1/8th share as left by Chapala Sundari Roy devolved upon them within the meaning and scope of Section 15 of the Hindu Succession Act, 1956.

AND WHEREAS after the demise of Raj Mohan Roy and Chapala Sundari Roy their Five Sons namely Sukumar Roy, Sushil Kumar Roy, Ajit Kumar Roy, Utpal Kumar Roy, Benimadhab Roy and two daughters namely Putul Rani Roy and Chabi Das became the lawful joint Owners of the said landed property as undivided 1/7th share in each part



Alokendu Bandyopadhyay
Advocate

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subsequently the said Sukumar Roy died intestate on 24.12.1990 as unmarried leaving behind his above named four brothers & two sisters as his Legal heirs and successors as per the provision of Section 8 of the Hindu Succession Act, 1956, thus the said Sushil Kumar Roy, Ajit Kumar Roy, Utpal Kumar Roy, Benimadhab Roy, Putul Rani Roy and Chabi Das jointly have become the lawful owner of 1 Bigha 3 Cottahs of landed property in R.S. Dag Nos. 80 & 80/699 and they jointly possessing the same without interruption of others.

AND WHEREAS in the manner aforesaid the said Putul Rani Roy (wife of Late Yogendra Kumar Roy) and Chabi Das (wife of Late Anil Das) both married daughters of Late Raj Mohan Roy became the lawful Owners of undivided 2/6th share of the said landed property lying and situated at Mouza- Ghola, Dist. North 24 Parganas and they jointly transferred their undivided 1/3rd share of the said landed property i.e. undivided 7 Cottahs 12 Chittaks of landed property in favour of their 4 (Four) brothers namely Sushil Kumar Roy, Ajit Kumar Roy, Utpal Kumar Roy and Benimadhab Roy by virtue of a Deed of Gift, which was executed & registered on 30.01.1991 at the office of Sub Registrar at Barrackpore and the same recorded in Book No. I, Volume No. 10, Pages from 201 to 206, Being No. 427 for the year 1991.



Alokendra Banerjee
Advocate

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AND WHEREAS in the foregoing events the said Sushil Kumar Roy, Ajit Kumar Roy, Utpal Kumar Roy and Benimadhab Roy have become the lawful joint Owners of 1 Bigha 3 Cottahs i.e. (13 Cottahs 5 Chittaks 5 sq.ft. in R.S. Dag No. 80 and 9 Cottahs 10 Chittaks 40 sq.ft. in R.S. Dag No. 80/699) landed property as undivided 1/4th share in each part and thereafter the said Sushil Kumar Roy died intestate on 24.04.1995 leaving behind him his wife namely Nibha Ray, two sons namely Tarit Kumar Roy, Asit Kumar Roy and one married daughter Rita Dam (wife of Sri Prabir Kumar Dam) as his legal heirs and successors within the meaning and scope of Section 8 of the Hindu Succession Act, 1956 and the undivided 1/4th share of the said landed property as left by Sushil Kumar Roy was devolved upon them.

AND WHEREAS the said Ajit Kumar Roy died intestate on 24.05.2005 leaving behind him his wife namely Smt. Bhulu Roy, one son Partha Pratim Roy and one married daughter Sarbani Chakraborty (wife of Sri Biswajit Chakraborty) as his legal heirs and successors within the meaning and scope of Section 8 of the Hindu Succession Act, 1956 and the undivided 1/4th share of the said landed property as left by Ajit Kumar Roy was devolved upon them.

AND WHEREAS thus the said Sri Utpal Kumar Roy, Sri Benimadhab Roy, Smt. Nibha Ray, Sri Tarit Kumar Roy, Sri Asit Kumar Roy, Smt. Rita Dam, Smt. Bhulu Roy, Sri Partha Pratim Roy and Smt. Sarbani Chakraborty have jointly



Atokendra Bandyopadhyay

Advocate

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became the lawful joint Owners of 1 Bigha 3 Cottahs i.e. (13 Cottahs 5 Chittaks 5 sq.ft. in R.S. Dag No. 80 and 9 Cottahs 10 Chittaks 40 sq.ft. in R.S. Dag No. 80/699) within Mouza-Ghola and for the better use and enjoyment of the property amicably partitioned the aforesaid property by executing of a Registered Deed of Partition dated 10.07.2005 in the office of the District Sub Registrar- I, Barasat, District North 24 Parganas and the same was recorded in Book No. I, Volume No. 107, Pages from 334 to 386, Being No. 02764 for the year 2005 and the details of such exclusive allotments were categorically and more specifically stated in the said Deed of Partition dated 10.07.2005.

AND WHEREAS after partition the said Benimadhab Roy in his lifetime sold out an area of more or less 1 Cottahs 3 Chittacks 41 Square Feet of Land together with the asbestos shed constructed area of more or less 524 Square Feet from his allotted area to one Sri Ajoy Kumar Bhattacharjee (Son of Late Hiran Kumar Bhattacharjee) by virtue of a Deed of Sale dated 02.05.2007 which was registered on 03.05.2007 in the office of the Additional District Sub Registrar at Barrackpore, District- North 24 Parganas and the same was recorded in Book No. I, Volume No. 20, pages from 125 to 132, Being No. 02186 for the year 2007 and he also sold out a strip of land (a shop room thereon) measuring about 173 sq.ft. from his allotted area to Sri Haradhan Dutta and retained the rest area for his use & occupation and thereafter the said Benimadhab Roy died intestate on 13.07.2012 leaving



Atokendu Bandyopadhyay
Advocate

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behind him his wife namely Smt. Suhasini Roy, one son Sri Sudipta Ray and one married daughter Smt. Sangita Roy (wife of Sri Goutam Roy) as his legal heirs and successors within the meaning and scope of Section 8 of the Hindu Succession Act, 1956 and after the demise of Benimadhab Roy the said Smt. Sushashini Roy, Sri Sudipta Ray & Smt. Sangita Roy jointly have become the lawful owner of the landed property as left by Benimadhab Roy.

AND WHEREAS the said Utpal Kumar Roy while enjoying his allotted area as per the terms of the aforesaid partition Deed he died intestate on 17.02.2013 leaving behind him his wife namely Smt. Hashi Roy, one son Sri Saibal Roy and one married daughter Smt. Mitra Som (wife of Sri Ambar Som) as his legal heirs and successors within the meaning and scope of Section 8 of the Hindu Succession Act, 1956 and subsequently the said Hashi Roy also died on 18.07.2014 leaving behind her one son & one daughter as abovenamed as her legal heirs and after the demise of Utpal Kumar Roy & Hashi Roy the said Sri Saibal Roy & Smt. Mitra Som jointly have become the lawful owner of the landed property as left by Utpal Kumar Roy & Hashi Roy.

AND WHEREAS one of the party of the First Part of the aforesaid Partition Deed dated 10.07.2005 namely Smt. Nibha Ray (wife of Late Sushil Kumar Roy) died intestate on 15.11.2020 leaving behind her two sons namely Sri Tarit Kumar Roy, Sri Asit Kumar Roy & one daughter Namely Smt.



Alolendu Bandyopadhyay
Advocate

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Rita Dam as her legal heirs and successors within the meaning & scope of Section 15 of the Hindu Succession Act, 1956 and after the demise of said Nibha Ray her share devolved upon her two sons and one daughter as above named.

AND WHEREAS in the foregoing events & description of title the land Owners hereof namely SRI TARIT KUMAR RAY, SRI ASIT KUMAR ROY, SMT. RITA DAM, SMT. BHULU ROY, SRI PARTHA PRATIM ROY, SMT. SARBANI CHAKRABORTY, SRI SAIBAL ROY, SMT. MITRA SOM, SMT. SUHASINI ROY, SRI SUDIPTA RAY, SMT. SANGITA ROY have become the absolute & lawful Owners of their respective landed property and they mutated their names in the assessment registrar of Panihati Municipality in respect of their allotted area vide holding no. 64, 65, 66, 67 & 68, Barasat Road, under Ward No. 31 and while enjoying the same they jointly formulated a scheme for construction of a multistoried building complex upon their subject landed property and they further amalgamated their respective allotted area and common area in previous form with a promise to amalgamate their separate holdings into a single holding having land area i.e. 1 Bigha 1 Cottahs 8 Chittaks 11 sq.ft. i.e. (11 Cottahs 13 Chittaks 16 sq.ft. in R.S. Dag No. 80 & 9 Cottahs 10 Chittaks 40 sq.ft. in R.S. Dag No. 80/699) togetherwith the residential structure standing thereon within Mouza-Ghola, J.L.No. 14, Re.Su. no. 103, Touzi No. 3, 63, 163, 1217, 1652, Comprised and Contained in R.S. Dag Nos. 80, 80/699, corresponding to L.R. Dag Nos. 145, 146 under R.S. Khatian Nos. 1015,



Mokunda Bandyopadhyay
Advocate

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909, corresponding to L.R. Khatian Nos. 359, 432, 1038, 2420, 4923, 5858, P.S. Khardah, A.D.S.R.O. Sodepur, Dist : North 24 Parganas within the local limits of Panihati Municipality, bearing holding no. 64, 65, 66, 67, 68, Barasat Road, under ward no. 31.

AND WHEREAS thus the Principal / Executants herein became the land owners of **ALL THAT** the piece and parcel of land measuring about more or less **11 (Eleven) Cottahs 13 (Thirteen) Chittaks 16 (Sixteen) Square Feet** Classified as "**BASTU**" TOGETHERWITH the old dilapidated structures standing thereon lying and situated at Mouza-Ghola, J.L.No. 14, Re.Su. no. 103, Touzi No. 3, 63, 163, 1217, 1652, Comprised and Contained in R.S. Dag No. 80, corresponding to L.R. Dag No. 145, under R.S. Khatian No. 1015, corresponding to L.R. Khatian Nos. 359, 432, 1038, 2420, 4923, 5858, P.S. Ghola (Formerly Khardaha) within the local municipal limits of Panihati Municipality bearing holding no. 65, 66, 67, 68, Barasat Road, under Ward No. 31, Registration Office Additional District Sub Registrar Sodepur, District North 24 Parganas, Pin-700110 (for the sake of brevity hereinafter referred to and called as the '**said property**'), the details of which were more specifically and categorically stated in the Schedule herein below.

AND WHEREAS the Executants are desirous of developing the said land by constructed Multi Storeyed building in accordance with the plan sanctioned by the Panihati



Alokendu Bandyopadhyay
Advocate

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Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executants.

AND WHEREAS WE the executants hereof have entered into a **Registered Development Agreement, being no. 15241113** in **Book no. I**, which was executed by us and Registered on **8th** day of **December, 2022** at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas with the developer "**M/S. DATTA CONSTRUCTION**" a Partnership firm having its present place of Business at Indraloke, Road No. 2, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700110, hereby represented by its Partners namely:

(1) SRI PRASENJIT DATTA, Son of Late Chittaranjan Dutta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Sodepur Kalitala, P.O. Panshila, P.S. Ghola, Dist: North 24 Parganas, Kolkata-700112,
(2) SRI BIKAS DATTA, Son of Sri Benimadhab Dutta, by Nationality-Indian, by Religion-Hindu, by Occupation - Business, Residing at: 81, Uttarayan, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110, for construction of a Multistoried Building/Complex, upon the said property consisting of several Numbers of Self Contained and Independent Flats, Garages, Shop Rooms etc. on the terms, conditions and considerations mentioned in the said Agreement.



Alokendra Bandyopadhyay
Attocate

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Tarjit Kumar Ray
Asit Kumar Ray

AND WHEREAS at the treaty of the said Agreement WE have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Panihati Municipality and other appropriate Authority to do all other acts and things.

AND WHEREAS the Developer Firm have requested us to grant the said power of Attorney in favour of "**M/S. DATTA CONSTRUCTION**" a Partnership firm having its present place of Business at Indraloke, Road No. 2, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700110, hereby represented by its Partners namely:

(1) SRI PRASENJIT DATTA, Son of Late Chittaranjan Dutta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Sodepur Kalitala, P.O. Panshila, P.S. Ghola, Dist: North 24 Parganas, Kolkata-700112,

(2) SRI BIKAS DATTA, Son of Sri Benimadhab Dutta, by Nationality-Indian, by Religion-Hindu, by Occupation - Business, Residing at: 81, Uttarayan, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110, which WE hereby do:-

NOW KNOW YE AND THESE PRESENTS WITNESS that We, **(1) SRI TARIT KUMAR RAY**, Son of Late Sushil Kumar Roy, Grandson of Late Raj Mohan Roy, Residing at: Ananya Apartment, Flat No. 203, Block 'A', First Floor, 207/1, K.N.I. Sarani, Birati, P.O. & P.S. Nimta, Dist. North 24 Parganas, Kolkata 700049, **(2) SRI ASIT KUMAR ROY**,


Atokendu Bandyopadhyay
Advocate

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Son of Late Sushil Kumar Roy, Grandson of Late Raj Mohan Roy, Residing at: 12, Kabiguru Sarani, P.O. & P.S. Durgapur, District- Burdwan, PIN- 713216, **(3) SMT. RITA DAM**, Wife of Sri Prabir Dam, Married Daughter of Late Sushil Kumar Roy, Grand daughter of Late Raj Mohan Roy, Residing at: A/18 H.B. Town, Road No. 3, P.O. Sodepur, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700110, **(4) SMT. BHULU ROY**, Wife of Late Ajit Kumar Roy, Daughter in Law of Late Raj Mohan Roy, Residing at: D-1, Vivekananda Park, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700110, **(5) SRI PARTHA PRATIM ROY**, Son of Late Ajit Kumar Roy, Grandson of Late Raj Mohan Roy, Residing at: D-1, Vivekananda Park, P.O. Sodepur, P.S. Ghola, District- North 24 Parganas, Kolkata-700110, **(6) SMT. SARBANI CHAKRABORTY**, Wife of Sri Biswajit Chakraborty, Married Daughter of Late Ajit Kumar Roy, Grand daughter of Late Raj Mohan Roy, Residing at: Anjali Co-operative, Flat No. 2W, Plot No. AB-150, Street No. 85, VTC: New Town, Action Area-I, P.O. New Town, P.S. New Town, District North 24- Parganas, Kolkata-700156, **(7) SRI SAIBAL ROY**, Son of Late Utpal Kumar Roy, Grandson of Late Raj Mohan Roy, Residing at: 31B, Block-CA, Shalimar Bagh, P.O & P.S. Shalimar Bagh, Delhi, Pin-110088, **(8) SMT. MITRA SOM**, Wife Sri Ambar Som, Married Daughter of Late Utpal Kumar Roy, Grand daughter of Late Raj Mohan Roy, Residing at: 2C, Block-V, Sparklin Housing, P.O. and P.S. Durgapur, District- West Burdwan, PIN- 713203, **(9) SMT. SUHASINI**



Alokendu Banerjee

Advocate

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ROY, Wife of Late Benimadhab Roy, Daughter in Law of Late Raj Mohan Roy, Residing at: D-1, Vivekananda Park, P.O. Sodepur, P.S. Ghola, District North 24-Parganas, Kolkata-700110, **(10) SRI SUDIPTA RAY**, Son of Late Benimadhab Roy, Grandson of Late Raj Mohan Roy, Residing at: South City Garden, BI T3/Flat 12H, 61, B. L. Saha Road, P.O. New Alipore, P.S. Behala, Kolkata-700053, **(11) SMT. SANGITA ROY**, Wife of Sri Goutam Roy, Married daughter of Late Benimadhab Roy, Grand daughter of Late Raj Mohan Roy, Residing at : 32, Indralok, Road No. 7, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700110, do hereby nominate, constitute and appoint the within named Developer to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To appear and represent us before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting our holding property and sign the relevant applications for that purpose on behalf of us AND to prepare plan on behalf of the Executants for development of the said property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.

Atendra Bandopadhyay

Attorney

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- 2.** To approach on behalf of Executants all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.
- 3.** To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.
- 4.** To supervise the development work in respect of Building on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Panihati Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Panihati Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.



Alakendra Banerjee
Advocate

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5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).
6. To appear and represent us before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.
7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnel and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration moneys salaries and/or wages.
8. To pay various 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 and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give and effectual receipts in our name and on our behalf in connection with the refund of such deposits.
9. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Panihati Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.

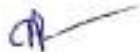


Abhendu Bandopadhyay

Attorney

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- 10.** To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati Municipality a lease in respect of any portion of the said property for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.
- 11.** To make necessary applications to the W.B.S.E.D.C.L./ C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.
- 12.** To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.
- 13.** To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.
- 14.** To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Panihati Municipality and other concerned authorities.
- 15.** To give 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 buildings thereon and also for obtaining occupation and/or completion Certificate in respect of the said building/s or any part or parts thereof.

16. To give necessary letters, writings and undertakings to the Panihati Municipality Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.

17. To approach the Panihati Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).

18. To approach the Government of West Bengal in all its Departments including the B.L. & L.R.O. office (BKP-II) as well as the Panihati Municipality for the purpose of mutation of the subject landed property and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Panihati Municipality and other concerned authorities for



Alakanda Bandopadhyay

Advocate

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any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.

20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.

(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.



21. (i) To enter into Agreement for sale of Building **(except Owner's allocation)** as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

(iii) The Land owners shall handover physical possession of the land with the existing structure to the developer and/ or its representatives on execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

(iv) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

(v) The owners/executants shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction



Alokendra Bandyopadhyay

Attornce

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of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages (**except Owner's allocation**) in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance-II at Kolkata.

22. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof (**except Owner's allocated portion**) in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

23. To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned A.D.S.R. Office, Dist. Sub. Registrar and Registrar of Assurance.

24. To make application on the Panihati Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance, Lease and/or other documents of transfer as aforesaid may have been executed.

25. To execute Lease in respect of the said property (**except Owner's allocated portion**) and/or portion or portions and/or structure or structures standing thereon in



favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.

26. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by us of any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as we could do.

27. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as our said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

28. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) We do hereby agree and undertake that we shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Panihati Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. We do hereby expressly agree and undertake that if any such instructions shall be issued by us the same shall



Ananda Bandyopadhyay
Advocate

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not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by us.

(c) To obtain project loan from any Bank, Financial Institutions by Mortgaging the under mentioned Scheduled Property save and except the Owner's Allocation as stated in the Development Agreement.

29. For us and in our name to accept service of any write of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to us by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.

30. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

31. To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits,



Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

32. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to us either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.

33. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any



Alakendu Bandyopadhyay

Attorney

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(27)

of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as we could in our person do.

34. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

35. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon the Developer Firm.

36. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND WE HEREBY DECLARE that WE shall not do anything inconsistent with this Power of Attorney.

37. AND we hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Panihati Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.



Atyanta Bandopadhyay

Advocate

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of land classified as "**BASTU**" having rayat possessory right admeasuring more or less **11 (Eleven) Cottahs 13 (Thirteen) Chittaks 16 (Sixteen) Square Feet** Classified as "**BASTU**" TOGETHERWITH two storied old dilapidated residential house standing thereon having constructed covered area more or less 2000 sq.ft. with Cemented Flooring lying and situated at **Mouza-Ghola**, J.L.No. 14, Re.Su. no. 103, Touzi No. 3; 63, 163, 1217, 1652, Comprised and Contained in R.S. Dag No. 80, corresponding to **L.R. Dag No. 145**, under R.S. Khatian No. 1015, corresponding to L.R. Khatian Nos. 359, 432, 1038, 2420, 4923, 5858, P.S. Ghola (Formerly Khardaha), A.D.S.R.O. Sodepur, Dist : North 24 Parganas within the local limits of Panihati Municipality, bearing holding no. 65, 66, 67, 68, Barasat Road, under ward no. 31, Kolkata-700110, TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Power of Attorney for Development.

BUTTED AND BOUNDED BY

- On the North : 80ft. wide Barasat Road.
- On the South : Land of Dag No. 80/699.
- On the East : House of Sukriti Bhushan Roy & Ors.
- On the West : 12ft. wide Municipal Road.



Abokendu Bandyopadhyay

Attorn

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IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this ^{8th} day of December, 2022 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES:

1. Ayan Banerjee.
Adv.
Barrackpore Court
Eno: F/1429/2013

2. Anshu Dasgupta
Adv.
Barrackpore Court

- 1) Anil Kumar Roy
- 2) Asit Kumar Roy -
- 3) Rita Dasg.
- 4) Bhudra Ray
- 5) Partha Pratim Ray
- 6) Sarbani Chakraborty
- 7) Sanjay Dasg.
- 8) Mitra Som
- 9) Subhrajit Roy
- 10) Sudipta Ray
- 11) Sangita Roy

SIGNATURE OF THE LAND OWNERS

Ms. DATTA CONSTRUCTION
Prasanna Datta
Partner

SIGNATURE OF THE ATTORNEY

Drafted by :
Alokendu Bandyopadhyay
ALOKENDU BANDYOPADHYAY
Advocate
Calcutta High Court, District Judge's Court Barasat,
Barrackpore Court
Enl. No.-WB-570/2004

Laser Setter :
Preetam Das

Alokendu Bandyopadhyay
Advocate

UNDER RULE 44A OF THE I.R. ACT



(1) Name : **SRI TARIT KUMAR RAY**

Tarit Kumar Ray

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Tarit Kumar Ray

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ASIT KUMAR ROY**

Asit Kumar Roy

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Asit Kumar Roy

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT



Partha Pratim Roy

(1) Name : **SRI PARTHA PRATIM ROY**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Partha Pratim Roy

SIGNATURE OF THE PRESENTANT



Sarbani Chakraborty

(2) Name : **SMT. SARBANI CHAKRABORTY**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Sarbani Chakraborty

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT



(1) Name : **SRI SAIBAL ROY**

Saibal Roy

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Saibal Roy

SIGNATURE OF THE PRESENTANT

(2) Name : **SMT. MITRA SOM**
Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Mitra Som



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Mitra Som

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT



(1) Name : **SMT. SUHASINI ROY**

Suhasini Roy

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Suhasini Roy

SIGNATURE OF THE PRESENTANT

(2) Name : **SRI SUDIPTA RAY**

Sudipta Ray

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Sudipta Ray

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

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT



Sangita Roy

(1) Name : **SMT. SANGITA ROY**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Sangita Roy

SIGNATURE OF THE PRESENTANT

X

X
PHOTO
PASTED

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

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

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

UNDER RULE 44A OF THE I.R. ACT



Prasenjit

(1) Name : **SRI PRASENJIT DATTA**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Prasenjit Datta

SIGNATURE OF THE PRESENTANT

(2) Name : **SRI BIKAS DATTA**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Bikas Datta

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

Major Information of the Deed

Deed No :	I-1524-11132/2022	Date of Registration	08/12/2022
Query No / Year	1524-8003468703/2022	Office where deed is registered	
Query Date	08/12/2022 1:54:17 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	A Bandyopadhyay Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,00,00,000/-	Rs. 3,04,27,905/-		
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]:- 152411113/2022 Received Rs. 50/- (FIFTY only) from the applicant for Issuing the assement slip.(Urban area)		

Land Details :






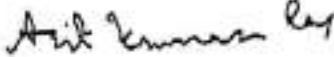


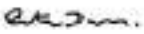
District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Barasat Road, Mouza: Ghola, , Ward No: 31, Holding No:65 Pin Code : 700110












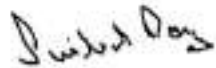
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-145	LR-359	Bastu	Bastu	11 Katha 13 Chatak 16 Sq Ft	1,90,00,000/-	2,90,77,905/-	Width of Approach Road: 80 FL. Adjacent to Metal Road, , Project Name :
Grand Total :					19.5273Dec	190,00,000 /-	290,77,905 /-	

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.	10,00,000/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	10,00,000 /-	13,50,000 /-	

Principal Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
1 Mr Tarit Kumar Ray Son of Late Sushil Krishna Roy Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office	 08/12/2022	 LTI 08/12/2022	 08/12/2022
Ananya Apartment, Flat No. 203, Block-A, First Floor, 207/1, K.N.I. Sarani, Birati, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx1A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
2 Mr Asit Kumar Roy (Presentant) Son of Late Sushil Kumar Roy Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office	 08/12/2022	 LTI 08/12/2022	 08/12/2022
12, Kabiguru Sarani, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx5C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
3 Smt Rita Dam Wife of Mr Prabir Dam Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office	 08/12/2022	 LTI 08/12/2022	 08/12/2022
A/18, H.B. Town, Road No. 3, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CBxxxxxx9B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			

Name	Photo	Finger Print	Signature
Smt Bhulu Roy Wife of Late Ajit Kumar Roy Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office	 08/12/2022	 LTI 08/12/2022	 08/12/2022
D-1, Vivekananda Park, City:- Panihati, P.O:- Sodepur, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx9F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr Partha Pratim Roy Son of Late Ajit Kumar Roy Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office	 08/12/2022	 LTI 08/12/2022	 08/12/2022
D-1, Vivekananda Park, City:- Panihati, P.O:- Sodepur, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx2J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Sarbani Chakraborty Wife of Mr Biswajit Chakraborty Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office	 08/12/2022	 LTI 08/12/2022	 08/12/2022
Anjali Co-operative, Flat No. 2W, Plot No. AB-150, Street No. 85, VTC: New Town, Action Area-I, City:- , P.O:- New Town, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr Saibal Roy Son of Late Utpal Kumar Roy Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office	 08/12/2022	 LTI 08/12/2022	 08/12/2022

31B, Block-CA, Shallmar Bagh, City:- , P.O:- Shallmar Bagh, P.S:-MANDIR MARG, District:-New Delhi, Delhi, India, PIN:- 110088 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022
 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Mitra Som Wife of Mr Ambar Som Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			
08/12/2022	LTI	08/12/2022	08/12/2022


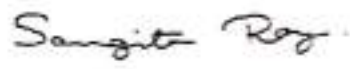
2C, Block-V, Sparklin Housing, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BNxxxxxx3P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022
 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Suhasini Roy Wife of Late Benimadhab Roy Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			
08/12/2022	LTI	08/12/2022	08/12/2022

D-1, Vivekananda Park, City:- Panihati, P.O:- Sodepur, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx5D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022
 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Sudipta Ray Son of Late Benimadhab Roy Executed by: Self, Date of Execution: 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			
08/12/2022	LTI	08/12/2022	08/12/2022



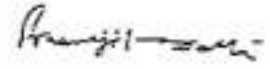


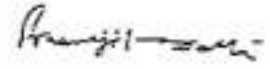


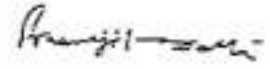









South City Garden, BI T3/Flat 12H, 61, B.L. Saha Road, City:- , P.O:- New Alipore, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx9N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022
 , Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Sangita Roy Wife of Mr Goutam Roy Executed by: Self, Date of Execution: 08/12/2022 Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office	 08/12/2022	 LTI 08/12/2022	 08/12/2022
32, Indralok, Road No. 7, City:- Panihati, P.O:- Sodepur, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx8J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/12/2022 Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DATTA CONSTRUCTION Indraloke, Road No. 2, City:- Panihati, P.O:- Sodepur, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India PIN:- 700110 , PAN No.:: aaxxxxxx1h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Prasenjit Datta Son of Late Chittaranjan Dutta Date of Execution - 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022, Place of Admission of Execution: Office </td> <td>  Dec 8 2022 4:14PM </td> <td>  LTI 08/12/2022 </td> <td>  08/12/2022 </td> </tr> </tbody> </table> <p>Sodepur Kalitala, City:- Panihati, P.O:- Panshila, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700112, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : DATTA CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Prasenjit Datta Son of Late Chittaranjan Dutta Date of Execution - 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022, Place of Admission of Execution: Office	 Dec 8 2022 4:14PM	 LTI 08/12/2022	 08/12/2022
Name	Photo	Finger Print	Signature						
Mr Prasenjit Datta Son of Late Chittaranjan Dutta Date of Execution - 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022, Place of Admission of Execution: Office	 Dec 8 2022 4:14PM	 LTI 08/12/2022	 08/12/2022						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Bikas Datta Son of Mr Benimadhab Datta Date of Execution - 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022, Place of Admission of Execution: Office </td> <td>  Dec 8 2022 4:15PM </td> <td>  LTI 08/12/2022 </td> <td>  08/12/2022 </td> </tr> </tbody> </table> <p>81, Uttarayan, City:- Panihati, 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, Aadhaar No Not Provided Status : Representative, Representative of : DATTA CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Bikas Datta Son of Mr Benimadhab Datta Date of Execution - 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022, Place of Admission of Execution: Office	 Dec 8 2022 4:15PM	 LTI 08/12/2022	 08/12/2022
Name	Photo	Finger Print	Signature						
Mr Bikas Datta Son of Mr Benimadhab Datta Date of Execution - 08/12/2022 , Admitted by: Self, Date of Admission: 08/12/2022, Place of Admission of Execution: Office	 Dec 8 2022 4:15PM	 LTI 08/12/2022	 08/12/2022						

Identifier Details :

Photo	Finger Print	Signature
		
08/12/2022	08/12/2022	08/12/2022

Ayan Banerjee
 Son of Mr S Banerjee
 City:- P.O:- Bkp, P.S:-Barrackpore,
 District:-North 24-Parganas, West Bengal,
 India, PIN:- 700120

Identifier Of Mr Tarit Kumar Ray, Mr Asit Kumar Roy, Smt Rita Dam, Smt Bhulu Roy, Mr Partha Pratim Roy, Smt Sarbani Chakraborty, Mr Saibal Roy, Smt Mitra Som, Smt Suhasini Roy, Mr Sudipta Ray, Smt Sangita Roy, Mr Prasenjit Datta, Mr Bikas Datta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Tarit Kumar Ray	DATTA CONSTRUCTION-1.77521 Dec
2	Mr Asit Kumar Roy	DATTA CONSTRUCTION-1.77521 Dec
3	Smt Rita Dam	DATTA CONSTRUCTION-1.77521 Dec
4	Smt Bhulu Roy	DATTA CONSTRUCTION-1.77521 Dec
5	Mr Partha Pratim Roy	DATTA CONSTRUCTION-1.77521 Dec
6	Smt Sarbani Chakraborty	DATTA CONSTRUCTION-1.77521 Dec
7	Mr Saibal Roy	DATTA CONSTRUCTION-1.77521 Dec
8	Smt Mitra Som	DATTA CONSTRUCTION-1.77521 Dec
9	Smt Suhasini Roy	DATTA CONSTRUCTION-1.77521 Dec
10	Mr Sudipta Ray	DATTA CONSTRUCTION-1.77521 Dec
11	Smt Sangita Roy	DATTA CONSTRUCTION-1.77521 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Tarit Kumar Ray	DATTA CONSTRUCTION-181.81818200 Sq Ft
2	Mr Asit Kumar Roy	DATTA CONSTRUCTION-181.81818200 Sq Ft
3	Smt Rita Dam	DATTA CONSTRUCTION-181.81818200 Sq Ft
4	Smt Bhulu Roy	DATTA CONSTRUCTION-181.81818200 Sq Ft
5	Mr Partha Pratim Roy	DATTA CONSTRUCTION-181.81818200 Sq Ft
6	Smt Sarbani Chakraborty	DATTA CONSTRUCTION-181.81818200 Sq Ft
7	Mr Saibal Roy	DATTA CONSTRUCTION-181.81818200 Sq Ft
8	Smt Mitra Som	DATTA CONSTRUCTION-181.81818200 Sq Ft
9	Smt Suhasini Roy	DATTA CONSTRUCTION-181.81818200 Sq Ft
10	Mr Sudipta Ray	DATTA CONSTRUCTION-181.81818200 Sq Ft
11	Smt Sangita Roy	DATTA CONSTRUCTION-181.81818200 Sq Ft

and Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Barasat Road, Mouza: Ghola, , Ward No:
Holding No:65 Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 145, LR Khatian No:- 359	Owner:অমিত কুমার রায়, Gurdian:মৃত সুশীল, Address:নিজ , Classification:বান্ধ, Area:0.02000000 Acre,	Owner Name not selected by applicant.

08-12-2022

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 14:27 hrs on 08-12-2022, at the Office of the A.D.S.R. SODEPUR by Mr Asit Kumar Roy, one of the Executants.

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 3,04,27,905/-

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

Execution is admitted on 08/12/2022 by 1. Mr Tarit Kumar Ray, Son of Late Sushil Krishna Roy, Ananya Apartment, Flat No. 203, Block-A, First Floor, 207/1, K.N.I. Sarani, Birati, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Retired Person, 2. Mr Asit Kumar Roy, Son of Late Sushil Kumar Roy, 12, Kabiguru Sarani, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by Profession Retired Person, 3. Smt Rita Dem, Wife of Mr Prabir Dam, A/18, H.B. Town, Road No. 3, P.O: Sodepur, Thana: Khardaha, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife, 4. Smt Bhulu Roy, Wife of Late Ajit Kumar Roy, D-1, Vivekananda Park, P.O: Sodepur, Thana: Ghola, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife, 5. Mr Partha Pratim Roy, Son of Late Ajit Kumar Roy, D-1, Vivekananda Park, P.O: Sodepur, Thana: Ghola, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Retired Person, 6. Smt Sarbeni Chakraborty, Wife of Mr Biswajit Chakraborty, Anjali Co-operative, Flat No. 2/W, Plot No. AS-150, Street No. 85, VTC: New Town, Action Area-I, P.O: New Town, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Service, 7. Mr Saibal Roy, Son of Late Utpal Kumar Roy, 31B, Block-CA, Shalimar Bagh, P.O: Shalimar Bagh, Thana: MANDIR MARG, New Delhi, DELHI, India, PIN - 110068, by caste Hindu, by Profession Business, 8. Smt Mitra Som, Wife of Mr Ambar Som, 2C, Block-V, Sparkin Housing, P.O: Durgapur, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Others, 9. Smt Suhesini Roy, Wife of Late Benimadhab Roy, D-1, Vivekananda Park, P.O: Sodepur, Thana: Ghola, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife, 10. Mr Sudipta Ray, Son of Late Benimadhab Roy, South City Garden, Bl T3/Flat 12H, 61, B.L. Saha Road, P.O: New Alipore, Thana: Behala, South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Service, 11. Smt Sangita Roy, Wife of Mr Goutam Roy, 32, Indralok, Road No. 7, P.O: Sodepur, Thana: Ghola, City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife

Identified by Mr Ayan Banerjee, Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-12-2022 by Mr Prasenjit Datta, Partner, DATTA CONSTRUCTION, Indraloke, Road No. 2, City:- Panihati, P.O:- Sodepur, P.S:-Ghola, District-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Ayan Banerjee, Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 08-12-2022 by Mr Bikas Datta, Partner, DATTA CONSTRUCTION, Indraloke, Road No. 2, City:- Panihati, P.O:- Sodepur, P.S:-Ghola, District-North 24-Parganas, West Bengal, India, PIN:- 700110

Identified by Mr Ayan Banerjee, Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

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

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp
Stamp: Type: Impressed, Serial no 2838, Amount: Rs.100.00/-, Date of Purchase: 03/12/2022, Vendor name: RANA
SUR



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



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2022, Page from 361923 to 361972
Serial No 152411132 for the year 2022.



Digitally signed by DEBJANI HALDER
Date: 2022.12.30 18:29:51 +05:30
Reason: Digital Signing of Deed.

Debjani Halder

(Debjani Halder) 2022/12/30 06:29:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)