

11271/22

I-11133/2002

भारतीय नैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 236847

8/1468814/22

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

Notary Public Sub-Registrar  
Sodepur, North 24 Parganas

08 DEC 2022

**POWER OF ATTORNEY FOR DEVELOPMENT**

**TO ALL TO WHOM THESE:**

I, **SRI AJOY KUMAR BHATTACHARJEE (PAN: AFMPB4081R)**, Son of Late Hiran Kumar Bhattacharjee, by Nationality- Indian, by Religion- Hindu, by Occupation- Retired, Residing at: D-1, Vivekananda Park, Barasat Road, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Kolkata 700110

Contd...2

Hokendo Bandyopadhyay

Advocate

03 DEC 2022

Name: M/S DDK Co  
 Address: Barrackpore  
 P.S.: RANA SUR  
 Amount: 140 000  
 Date of payment: 29 NOV 2022  
 Signature of vendor: [Signature]

M/S DDK Co  
 29 NOV 2022  
 140 000



National District Sub-Registrar  
 Cadour, North 24 Parganas

08 DEC 2022

Ayan Banerjee  
 Adv  
 S/o- Swapan Banerjee  
 Barrackpore Court

(2)


do hereby appoint, constitute and nominate "**M/S. DATTA CONSTRUCTION**" having it's Office 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:

**(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** the land Owner/executant hereof has purchased a plot of land measuring more or less 1Cottahs 3Chittaks 41sq.ft., alongwith a 524 sq.ft. asbestos shed residential house 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 No. 80, under R.S. Khatian No. 1015, P.S. Ghola (Formerly Khardaha), A.D.S.R.O. Sodepur, Dist : North 24 Parganas by virtue of a Bengali Registered Deed of Sale being no. 2186 which was executed and registered by the predecessor-in-title of the present owner namely Sri Beni Madhab Roy (Son of Late Raj Mohan Roy), on 03.05.2007 at the office of A.D.S.R.O. Barrackpore and the same was recorded in Book no. I. Vol. No. 20, Pages from 125 to 132, being no. 2186, for the year 2007.

  
Alokendri Bandyopadhyay  
Attornay

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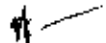
(3)

**AND WHEREAS** thus by way of the said Bengali Deed of Sale the land Owner/executant herein has become the absolute owner of 1Cottahs 3Chittaks 41sq.ft. of land with structure and has been possessing and enjoying the same peacefully, quietly and without interruption of others and mutated his name in the local Panihati Municipality, bearing Holding No. 69, Barasat Road, under ward no. 31 and paid relevant rents & taxes to the authority concerned regularly.

**AND WHEREAS** the Executant is now desirous of developing the said land by constructing a Multi Storeyed building in accordance with the plan as would be sanctioned by the Panihati Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executant.

**AND WHEREAS** I the executant hereof have entered into a **Registered Development Agreement being no. 152411114** in **Book no. I**, which was executed by me and Registered on **8th** day of **December, 2022** at the office of A.D.S.R.O. Sodepur, Dist. North 24 Parganas with the developer "**M/S. DATTA CONSTRUCTION**" having it's Office at Indraloke, Road No. 2, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700110 a partnership business represented by it's partner's 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,

*Big Kumar Bhattacharya*

  
Alokendu Banerjee  
Advocate

Contd...4

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**(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, Shops, Godown & Garages etc. on the terms, conditions and considerations mentioned in the said Agreement.

**AND WHEREAS** at the treaty of the said Agreement I have agreed to give a Power of Attorney for Development in favour of the said Developer 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 has requested me to grant the said power of Attorney in favour of "**M/S. DATTA CONSTRUCTION**" having it's Office at Indraloke, Road No. 2, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700110 a partnership business reperedented by it's partner's 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 I hereby do:-

  
Atakendu Bandhopadhyay  
Attornay

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**NOW KNOW YE AND THESE PRESENTS WITNESS** that I, **SRI AJOY KUMAR BHATTACHARJEE**, Son of Late Hiran Kumar Bhattacharjee, by Nationality- Indian, by Religion- Hindu, by Occupation- Retired, Residing at: D-1, Vivekananda Park, Barasat Road, P.O. Sodepur, P.S. Ghola, Dist. North 24 Parganas, Kolkata 700110 do hereby nominate, constitute and appoint the within named Developer to be my 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 me before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting my holding property and sign the relevant applications for that purpose on behalf of me AND to prepare plan on behalf of the Executant 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.

**2.** To approach on behalf of Executant 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



*Alokendu Bandyopadhyay*


*Advocate*

Contd...6

(6)

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.
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 me 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 personal 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.

  
Atokendu Bandyopadhyay  
Advocate

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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 my said Attorney and to give and effectual receipts in my name and on my 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.
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.

  
Alokendra Banerjee  
Advocate

Contd...8

- 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 Building to be constructed on the said 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 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 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 multistoried building 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 Owner hereof.

(iii) The Land Owner shall handover physical possession of the land with the existing structure to the developer and/or its representatives within 30days from the date of Sanction Building Plan of the proposed multistoried building 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 Owner free of cost.

(v) The Owner/Executant shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the Owner allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the



*Alokendu Bandyopadhyay*

*Advocate*

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(11)

developer. It is agreed that on and from handing over possession of the said land for construction 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 Sub-Registrar, Dist. Registrar or Registrar of Assurance.

**24.** To make application before 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.

  
Alokendu Banerjee  
Attorney

Contd...12

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**26.** To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by me 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 I could do.

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

(b) To receive every sum of money whatsoever which may become due and payable to me 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) I do hereby agree and undertake that I 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. I do hereby expressly agree and undertake that if any such instructions shall be issued by me the same shall 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 me.

  
Mokendu Bandyopadhyay

Advocate

Contd...13

(13)

(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 me and in my name to accept service of any writ 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 me 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 my 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



*Alakanda Banthirapachayy*

*Advocate*

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(14)

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 my behalf under the powers reserved to me 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 me 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 of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as I could in my 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 I 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.



Alokendu Bandyopadhyay  
Attorney

Contd...15

**36.** 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 I shall not do anything inconsistent with this Power of Attorney.

**37.** AND I 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.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of land measuring more or less **1Cottahs 3Chittaks 41sq.ft.** of land classified as "**Bastu**" togetherwith a 524 sq.ft. Asbestos Shed old dilapidated one storied residential house standing thereon with **Cemented Flooring** which is lying and situated 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 No. 80, corresponding to **L.R. Dag No. 145**, under R.S. Khatian No. 1015, corresponding to L.R. Khatian No. 5858, P.S. Ghola (Formerly Khardaha), A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality, bearing Holding No. 69, Barasat Road, under ward no. 31 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 : Land of Tarit Kumar Ray & Others.

On the South : 3ft. wide Common Passage.

On the East : Land of Sukriti Bhusan Ray & Others.

On the West : Land of Tarit Kumar Ray & Others.

  
Atokendu Bandyopadhyay  
Attornate

Contd...16

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

**SIGNED AND DELIVERED**  
**in presence of following**  
**WITNESSES:**

1. Ayan Banerjee  
Adv.

Sl. Swapan Banerjee  
Barrackpore Court

Enrol. No. F/194/2013

2. Arishant Das  
Adv.  
Barbara Dore  
- Corp.

\_\_\_\_\_  
SIGNATURE OF THE EXECUTANT

M/s. DATTA CONSTRUCTION  
Ranajit Datta  
Partner

\_\_\_\_\_  
SIGNATURE OF THE ATTORNEY

**Drafted by:**

Alokendu Bandyopadhyay  
Adv.

ALOKENDU BANDYOPADHYAY  
Advocate  
District Judge's Court Barasat,  
District Court  
En. No. WB-570/2004

**Laser Setter:**

Preetam Das  
Preetam Das

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



**SRI AJOY KUMAR BHATTACHARJEE**

**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.

*Sri Kumar Bhattacharjee*

**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.

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



**SRI PRASENJIT DATTA**

*Rao*

**LEFT HAND FINGER PRINTS**

LITTLE RING MIDDLE FORE THUMB



**RIGHT HAND FINGER PRINTS**

THUMB FORE MIDDLE RING LITTLE



*Prasenjit Datta*

SIGNATURE OF THE PRESENTANT

**SRI BIKAS DATTA**

(2) Name : .....  
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

	I-1524-11133/2022	Date of Registration	08/12/2022
	1524-8003468814/2022	Office where deed is registered	
	08/12/2022 2:01:12 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Name, Address Details	A Bandyopadhyay Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, Status : Advocate		
		Additional Transaction	
Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Market Value	Market Value		
Rs. 15,00,000/-	Rs. 31,99,080/-		
Stamp duty 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]:- 152411114/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



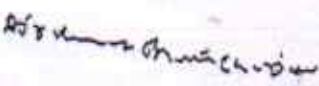
District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Barasat Road, Mouza: Ghola, , Ward No:  
31, Holding No:69 Pin Code : 700110

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-145	LR-5858	Bastu	Bastu	1 Katha 3, Chatak 41 Sq Ft	14,00,000/-	30,57,600/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>2.0533Dec</b>	<b>14,00,000 /-</b>	<b>30,57,600 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	524 Sq Ft.	1,00,000/-	1,41,480/-	Structure Type: Structure
Gr. Floor, Area of floor : 524 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>524 sq ft</b>	<b>1,00,000 /-</b>	<b>1,41,480 /-</b>	

s,Photo,Finger print and Signature



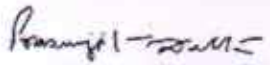


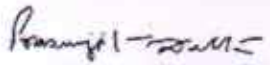


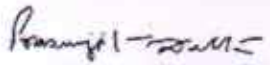
Name	Photo	Finger Print	Signature
<b>Kumar narjee (Presentant)</b>  of Late Hiran Kumr tajarjee cuted by: Self, Date of ecution: 08/12/2022 Admitted by: Self, Date of Admission: 08/12/2022 ,Place : Office			
	08/12/2022	LTI 08/12/2022	08/12/2022




D-1, Vivekananda Park, Barasat Road, 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.:: AFxxxxxx1R,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 :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Datta Construction</b> 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 :**

SI 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> <b>Mr Prasenjit Datta</b>                      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>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Dec 8 2022 4:18PM</td> <td>LTI 08/12/2022</td> <td>08/12/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Prasenjit Datta</b> 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 4:18PM	LTI 08/12/2022	08/12/2022
Name	Photo	Finger Print	Signature										
<b>Mr Prasenjit Datta</b> 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 4:18PM	LTI 08/12/2022	08/12/2022										
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)													

Name	Photo	Finger Print	Signature
<b>Bikas Datta</b> Son of Mr Benimadhab 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 4:19PM	 LTI 08/12/2022	 08/12/2022
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)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Ayan Banerjee</b> Son of Mr S Banerjee Bkp, City:- , P.O:- Bkp, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
	08/12/2022	08/12/2022	08/12/2022
Identifier Of Mr Ajoy Kumar Bhattacharjee, Mr Prasenjit Datta, Mr Bikas Datta			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Bhattacharjee	Datta Construction-2.05333 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Ajoy Kumar Bhattacharjee	Datta Construction-524.00000000 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Barasat Road, Mouza: Ghola, , Ward No: 31, Holding No:69 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:- 5858	Owner:বেনী মাধব রায়, Gurdian:রাজমোহন , Address:নিজ , Classification:বান্ধ, Area:0.05000000 Acre,	Owner Name not selected by applicant.

2-2022

**State 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 of Indian Stamp Act 1899.

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

Presented for registration at 14:17 hrs on 08-12-2022, at the Office of the A.D.S.R. SODEPUR by Mr Ajoy Kumar Bhattacharjee, Executant.

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 31,99,080/-

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

Execution is admitted on 08/12/2022 by Mr Ajoy Kumar Bhattacharjee, Son of Late Hiran Kumr Bhattacharjee, D-1, Vivekananda Park, Barasat Road, P.O: Sodepur, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Retired Person

Indetified 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

Indetified 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

Indetified 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

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 2840, 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

of Registration under section 60 and Rule 69.

ed in Book - I

e number 1524-2022, Page from 361124 to 361149  
No 152411133 for the year 2022.



Digitally signed by DEBJANI HALDER  
Date: 2022.12.30 18:05:36 +05:30  
Reason: Digital Signing of Deed.

*Debjani Halder*

(Debjani Halder) 2022/12/30 06:05:36 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

(This document is digitally signed.)