

01/12/2024

T. 16/12/2024

পঞ্চায়েত - যাজিক

FIFTY
RUPEES

Rs.50

NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the memorandum of agreement
Registration. The witness sheets and the
endorsement sheets attached with the
documents are the part of this document.

AM 359250

District Sub-Registrar-II
Alipore, South 24 Parganas

12 DEC 2024

DEVELOPMENT POWER OF ATTORNEY

After registration of SUPPLYMENTARY DEVELOPMENT AGREEMENT dated
12/12/2024 registered in the Office of the D.S.R-II, Alipore, South
24 Parganas and Being No. 160/16442 for the Year 2024.

NOW KNOW ALL MEN BY THESE PRESENTS that, WE,

1) DWIJENDRA NATH CHAKRABORTY, PAN ACCPC6094J, Aadhaar
No.8205 9663 1894, Son of Late Ganga Charan Chakraborty, by faith - Hindu,
by profession-Retired Person, by Nationality Indian, presently residing at 12/1P,
Regent Park Lane, P.O. Regent Park, Police Station - Regent Park, KMC Ward
700 040, District: South 24 Parganas, State: West Bengal; 2)
RAMENDRA NATH CHAKRABORTY, PAN AENPC1652D, Aadhaar No.6060
8368 0447, Son of Late Ganga Charan Chakraborty, by faith - Hindu, by
profession-Retired Person, by Nationality Indian, presently residing at 12/10

1850

02 DEC 2024

1850

No.Rs. /- Date.....

Name:- B. C. LAHIRI

Advocate

Address:- Alipore Judge's Court, Kol-27

Alipore Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

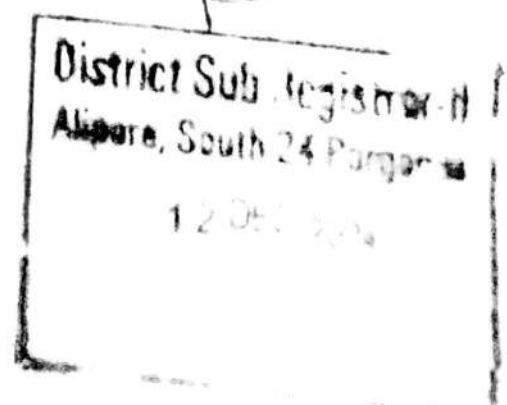
STAMP VENDOR

Alipore Police Court, Kol-27

Vendor



Identified by:
Shyamant Chatterjee.
S/o H. S. K. Chatterjee.
1/9/7, Bismaygarh
Kolkata - 700032



Chanditala Lane, P.O. Regent Park, Police Station - Regent Park, KMC Ward No.097, Kolkata -700 040, District: South 24 Parganas, State: West Bengal; **3) ARATI CHAKRABORTY, PAN AYTPC8382N, Aadhaar No.9978 8492 4142**, Wife of Late Bhupendra Nath Chakraborty, D/o. Late Bhola Nath Roy Chowdhury, by faith - Hindu, by profession -Housewife, by Nationality Indian, presently residing at 12/1P, Chanditala Lane, P.O. Regent Park, Police Station - Regent Park, KMC Ward No.097, Kolkata -700 040, District: South 24 Parganas, State: West Bengal;

4) TUMPA ROY CHOWDHURY, PAN AHYPC9108Q, Aadhaar No.9373 0834 6366, W/o. Tapas Roy Chowdhury, Daughter of Late Bhupendra Nath Chakraborty, by faith - Hindu, by profession -Housewife, by Nationality Indian, presently residing at 64/C, Professional Flats, Fram Area Road No.9, Near Kadma Telephone, Exchange, P.O. Kadma, Jamshedpur, Kadma S.O., Purbi, Singhbhum, Jharkhand 831005; and also resident of 12/1P, Chanditala Lane, P.O. Regent Park, Police Station - Regent Park, KMC Ward No.097, Kolkata -700 040, District: South 24 Parganas, State: West Bengal;

5) NABANITA CHAKRABORTY, PAN ATNPC9963G, Aadhaar No.8445 0919 1102, alias Nabanita Choudhury, W/o. Suman Choudhury, Daughter of Late Bhupendra Nath Chakraborty, by faith Hindu, by profession -Housewife, by Nationality Indian, resident of 12/1P, Chanditala Lane, P.O. Regent Park, Police Station - Regent Park, KMC Ward No.097, Kolkata -700 040, District: South 24 Parganas, State: West Bengal;

6) MUNIA CHATTOPADHYAY, PAN AFIPC6921P, Aadhaar No.5227 1612 2013, Mobile No.9433420338, Daughter of Late Nripendra Nath Chakraborty & Late Ranu Chakraborty, by faith - Hindu, by profession -Housewife, by Nationality Indian, residing at 47/1, K.C. Sen Road, Rishra Morepukur, Rishra, Morepukur, Serampur Uttarpara, Hooghly, West Bengal 712250, AND also resident of 12/1P, Chanditala Lane, P.O. Regent Park, Police Station - Regent Park, KMC Ward No.097, Kolkata -700 040, District: South 24 Parganas, State: West Bengal;

7) RIKHIA PODDAR, PAN ARXPP9175F, Aadhaar No.7087 6338 3333, W/o. Abhijit Poddar, Daughter of Late Nripendra Nath Chakraborty & Late Ranu Chakraborty, by faith - Hindu, by profession - Housewife, by Nationality Indian, residing at 1, Prince Rahimuddin Lane, Tollygunge, Kolkata 700033, and also resident of 12/1P, Chanditala Lane, P.O. Regent Park, Police Station - Regent Park, KMC Ward No.097, Kolkata -700 040, District: South 24 Parganas, State: West Bengal;

8) JULIA CHATTOPADHYAY PAN AJBPC2089D, Aadhaar No.6236 1840 4303, W/o. Amit Chattopadhyay, Daughter of Late Nripendra Nath Chakraborty & Late Ranu Chakraborty, by faith - Hindu, by profession - Housewife, by Nationality Indian, residing at 26M, Flat -1, East Road, Jadavpur

University, Kolkata 700032; and also resident of 12/1P, Chanditala Lane, P.O. Regent Park, Police Station Regent Park, KMC Ward No.097, Kolkata-700 040, District: South 24 Parganas, State: West Bengal; to be our true and lawful Attorney in our names and on our behalf to do or execute all or any of the following acts or things stated herein –

Whereas-

Recitals as set out in Supplementary Development Agreement No. 165216555....., till clearance of ownership.

Now after completion of our absolute ownership, mutation and record in the K.M.C for our said Premises and to proceed with construction of proposed building consisting of several Flats/ Spaces and other spaces as per Plan on the said K.M.C. Premises No. 12/1P, Chanditala Lane, P.S. Regent Park, Kolkata-700 040, within the limits of the Kolkata Municipal Corporation Ward No. 97, Dist - South 24 Pargarias , within the territorial limits of the Kolkata Municipal Corporation, as described in the “**First Schedule**” written hereunder, after demolishing the existing old building thereon, with the Developer’s fund, knowledge and experience we the **Principal/ Owners** herein altogether jointly had agreed to sign and register the Development Agreement with our said nominated Developers, **M/S DREAM HOME CONSTRUCTIONS, (PAN BRRPD9812J, Aadhaar No.7683 9089 1101)**, having its Principal Office at 57/2K, Netaji Subhas Chandra Bose Road, P.O. & P.S. Regent Park, Kolkata- 700040, represented by its Proprietor, **SRI TUHIN DUTTA (PAN BRRPD9812J, Aadhaar No.7683 9089 1101)**, son of Sri Tarak Dutta, and hence we the Principals/ Owners herein finally entered into a registered Supplementary Development Agreement executed on 12.12.2024 (Hereinafter referred to as the said **SUPPLYMENTARY DEVELOPMENT AGREEMENT**) which was registered in the Office of the District Sub-Registrar-II, at Alipore, South 24 Parganas and Being No. 165216555....., for the Year 2024....., and we have finally appointed the said Developer as our

sole Developer to construct the said propose G+ Four storied building on our said Premises/ property being K.M.C. Premises No. 12/1P, Chanditala Lane, P.S. Regent Park, Kolkata-700 040, within the limits of the Kolkata Municipal Corporation Ward No. 97, Dist - South 24 Pargarias at the cost, technical know-how and manpower of the said Developer and we have jointly and altogether granted, permitted and confirmed and granted the Developer to realize their profit, remuneration, cost, expenses and investment etc. from the said proposed new building after selling, granting, transferring in whatever means their allocations (Developer's Allocations) as stated in "**Third Schedule**" written hereunder, in the said proposed straight three storied Building to the intending buyer/s, purchaser/s etc and keeping and/ reserving our allocations (Flats / spaces under Owner's Allocation) as stated in "**Second Schedule**" herein in the said proposed building in compliance of the terms and conditions set out in the said Development Agreement.

Due to our personal inconvenience and ailing health we are not in a position to manage, supervise, look after and administer day to day said construction and development work on our said property/ premises, morefully described in the "**First Schedule**" hereunder written and we think it will be fit to appoint, constitute and nominate the above-named **SRI TUHIN DUTTA (PAN BRRPD9812J, Aadhaar No.7683 9089 1101**, son of Sri Tarak Dutta, by faith - Hindu, by profession - Business, by Nationality - Indian, residing at 150D, Regent Colony, Police Station - Jadavpur now Regent Park, KMC Ward No.97, P.O. Regent Park, Kolkata - 700040, District - South 24 Parganas, State West Bengal; as our true lawful constituted attorney to do or execute all or any of the following acts, deeds or things stated below.

Now by virtue of this Power of Attorney our said nominated and lawful attorney shall jointly or severally do or execute all or any of the following acts, deeds or things in our names and on our behalf, keeping our

allocations safe and reserved as per Second Schedule of said Development Agreement dated 12.12.2024 ; viz.

1. To hold, defend, possess, manage and maintain our said premises and to construct the new multistoried building/s upon the said premises described in "First Schedule" as per sanction plan to be sanctioned by Kolkata Municipal Corporation (KMC) at Developer's cost and responsibility in terms of the registered Development Agreement dated 12.12.2024....., Being no. for the Year 2024 (hereinafter referred to as the "said Development Agreement")

2. To erect boundary walls in and around of the said premises for sanction and protection.

3. To sign, present, appear and apply for and to obtain sanction of the building Plan/s, structural plans, layout, revised plan, C.C., regularized completion Plan etc whatever required for construction of said building on the "First Schedule" premises (said Premises) from the Kolkata Municipal Corporation and/ or any other department, building department, water, C.E.S.C., drainage department etc and other appropriate departments of State Govt. or local authorities and to sign and execute any such papers correspondences, documents, instruments, pay fees, duties, charges that may be required in this regard.

4. To sign and submit all applications, maps, other plans, structural plan, drainage plan, revised plans, specification with proper fees for proposed building and obtain the same thereof upon sanction in respect of any new plan and/ or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.

5. To pay fees to obtain sanction and other records permission and/ or consents from the necessary authorities as shall be necessary or required for modification, alteration and/or sanction of the plan and/ or any utility serving and/ or concerning the said premises and also to sign other documents as may be required by the authorities from time to time.
6. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorneys shall think fit and proper and to make payment of their fees and charges of such Architects, Engineers and their agent or agents and / or sub-contractors, for and on my behalf.
7. To make, look after, supervise the management and demolition of old structure, construction of the proposed buildings and/ or structure according to the Sanctioned building plan/s to be sanctioned by the competent authority in respect of the said premises as mentioned in Schedule hereunder and to that effect to get signed, pursue and collect on our behalf all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.
8. To appear and represent us before the Kolkata Municipal Corporation, law departments, building Tribunal and other authorities concerned regarding any notice received or served on the Owners in respect of the said premises and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on our behalf before the authorities concerned.
9. To appear and represent us before all departments of the Kolkata Municipal Corporation (K.M.C.), Kolkata Metropolitan Development

Authority, Survey, Fire brigade (Services) Dept. West Bengal, Borough Office, B.L. & L.R.O, Kolkata Police, K.I.T, U.L.C. C.E.S.C and any local authority to get consent, approval, NOC, sanction etc in connection with the construction in said Premises and to sign and execute all the papers and documents wherever necessary.

10. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises and/ or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans, and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.

11. To appear and represent us before the Competent Authority in connection with the Land Ceiling clearance (Urban Land Ceiling) fishery, P.M.U. Dept. if required in respect of the said premises and to sign and execute all the deeds, forms, papers and documents in this regards.

12. To sign and execute all the forms, papers and documents for obtaining no objection, record, mutation, assessment from the Kolkata Municipal Corporation, KMDA, ULC, Survey KIT, Fire Brigade and other authorities and to pay fees therein in respect of the said "**First Schedule**" Premises in our name.

13. To negotiate with the all disputes during Construction, Development and to sign all negotiations, agreements, papers and any documents for and on our behalf.

14. To present, sign and execute all deeds, declarations, papers and documents relating to amalgamation, mutation, land area correction and tax assessment, G.R. of the said premises if required after ratification of all formalities before the Kolkata Municipal Corporation, B. L. & L.R.O. and in

Authority, Survey, Fire brigade (Services) Dept. West Bengal, Borough Office, B.L. & L.R.O, Kolkata Police, K.I.T, U.L.C. C.E.S.C and any local authority to get consent, approval, NOC, sanction etc in connection with the construction in said Premises and to sign and execute all the papers and documents wherever necessary.

10. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises and/ or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans, and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.

11. To appear and represent us before the Competent Authority in connection with the Land Ceiling clearance (Urban Land Ceiling) fishery, P.M.U. Dept. if required in respect of the said premises and to sign and execute all the deeds, forms, papers and documents in this regards.

12. To sign and execute all the forms, papers and documents for obtaining no objection, record, mutation, assessment from the Kolkata Municipal Corporation, KMDA, ULC, Survey KIT, Fire Brigade and other authorities and to pay fees therein in respect of the said "**First Schedule**" Premises in our name.

13. To negotiate with the all disputes during Construction, Development and to sign all negotiations, agreements, papers and any documents for and on our behalf.

14. To present, sign and execute all deeds, declarations, papers and documents relating to amalgamation, mutation, land area correction and tax assessment, G.R. of the said premises if required after ratification of all formalities before the Kolkata Municipal Corporation, B. L. & L.R.O. and in

their record and in the record of other authorities, if required.

15. To sign, execute, appear and represent Principals before any Notary Public, Registrar of Assurances- Kolkata, District Sub- Registrar, Additional District Sub-Registrar or any other officer or officers at Alipore, South 24 Parganas, West Bengal or before any other Authority having proper jurisdiction and to present for registration and admits execution of all Sale Agreements, Indenture/ Deeds, Conveyances, Declarations, Affidavits, other Agreements, lease, documents and instruments executed and signed by the said Attorneys in any manner concerning the said premises or any part or portion thereof and in respect of Developer's Allocation's Flats/ units/ spaces described in "**Third Schedule**" herein only with undivided proportionate share of land and admit execution thereof save and reserving the Owner's/ Principal's allocation in "**Second Schedule**".

16. To enter into all agreement for sale, deed of conveyance, transfer or otherwise in respect of the Developer's Allocation as described in "**Third Schedule**" herein only in the said new building as per terms of our Development Agreement and subsequent supplementary agreement which will be executed after the sanctioned plan together with undivided proportionate share of the land of the said premises at a settled price to be settled by the attorney and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment.

17. To sign and execute any other necessary deed, documents, Declaration, Indenture, Agreements for Sale, Deed of Conveyances or Deed of Sale in respect of the sale, transfer, assignment of the Developer's Allocation's Flats/ units/ spaces etc described in "**Third Schedule**" herein only in the said proposed new building as per terms of the said Development Agreement together with undivided proportionate share of the land of the said premises and

to present the same for registration before the any Registering Authority as stated herein and to admit the executions thereof.

18. To receive consideration money or moneys, advance money, price whether in advance or full or booking money from time to time or at a time from the intending Purchaser or Purchasers/ buyers and their financial institutions, banks etc in respect of the sale and transfer of Developer's Allocation's Flats/ units/ areas/ Spaces etc with proportionate share of land thereof as described in "**Third Schedule**" herein only in the said proposed building in terms of the said Development Agreement and to admit acknowledge the same and to issue/grant proper receipt and discharge thereof.

19. To deliver khas and vacant peaceful possession of the Developer's Allocations Flats/ units/ spaces as described in "**Third Schedule**" herein only to the intending/ nominated Purchaser/Purchasers, buyer/ buyers, representatives etc reserving Principal/s or Owner's Allocation as described in "**Second Schedule**" in the said proposed new building.

20. To charge by way of equitable mortgage in respect of the Developer's Allocation as described in "**Third Schedule**" herein only in the said proposed building with any bank, post offices, financial institution or persons to take loan etc and to make the Principals herein free from all encumbrances and liabilities whatsoever in respect of Developer's Allocation.

21. To sign execute and submit all declarations statements applications and affirm affidavits, if permissible in law, only in respect of the development of the said Premises/ property as may be necessary or required from time to time.

22. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments for the instant project and others as occasion shall

require.

23. To sign affirm and verify plaint, objections, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper relating to the development of our said premises/ property only or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises or any part thereof.

24. **GENERALLY TO DO AND PERFORM** all acts deeds matters and necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as we could in our person do.

25. **TO DO ALL 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.

26. 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 the Powers conferred upon him which will be lawful only.

27. **AND WE** agree to ratify and confirm whatsoever the said Attorney shall do in the Premises and any parts and portions thereof, as described hereinabove by virtue of these Presents lawfully.

THE FIRST SCHEDULE ABOVE REFERRED TO:-

(Description of the "said Land/ Property/ Premises")

ALL THAT piece or parcel of land measuring 4 Cottahs 13 Chittacks 30 Square Feet be the same a little more or less together with Partly two & Partly three storied old building standing thereon measuring a total area of 6924 Sq. Ft. (Ground Floor 2308 Sq. Ft., First Floor:2308 Sq. Ft. & Second Floor:2308 Sq. Ft.) → more or less, comprised in Dag No.1704, Khatian No.593, Mouza Chandpur, J.L No.41, Touzi No.155, lying and situated at Premises No.12/1P, Chanditala Lane, Assessee No.210970301513, Ward No.097, Police Station -Regent Park, Post Office -Regent Park, Kolkata - 700 040, District South 24 Parganas and the said land and premises is butted and bounded in the manner following:-

ON THE NORTH	:	By Pre. No.12C, & 12/H, Chanditola Lane,
ON THE EAST	:	By 15 Ft. wide K.M.C. Road,
ON THE WEST	:	By 15 Ft. wide K.M.C. Road,
ON THE SOUTH	:	By 12/1C, Chanditola Lane.

SECOND SCHEDULE ABOVE REFFERED TO: -

(Land Owner's Allocation)

All That the Owners will get Four flats from First Floor to Forth Floor i.e. -
 (I).One 2BHK Flat, Flat No. C, on First floor measuring more or less 800 Sq.ft. (II). One 2BHK Flat, Flat No. E measuring more or less 800 Sq.ft. on Second floor (III). One 2BHK Flat, Flat No. G measuring more or less 800 Sq.ft. on Third floor, (IV). One 2BHK Flat, Flat No. J measuring more or less 800 Sq.ft. on Fourth floor, along with two car parking space on the ground floor and Rs. 6,00,000/- (Six Lakhs only) to be paid by the developer against one car parking at the time of possession of the said proposed building (Ground + 4 storied) to be constructed as per the sanctioned building plan obtained from The Kolkata Municipal Corporation vide Building Plan No.2024100107, dated 13.08.2024, under Borough-X together with

proportionate share of land underneath the new Building lying and situated at Premises No. 12/1P, Chanditala Lane, within K.M.C. Ward No.097, Police Station -Regent Park, Post Office - Regent Park, Kolkata - 700 040, District South 24 Parganas, the particulars of such properties more fully described in the First Schedule hereunder written together with the undivided proportionate share in all common parts and portions area and facilities, civic amenities and together with an amount of Rs.4,53,500/- (Rupees Four Lakh Fifty Three Thousand Five Hundred) Only as a forfeit money paid by the Developer to the Owners. The Developer pay four shifting **charges @ Rs.10,000/- (Rupees ten Thousand) only (i.e. Rs.10,000/- X 4 = Rs.Rs.40,000/- per month)** till hand over possession of the new building.

THIRD SCHEDULE ABOVE REFFERED TO: -

(Developer's Allocation)

All That the Developer will get remaining portion (except owner's allocation) i.e. Rest of the portion from Ground floor (tenanted Portion) Flat No. A and Flat No. B and First Floor Flat No. D and Flat No. F, on the Second Floor, and Flat No. H, on the Third Floor, and Flat No. K, on the Fourth Floor, and remaining car parking space i.e. (except owner's allocation) of the new building (G+4 storied) to be constructed as per the sanctioned building plan obtained from The Kolkata Municipal Corporation vide Building Plan No.2024100107, dated 13.08.2024, under Borough-X with undivided proportionate share of land Premises No. 12/1P, Chanditala Lane, within Ward No. 97, Police Station -Regent Park, P.O. Regent Park, Kolkata-700040, District South 24 Parganas with the undivided proportionate share in all common parts and portions area and facilities, civic amenities.

IN WITNESS WHEREOF, We, the Owners/ Principals of this Power of Attorney respectively have hereunto set and subscribed our hands on this 12/12 Day of December, 2024.

SIGNED, SEALED & DELIVERED

By the Owners/ Principals and accepted

By Attorney at Kolkata in the presence of -

Witnesses-

1. Shila Karmakar.
C/o- Subal Biswas.
Add- 57/2K Nehru colony
H.S.C Bose Road
KOL - 700040.

Ranjan Nathi Chakraborty

Alhamdony

Arathi Chakraborty

Rikhier Poddar.

Julia Chattopadhyay

Tumpa Roy Chowdhury

Nalini Chakraborty

Haris Chattopadhyay.

Signature of the Owners/ Principals

Accepted by me,

2. Syamant Chatterjee.
40B. Central Road
Kolkata - 700032.

DREAM HOME CONSTRUCTIONS

Julia Chattopadhyay

Proprietor

Signature of the Attorneys

Signature of principals parties by me

R. N. / S. N. Bose

SPECIMEN FORM FOR TEN FINGER PRINTS



Little Finger

Ring Finger

Middle Finger

First Finger

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Little Finger

Signature

Ramulu Nathi Chavababji

PHOTO

Little Finger

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Shavababji gowindra Nathi Chavababji

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Arathi Chavababji

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First Finger

Middle Finger

Ring Finger

Little Finger

Signature

Tamper Raj Chowdhry

SPECIMEN FORM FOR TEN FINGER PRINTS

PHOTO



Little Finger

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Nabamit Chakraborty

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Signature Mimi Chatterjee

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Signature Julia Chatterjee

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Signature Kishor Lodhar

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Major Information of the Deed

Deed No	I-1602-16589/2024	Date of Registration	12/12/2024
Query No / Year	1602-8003157474/2024	Office where deed is registered	
Query Date	12/12/2024 12:37:21 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TUHIN DUTTA Thana : Regent Park, District : South 24-Parganas, WEST BENGAL, PIN - 700040. Mobile No. : 9836105452, Status :Attorney of Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,13,09,247/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 50/- (Article 48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160216555/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S - Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chanditala Lane, Premises No: 12/1P, , Ward No: 097 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	IRS -1		Bastu	4 Katha 13 Chatak 30 Sq Ft		61,16,247/-	Width of Approach Road: 15 Ft.,
Grand Total :				8.0094Dec	0 /-	61,16,247 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land LT	6924 Sq Ft	0/-	51,93,000/-	Structure Type: Structure

Floor No. 0: Area of floor : 2308 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete



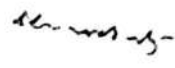
Floor No. 1: Area of floor : 2308 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No. 2: Area of floor : 2308 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Total	6924 sq ft	0 /-	51,93,000 /-
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Principal Details :




Sl No Name, Address, Photo, Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	Mr DWIJENDRA NATH CHAKRABORTY Son of Late GANCA CHARAN CHAKRABORTY Executed by: Self, Date of Execution: 12/12/2024 Admitted by: Self, Date of Admission: 12/12/2024, Place : Office	 12/12/2024	 Captured LTI 12/12/2024	 12/12/2024

12/1P, CHANDITALA LANE, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.: ACxxxxxx4J, Aadhaar No: 82xxxxxxxx1894, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office

Sl No	Name	Photo	Finger Print	Signature
2	Mr RAMENDRA NATH CHAKRABORTY Son of Late GANCA CHARAN CHAKRABORTY Executed by: Self, Date of Execution: 12/12/2024 Admitted by: Self, Date of Admission: 12/12/2024, Place : Office	 12/12/2024	 Captured LTI 12/12/2024	 12/12/2024



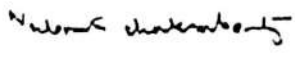
12/10, CHANDITALA LANE, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: AExxxxxx2D, Aadhaar No: 60xxxxxxxx0447, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office

Sl No	Name	Photo	Finger Print	Signature
3	Smt ARATI CHAKRABORTY Wife of Late BHUPENDRA NATH CHAKRABORTY Executed by: Self, Date of Execution: 12/12/2024 Admitted by: Self, Date of Admission: 12/12/2024, Place : Office	 12/12/2024	 Captured LTI 12/12/2024	 12/12/2024



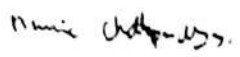
12/1P, CHANDITALA LANE, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: AYxxxxxx2N, Aadhaar No: 99xxxxxxxx4142, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Smt TUMPA ROY CHOWDHURY Wife of Mr. TAPAS ROY CHOWDHURY Executed by: Self, Date of Execution: 12/12/2024 Admitted by: Self, Date of Admission: 12/12/2024, Place: Office	 12/12/2024	 LTI 12/12/2024 Captured	 12/12/2024




12/1P, CHANDITALA LANE, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India Date of Birth: XX-XX-1XX1, PAN No.: Ahxxxxxx8Q, Aadhaar No: 93xxxxxxx6766, Status: Individual, Executed by: Self, Date of Execution: 12/12/2024, Admitted by: Self, Date of Admission: 12/12/2024, Place: Office

Name	Photo	Finger Print	Signature
Smt NABANITA CHAKRABORTY , (Alias: Smt NABANITA CHOUDHURY) Wife of Mr. SUMAN CHOUDHURY Executed by: Self, Date of Execution: 12/12/2024 Admitted by: Self, Date of Admission: 12/12/2024, Place: Office	 12/12/2024	 LTI 12/12/2024 Captured	 12/12/2024



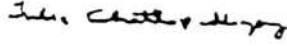
12/1P, CHANDITALA LANE, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India Date of Birth: XX-XX-1XX8, PAN No.: ATxxxxxx3G, Aadhaar No: 64xxxxxxx02, Status: Individual, Executed by: Self, Date of Execution: 12/12/2024, Admitted by: Self, Date of Admission: 12/12/2024, Place: Office

Name	Photo	Finger Print	Signature
Smt MUNIA CHATTOPADHYAY Daughter of Late NRIPI CHATTOPADHYAY Executed by: Self, Date of Execution: 12/12/2024 Admitted by: Self, Date of Admission: 12/12/2024, Place: Office	 12/12/2024	 LTI 12/12/2024 Captured	 12/12/2024

8/2P, 1/2, RISHRA MOREPUKUR, City:- , P.O:- RISHRA, P.S:-Uttarpara, District:-Bardhaman, West Bengal, India, PIN:- 712250 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India Date of Birth: XX-XX-1XX9, PAN No.: AFxxxxxx1P, Aadhaar No: 62xxxxxxx00, Status: Individual, Executed by: Self, Date of Execution: 12/12/2024, Admitted by: Self, Date of Admission: 12/12/2024, Place: Office

Name	Photo	Finger Print	Signature
Smt RIKHIA PODDAR Wife of Mr. ABHINAV PODDAR Executed by: Self, Date of Execution: 12/12/2024 Admitted by: Self, Date of Admission: 12/12/2024, Place : Office	 12/12/2024	 Captured LTI 12/12/2024	 12/12/2024

1, PRINCE RAHIMUDDIN LANE, City:- , P.O:- TOLLYGUNGE, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: ARxxxxxx5F, Aadhaar No: 70xxxxxxxx3333, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Smt JULIA CHATTOPADHYAY Wife of Mr. AMIT CHATTOPADHYAY Executed by: Self, Date of Execution: 12/12/2024 Admitted by: Self, Date of Admission: 12/12/2024, Place : Office	 12/12/2024	 Captured LTI 12/12/2024	 12/12/2024

26M, EAST ROAD, Flat No: 1, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: AJxxxxxx9D, Aadhaar No: 62xxxxxxxx4803, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office

Attorney Details



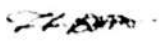
Sl No Name,Address,Photo,Finger print and Signature

DREAM HOME CONSTRUCTIONS

57/2K, NETAJI SUBHAS CHANDRA ROAD, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Date of Incorporation:XX-XX-2XX0 , PAN No.: BRxxxxxx2J, Aadhaar No No: Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details

Sl No Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr TUHIN DUTTA (Presentant) Son of Mr. IKAHAR DUTTA Date of Execution: 12/12/2024, Admitted by Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office	 Dec 12 2024 1:18 PM	 Captured LTI 12/12/2024	 12/12/2024

15013, Regent Park, P.S.-Regent Park, District-South 24 Parganas,
West Bengal, India, PIN- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,
Date of Birth XX-XX-1XX8, PAN No.: BRxxxxxx2J, Aadhaar No: 76xxxxxxxx1101 Status:
Representative Representative of DREAM HOME CONSTRUCTIONS (as PROPRIETOR)

Identifier Details:

Name	Photo	Finger Print	Signature
Mr SHYAMAL CHATTERJEE Son of Late S K CHATTERJEE ALIPORE JUDGES COURT City - P.O - ALIPORE, P.S. Alipore, District: South 24 Parganas, West Bengal, India, PIN - 700027		 Captured	
12/12/2024	12/12/2024	12/12/2024	

Identifier Of Mr. PRADIP NATH CHAKRABORTY, Mr RAMENDRA NATH CHAKRABORTY, Smt ARATI
CHAKRABORTY, Smt TUMPA ROY CHOWDHURY, Smt NABANITA CHAKRABORTY, Smt MUNIA
CHATTOPADHYAY, Smt BIKHIA PODDAR, Smt JULIA CHATTOPADHYAY, Mr TUHIN DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DWIJENDRA NATH CHAKRABORTY	DREAM HOME CONSTRUCTIONS-1.00117 Dec
2	Mr RAMENDRA NATH CHAKRABORTY	DREAM HOME CONSTRUCTIONS-1.00117 Dec
3	Smt ARATI CHAKRABORTY	DREAM HOME CONSTRUCTIONS-1.00117 Dec
4	Smt TILMIRA ROY CHOWDHURY	DREAM HOME CONSTRUCTIONS-1.00117 Dec
5	Smt NABANITA CHAKRABORTY	DREAM HOME CONSTRUCTIONS-1.00117 Dec
6	Smt MONA CHATTERJADHARY	DREAM HOME CONSTRUCTIONS-1.00117 Dec
7	Smt RUPA PODDAR	DREAM HOME CONSTRUCTIONS-1.00117 Dec
8	Smt JULIA CHATTERJADHARY	DREAM HOME CONSTRUCTIONS-1.00117 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DWIJENDRA NATH CHAKRABORTY	DREAM HOME CONSTRUCTIONS-865.50000000 Sq Ft
2	Mr RAMENDRA NATH CHAKRABORTY	DREAM HOME CONSTRUCTIONS-865.50000000 Sq Ft
3	Smt ARATI CHAKRABORTY	DREAM HOME CONSTRUCTIONS-865.50000000 Sq Ft
4	Smt TILMIRA ROY CHOWDHURY	DREAM HOME CONSTRUCTIONS-865.50000000 Sq Ft
5	Smt NABANITA CHAKRABORTY	DREAM HOME CONSTRUCTIONS-865.50000000 Sq Ft
6	Smt MONA CHATTERJADHARY	DREAM HOME CONSTRUCTIONS-865.50000000 Sq Ft
7	Smt RUPA PODDAR	DREAM HOME CONSTRUCTIONS-865.50000000 Sq Ft
8	Smt JULIA CHATTERJADHARY	DREAM HOME CONSTRUCTIONS-865.50000000 Sq Ft

On 12-12-2024

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

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

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

Presented for registration at 13.13 hrs on 12-12-2024, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr TUHIN DUTTA.

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 1,13,09,247/-

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

Execution is admitted on 12/12/2024 by 1. Mr DWIJENDRA NATH CHAKRABORTY, Son of Late GANGA CHARAN CHAKRABORTY, 12/10, CHANDITALA LANE, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person, 2. Mr RAMENDRA NATH CHAKRABORTY, Son of Late GANGA CHARAN CHAKRABORTY, 12/10, CHANDITALA LANE, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Retired Person, 3. Smt ARATI CHAKRABORTY, Wife of Late BHUPENDRA NATH CHAKRABORTY, 12/1P, CHANDITALA LANE, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 4. Smt TUMPA ROY CHOWDHURY, Wife of Mr TAPAS ROY CHOWDHURY, 12/1P, CHANDITALA LANE, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 5. Smt NABANITA CHAKRABORTY, Alias Smt NABANITA CHOUDHURY, Wife of Mr SUMAN CHOUDHURY, 12/1P, CHANDITALA LANE, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 6. Smt MUNIA CHATTOPADHYAY, Daughter of Late NRIPENDRA NATH CHAKRABORTY, 47/1, K C SEN ROAD RISHRA MOREPUKUR, P.O: RISHRA, Thana: Uttarpara, , Hooghly, WEST BENGAL, India, PIN - 712250, by caste Hindu, by Profession House wife, 7. Smt RIKHIA PODDAR, Wife of Mr ABHIJIT PODDAR, 1, PRINCE RAHMUDDIN LANE, P.O: TOLLYGUNGE, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 8. Smt JULIA CHATTOPADHYAY, Wife of Mr AMIT CHATTOPADHYAY, 26M, EAST ROAD, Flat No: 1, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife
Identified by Mr SHYAMAL CHATTERJEE, , , Son of Late S K CHATTERJEE, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-12-2024 by Mr TUHIN DUTTA, PROPRIETOR, DREAM HOME CONSTRUCTIONS, 57/2K, NETAJI SUBHAS CHANDRA ROAD, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Identified by Mr SHYAMAL CHATTERJEE, , , Son of Late S K CHATTERJEE, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that the Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- .H = Rs 28.00/- .M(b) = Rs 4.00/-) and the Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that the Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Stamp Duty paid by Stamp Rs 50.00/-, Stamp no 359200. Amount: Rs.50.00/-, Date of Purchase: 02/12/2024, Vendor name: Subir Kumar



Suman Basu

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 558912 to 558938

being No 1602/16589 for the year 2024.



Digitally signed by Suman Basu
Date: 2024.12.20 17:13:32 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 20/12/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS

West Bengal