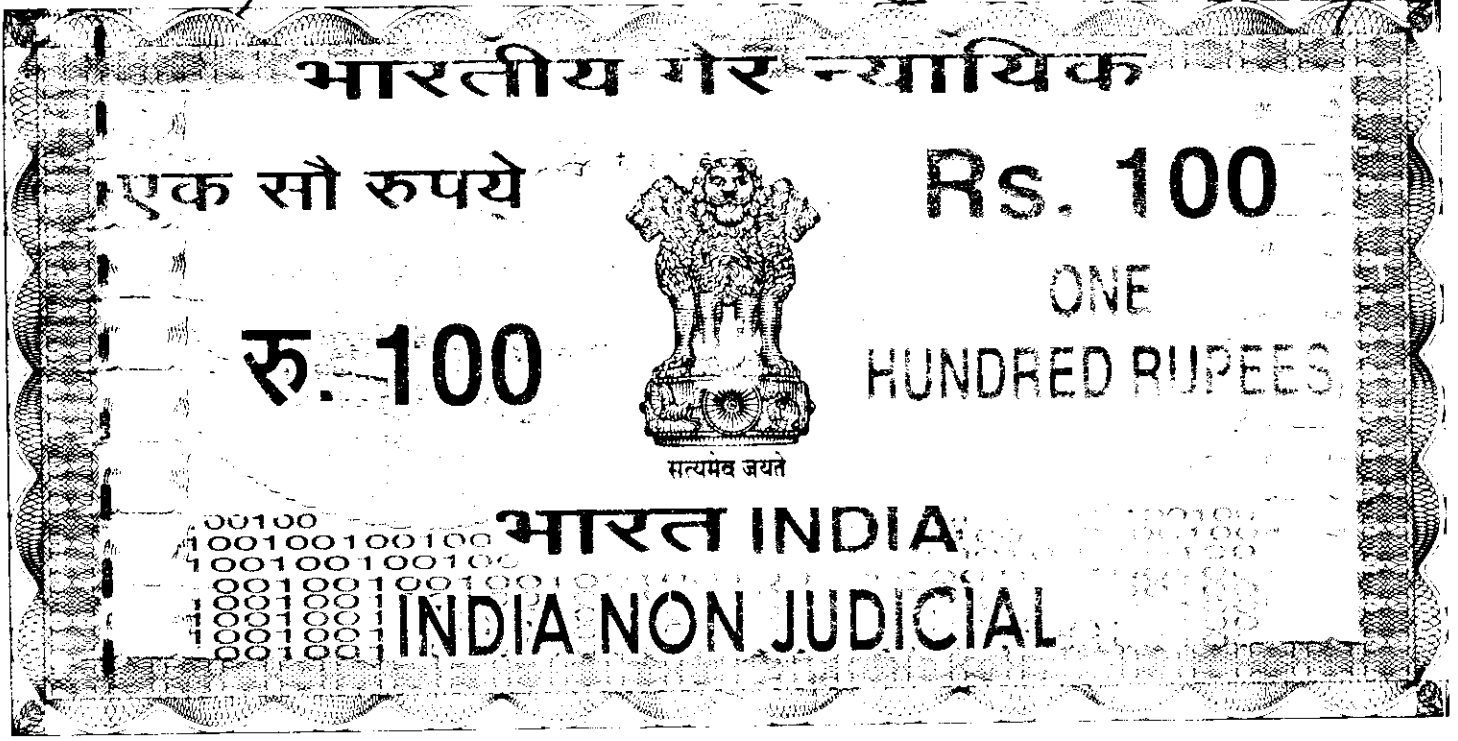


3006

3024/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 699371

20/05/22  
 84495980/22

**REGISTERED POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS I SMT. MITA SAHA**

(PAN- AIMPS4502R) wife of- Tapan Kumar Saha, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at G-1, Sreenager, P.O. Panchasayar, P.S.- Narendrapur, Kolkata- 700094, being the owner of the land as described in the Schedule hereunder do hereby nominate, constitute and appoint **"JAMUNA CONSTRUCTION"** a Proprietorship Firm having its Office at- 376, Dhalua Paschim Para, Dhalua, P.O. - Panchpota, P.S. - Narendrapur, Kolkata - 700152

That the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Addl District Sub - Registrar Geria South 24-Pgs.

20 MAY 2022

022802

17 FEB 2022

SL. NO.....Dt.....

NAME.....

ADDRESS.....

.....

RS.....

Dibakar Bhattacharjee  
Advocate  
High Court, Calcutta

TANMOY KAR PURKAYASTHA  
(STAMP VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-27



Identified

Mamas Chakrabarty.  
S/o. Manik Chakrabarty.  
Mabapally.  
Kol-700152.

Other.

Attdl District Sub - Registrar Office  
South 24-Pgs.

20 MAY 2022

and represented by its sole Proprietor **SMT. SOMA MONDAL** (PAN-BCMPM8059E) wife of- Sri Sukanta Kumar Mondal, by faith- Hindu, by occupation- Housewife, by nationality- Indian, residing at- Dhalua, P.S.- Narendrapur, Kolkata -700152, to be the true and lawful constituted Attorney for me in my name and on behalf of me to do all or any of the following acts, deeds and things:-

**WHEREAS:-**

- I. The Landowner herein is well seized and possessed and the owner of the land measuring about 4 (four) cottahs 0 (zero) chittack 20 (twenty) sq. ft., which is morefully and particularly described in the Schedule written hereunder, and which is free from all encumbrances, mortgages, charges, liens, attachments, trust, acquisition, requisition, lispences whatsoever however;
- II. The name of Gopi Krishna Chakraborty, son of- Amrit Lal Chakraborty has been recorded as owner in the Revisional Settlement Record-of-Rights (Parcha) in respect of the land measuring about 13 decimal in R.S. Dag No. 52, Mouza- Tentulberia and while enjoying the same Gopi Krishna Chakraborty gifted the land measuring about 13 decimal in R.S. Dag No. 52, Mouza- Tentulberia alongwith other lands to his son Sachindra Nath Chakraborty by virtue of a Deed of Gift registered on 30.08.1980 before Sub. Registrar, Bagnan, Howrah and recorded in Book No. I, Volume No. 44, Pages from 104 to 106, Being No. 3669 for the year 1980;
- III. While enjoying the said land, Sachindra Nath Chakraborty sold the above stated land to Narasingha Chakraborty by virtue of a Sale Deed registered on 18.10.1985 before District Registrar, Alipore and recorded in Book No. I, Volume No. 260, Pages from 209 to 218, Being No. 14797 for the year 1985 and on



A handwritten signature in black ink, consisting of a large, stylized initial 'R' followed by a smaller character, possibly 'P'.

1001 District Sub. Registrar, Gurgaon  
Sd/- 26/05/22

**20 MAY 2022**

29.11.1985, Narasingha Chakraborty again sold the said land to Bhaben Naskar by virtue of a Sale Deed registered before District Registrar, Alipore and recorded in Book No. I, Volume No. 286, Pages from 439 to 447, Being No. 15821 for the year 1985 and subsequently on the same day (i.e. on 29.11.1985) Bhaben Naskar sold the land measuring about 4 cottahs 0 chittack 22 sq. ft. out of 13 decimal in R.S. Dag No. 52, Mouza- Tentulberia to Bimalendu Mukherjee, by virtue of a Sale Deed registered before District Registrar, Alipore and recorded in Book No. I, Volume No. 279, Pages from 465 to 476, Being No. 15837 for the year 1985;

- IV.** After purchasing the said land measuring about 4 cottahs 0 chittack 22 sq. ft. Bimalendu Mukherjee sold the land measuring about 4 cottahs 0 chittack 20 sq. ft. in R.S. Dag No. 52, Mouza- Tentulberia to Mita Saha (the Landowner herein), wife of- Tapan Kumar Saha by virtue of a Sale Deed registered on 03.07.2000 before DSR-IV, Alipore and recorded in Book No. I, Volume No. 59, Pages from 1 to 14, Being No. 2247 for the year 2000;
- V.** By virtue of the above-stated Sale Deed, Mita Saha (the Landowner herein) became the owner of the land measuring about 4 cottahs 0 chittack 20 sq. ft. in R.S. Dag No. 52, Mouza- Tentulberia and thereafter Mita Saha (the Landowner herein) mutated her name in the L.R. Record-of-Rights (Parcha) in respect of the said land as well as in the Assessment Records of Rajpur Sonarpur Municipality;
- VI.** Due to some typographical error in her purchased Sale Deed (i.e. Deed No. 2247 of 2000), Mita Saha (the Landowner herein) executed a Deed of Declaration which was registered on 20.05.2022 before A.D.S.R. Garia and bearing Deed No.



Addl District Sub - Registrar Garia  
South 24-Pgs.

20 MAY 2022

- 58 - of 2022 and presently Mita Saha (the Landowner herein) have been enjoying the absolute ownership of the said land without any interferences from anyone;

**VII.** The Landowner herein being desirous of construction of a new multi-storied building on the said Scheduled premises have approached ~~the~~ **JAMUNA CONSTRUCTION** ~~CONSTRUCTION~~ the Developer, and the said Developer has agreed to develop the same and accordingly a Development Agreement has been executed between the Landowner and the said Developer under certain terms and conditions stated in that said Development Agreement which has been duly registered on 20.05.2022 before A.D.S.R., Garia and recorded in Book No. I, Being No **3018**, for the year 2022;

**VIII.** In order to develop the said premises as per the said Development Agreement dated 20.05.2022 the Landowner herein has decided to execute this General Power of Attorney in favour of SMT. SOMA MONDAL:-

1. To hold and defend possession of the said premises and every part thereof (except Land Owners allocation) and receive and/or deliver possession thereof from and/or to any person or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said premises every part thereof.
2. To demand, recover and receive consideration premium and/or rents, mense profits license fees, damages, electricity charges, service Municipal Taxes and Rates and all other sums or moneys receivable in respect of the said premises or any part thereof (except Land Owners allocation) any share or shares therein from the occupants/licensees /purchasers of the said premises and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/licensees purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipt and discharges therefore without

Mita Saha

Mita Saha

Arabhatt.



Andhra Pradesh State Registrar General,  
Hyderabad

20 MAY 2022

making me liable which shall fully exonerate the persons paying such money.

3. To pay all rents and taxes, charges expenses and other out goings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or other risks as be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.
4. To sign and give any notice to any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate any nuisance or to make remedy and breach of covenant and/or for any other purpose whatsoever.
5. To enter upon the said premises and every part thereof as be desired to view the state or repairs thereof and to require any occupier/licensees/purchaser as a result of such view to remedy any want of repairable any nuisance.
6. To enforce any covenant in any Agreement, Sale Deed, Declaration and/or License or Tenancy Agreement or any other document relating to the said premises or any part thereof (except Land Owners' allocation) and if any right to re-enter arises in any manner under each covenants or under Notice to quit them to exercise such rights, amongst others.
7. To warn off and prohibit and if necessary proceed against in due form of law against all trespasses on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.
8. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or re-construction



Adl District Sub - Registrar Garia  
South 24-Pgs.

20 MAY 2022

of and/or additions and/or alteration to any new or existing Building or Buildings or Structures on the said premises or any portion or portions thereof.

9. To make sign and verify all applications or objections to appropriate authorities for all and any License permission or consent etc. required by law in connection with management of the property or properties mentioned in Schedule below.
10. To effect mutation or separation of holding in the Revenue in Settlement Offices or Competent Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in my name and on my behalf.
11. To appear for and represent before the Board of Revenue, Collector any District Sub-Divisional Officer, any Magistrate Judge, Munsif, BL&LRO Office, Settlement Offices, Rajpur Sonarpur Municipality, Improvement Trust, K.M.D.A. Fire Brigade, Commissions of any Division on all matter and things relating to estate or its affairs.
12. To appear before and execute all formalities to submit plan, before the Rajpur Sonarpur Municipality.
13. To pay fees, obtain sanction for principal plan and/or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Rajpur Sonarpur Municipality be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take deliver of title deeds concerning the said premises documents as be required by the necessary authorities.
14. To build upon and exploit commercially the said premises by making construction of building or buildings, thereon and for that to arrange to demolish structure of whatsoever nature existing thereon or as may be constructed in future.



Adli District Sub - Registrar Guru  
Samarang

20 MAY 2022

15. To appoint any Contractor/Sub-Contractor for construction work or building thereon and to cancel the same and engage new contractor to be done by his own discretion as if I, do the same personally.
16. To apply for and obtain such certificate, permissions and clearance including certificate and/or permissions from Govt. of West Bengal Housing Department under the Income Tax Act or other law relating to Revenue and/or Land and/or Building both Urban and Rural as may be required for execution and/or Registration of any Sale Deed, lease deed, mortgage deed or other documents (except Land Owners' allocation) of transfer of their allocation as mentioned in the Development Agreement concerning the said premises and also to appear before and sign and submit all papers and submit all papers and documents and make representations to the necessary authorities for getting such certificate and/or permissions.
17. To negotiate on terms for and to agree and to sell the said space /spaces with flats and/or proportionate land to be lying or situate with common space and car parking space/spaces/share etc. in the premises except my allocations as mentioned in the Indenture of even dated to any Purchaser or Purchasers either for space, proportionate share of land and/or space with super structures and/or flat or flats as such price which the said Attorney in their absolute discretion think proper.
18. To collect the maintenance charges, service charges or whatsoever charges from the intending Purchaser or Purchasers as they think fit.
19. To agree upon and to enter into any Agreement or Agreements and/or for to any party or portions or Firm and Company sale or sales of space or spaces with super structures or flats



Addl District Sub - Registrar Gurgaon  
South 24-Pge.

20 MAY 2022

proportionate share of land and/or cancel and repudiate the same with the intending Purchaser or Purchasers except my allocation as mentioned in Indenture including Development Agreement.

- 20.** To receive from the Intending Purchaser or Purchasers any booking money and/or earnest money or advance or advances and also the balance of the purchase money in respect of Developers Allocation and to give good valid receipt and discharges for the same without making me liable which will protect the Purchaser or Purchasers.
- 21.** Upon such receipt as aforesaid in my name and as my act and deed to sign and to execute and to deliver any Conveyance or Conveyances for the selling of proportionate share of land and/or flat/flats and/or space with super structures and/or flat /flats/space proposed to be constructed in respect of Developers Allocation and maintenance and easement rights of the common areas of the proposed selling of space/flat/ proportionate share of land in favour of the Purchaser or Purchasers or their nominee or nominees my said Attorney also join as Vendor in the Conveyance or Conveyances of the proposed sale if the said Attorneys receipt and acknowledge the advance and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser or Purchasers in my name be treated as receipt and respectively from the Intending Purchaser or Purchasers. Save and except my allocation as mentioned in Indenture made between the parties.
- 22.** To sign and execute all other deeds, instruments and assurance which they shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land flat /flats, flat/space in respect of Developers Allocation only together



Addl. District Sub-Registrar, Garia,  
South 24 Parganas

20 MAY 2022

with the easement right of the common passage as ourselves to personally present.

- 23.** To prepare sign, execute, submit, enter into modify cancel, alter, draw approve present for registration and admit registration of all papers, documents, deeds, contractors, agreement, tenancy Agreement, Surrender Deed, Cancellation Deed, Nomination Deed, Rectification Deed, Declaration, Affidavit applications consent and other documents as may in any way be required to be so done for or in connection with all or any of the powers herein contained including sale except Owners allocation, assignment, tenancies and/or leave and license, permissions of the said premises and every or any part thereof and the termination of all contracts rights of occupancy user and/or enjoyment by any person or persons whatsoever and also in connection with observing fulfilling and performing all the terms, conditions and covenants on my part to be observed fulfilled and performed under the said Development Agreement.
- 24.** To commence, prosecute enforce, defend answer or oppose all actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said Premises in which mine is now or may hereafter be interested or connected and also if though fit, give evidence and compromise refer to Arbitration abandon, submit to judgement or before non-suited in any such action or proceedings as aforesaid before any Court Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.
- 25.** To appear and represent before any court including Hon'ble High Court and also Tribunals for and on my behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all complaints, applications,



Addl District Sub - Registrar Geria  
South 24-Pgsa.

20 MAY 2022

petitions, written statements, etc., and to affirm any affidavit on my behalf and in doing it, may appoint Lawyer and to pay fees and charges and sign the Vakalatnama on my behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.

26. To receive any payment and/or deposit all monies including the Court Fee, Stamp Duty, Rectification Fees, receive refunds and in receive and grant, valid, receipts and discharge in respect thereof.
27. For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Architects Mukhters and/or debt collecting or other agents.
28. To institute conduct and defend all proceedings for acquisition and/or requisition in respect of the said Premises or any part thereof and to receive compensation payable in respect thereof in respect of Developer's Allocation only and also to grant, valid, receipts and discharges thereof.
29. To appear and represent as before all authorities make commitments and give undertakings as be required for all or any of the purpose herein contained.
30. To appear before the Rajpur Sonarpur Municipality and/or other Authorities regarding the Tax Assessment or in any other way relating to the said Premises or any portion thereof or any undivided share or shares therein.
31. To observe fulfil and perform all the terms, conditions and obligations on my part to be observed fulfilled and performed under the said Development Agreement and to exercise all my rights therein.
32. To appoint and/or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained.



- 33.** This General Power of Attorney is related and collateral covenants documents of registered Development Agreement which has been duly registered at A.D.S.R. Garia of even dated in respect of Schedule Property between the Landowner and the Developer herein.
- 34.** This Power of Attorney shall remain restricted only for the Development of the said property mentioned in Schedule hereunder and construction of the proposed building and Agreements for Sale and Sale Deeds in respect of only Developer's share of Allocation at the said premises as per the said Development Agreement.

**AND GENERALLY** to do all acts, deeds and things concerning the said Premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our own hands and seals, if personally present.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of the land measuring about **4 (four) cottahs 0 (zero) chittack 20 (twenty) sq. ft.** be the same a little more or less in Mouza- Tentulberia, J.L. No.- 44, Touzi No. 271, R.S. Khatian No.- 60 & 138, L.R. Khatian No. 3266, R.S. Dag No. 52 corresponding to L.R. Dag No.- 57,  **Holding No. 574, Srinagar**, under Additional District Sub. Registrar- Garia (previously Sonarpur) and Police Station- Narendrapur (previously Sonarpur), under the jurisdiction of Ward No.- 1 of Rajpur Sonarpur Municipality, District- South 24 Parganas and the said land is butted and bounded as follows:- (adjacent to Srinagar Main Road).

ON THE NORTH : By R.S. Dag No. 52 (P);

ON THE SOUTH : By R.S. Dag No. 54;

ON THE EAST : By 16'-5' wide Municipal Road;

ON THE WEST : By R.S. Dag No. 52 (P);



Assistant District Sub - Registrar Garin  
South 24-Pga.

20 MAY 2022

**IN WITNESS WHEREOF** the Parties hereto have signed and executed these presents on the 20<sup>th</sup> day of **May, 2022** (Two Thousand and Twenty Two).

**SIGNED, SEALED & DELIVERED** by

the **parties** at Calcutta in presence of:-

1. *Tapan Kumar Saha*  
*Milansava, Raiganj*  
*Urban Disajpur.*

*Mita Saha*

**SIGNATURE OF THE EXECUTANT**

2. *Manas Chakraborty.*  
*Mahapally, Dhalua,*  
*Kol-700152.*

JAMUNA CONSTRUCTION  
*Soma Mondal*  
*Proprietor*

**SIGNATURE OF THE ACCEPTOR**

Drafted by:-

*Dibakar Bhattacharjee.*

**Dibakar Bhattacharjee**  
Advocate,  
High Court, Calcutta.

WB-359/2001.

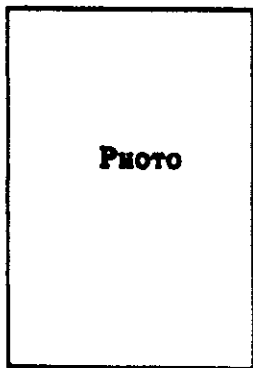
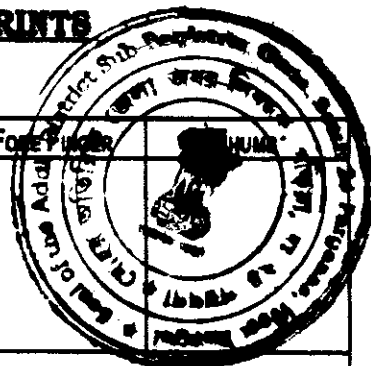


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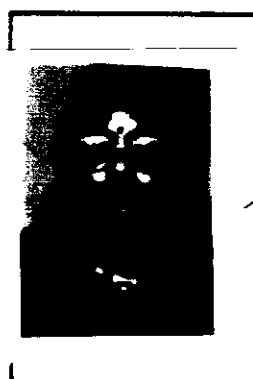
Addl District Sub - Registrar Garha  
South 24-Pge.

20 MAY 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



*Mita Saha*

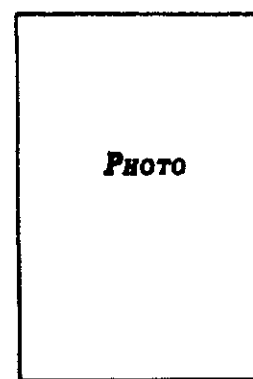
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Voter Id Card No  
UXO1639442



*Soma Mondal*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					





Addl District Sub-Registrar, Garhi,  
Sindh.

20 MAY 2022

भारतीय निर्वाचन आयोग  
भारत  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

UXO1630442

निर्वाचक नाम : मिता साहा

Elector's Name : Mita Saha

पति का नाम : उपमकुमार साहा

Husband's Name : Upamkumar Saha

लिंग/पैसा : स्त्री / F

जन्म तिथि : 02/01/1961

Date of Birth

UXO1630442

पिन कोड:

मिलानपाड़ा, रायगंज, उत्तर प्रदेश, भारत  
पिनकोड-733134

Address:

MILANAPADA, RAIGANJ, RAIGANJ, UTTAR  
PRADESH-733134

Date: 28/12/2019

35 - रायगंज निर्वाचन क्षेत्र  
रायगंज, उत्तर प्रदेश

Facsimile Signature of the Electoral  
Registration Officer for

35 - Raiganj Constituency

निम्नलिखित सूचनाएं ध्यान से पढ़ें।  
यदि आपका पता बदलता है तो आपको  
इस कार्ड को नए पते पर भेजना होगा।


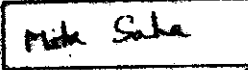
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number

87 / 1215

Mita Saha



**PERMANENT ACCOUNT NUMBER**  
**ASSURE**  
**MR NAME**  
**MITA SAHA**  
**MR OF MR / FATHER'S NAME**  
**BAKENDRA BATH SAHA**  
**MR MR / DATE OF BIRTH**  
**02-01-1984**  
**COMMISSIONER OF INCOME-TAX, W.B. - II**

এই কার্ড হতে সঠিক / ভুল তথ্যের সংশোধন করা  
 হতে অন্তিমতঃ সঠিক পত্রিকা / সনদ প্রাপ্ত হই  
 যতদূর সম্ভব প্রয়োজন।

পি-৭,  
 চৌধুরী বাগান,  
 কলকাতা - ৭০০ ০০১।

In case this card is lost/damaged, kindly inform us to  
 the issuing authority :

Assistant Commissioner of Income-tax,  
 P-7,  
 Chowdhury Bagana,  
 Calcutta- 700 001.


Mita Saha







Soma Mondal



  
 ভারতের নির্বাচন কমিশন  
 পত্রিকা নং  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
 WB/23/109/222114

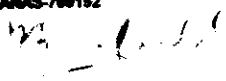



নির্বাচকের নাম : মানস চক্রবর্তী  
 Elector's Name : Manas Chakrabarti  
 পিতার নাম : মানিক চক্রবর্তী  
 Father's Name : Manik Chakrabarti  
 লিঙ্গ/Sex : পু/ M  
 জন্ম তারিখ : 02/01/1977  
 Date of Birth : 02/01/1977

WB/23/109/222114

ঠিকানা:  
 ডহালিয়া নাবপালী, সোনারপুর, সোনারপুর, দক্ষিণ 24  
 পরগানা-700152

**Address:**  
 DHALIYA NABAPALLI, RAJPUR  
 SONARPUR, SONARPUR, SOUTH 24  
 PARGANAS-700152



Date: 03/12/2013

151-সোনারপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিযুক্ত  
 অধিকারিকের দ্বারা স্বাক্ষরিত  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 151-Sonarpur Uttar Constituency

ঠিকানা পরিবর্তন হলে স্বতন্ত্র ঠিকানা ঘোষণা বিধি নং সোল ৩ এর  
 অনুরূপে স্বতন্ত্র পত্রিকা নং সংক্রান্ত ফর্ম পূরণ করে  
 পরিবর্তিত ঠিকানা উল্লেখ করে  
 In case of change in address mention this Card No  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

Manas Chakraborty.





भारत

देश:

W/O: सुधा शर्मा, धर्म  
पश्चिम पार्क, प्लॉट 38  
क्लब, पानचक्रोटा, पानचक्रोटा,  
पश्चिम बंगाल, कोलकाता, 700152

Address:

W/O: Suman Mondal, DHULLA  
PASCHEM PARK, NEAR ENATA  
CLUB, PANCHAKROTA, Panchakota,  
South 24 Parganas, West Bengal,  
700152

4844 6766 4834

1400 300 1947

International prefix



International prefix

Soma Mondal



श्रीमती सुधा

Soma Mondal

संज्ञांक / DOB : 01/03/1973

श्रीमती / Female

4844 6766 4834

আখার - সাধারণ মানুষের আধিকার



## Major Information of the Deed

Deed No :	I-1629-03024/2022	Date of Registration	20/05/2022
Query No / Year	1629-8001495980/2022	Office where deed is registered	
Query Date	20/05/2022 4:05:29 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Dibakar Bhattacharjee H. C. Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831072514, 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. 1/-	Rs. 51,65,623/-		
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]- 162903018/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 1, Holding No:574 Pin Code : 700084

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-57	LR-3266	Bastu	Shali	4 Katha 20 Sq Ft	1/-	51,65,623/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>6.6458Dec</b>	<b>1 /-</b>	<b>51,65,623 /-</b>	



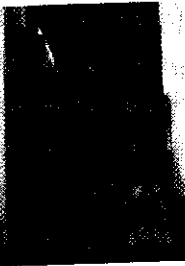

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Mrs MITA SAHA</b> Wife of Mr TAPAN KUMAR SAHA Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office</p>			<p>Mita Saha</p>
	20/05/2022	LTI 20/05/2022	20/05/2022	
<p>G-1, SREENAGAR NOW PS NARENDRAPUR, City:- , P.O:- PANCHASAYAR, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxx2R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/05/2022 , Admitted by: Self, Date of Admission: 20/05/2022 ,Place : Office</p>				

**Attorney Details :**



Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>JAMUNA CONSTRUCTION</b> DHALUA, City:- , P.O:- DHALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 , PAN No.:: BCxxxxxx9E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Mrs SOMA MONDAL (Presentant)</b> Wife of SUKANTA KUMAR MONDAL Date of Execution - 20/05/2022, , Admitted by: Self, Date of Admission: 20/05/2022, Place of Admission of Execution: Office</p>			<p>Soma Mondal</p>
	May 20 2022 4:38PM	LTI 20/05/2022	20/05/2022	
<p>DHALUA, City:- , P.O:- DHALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BCxxxxxx9E,Aadhaar No Not Provided Status : Representative, Representative of : JAMUNA CONSTRUCTION (as proprietor)</p>				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr MANAS CHAKRABORTY</b> Son of Mr MANIK CHAKRABORTY NABAPALLY, City:- , P.O:- DHALUA, P.S:-Sonarpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700152			<i>Manas Chakraborty</i>
	20/05/2022	20/05/2022	20/05/2022
Identifier Of Mrs MITA SAHA, Mrs SOMA MONDAL			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mrs MITA SAHA	JAMUNA CONSTRUCTION-6.64583 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, , Ward No: 1, Holding No:574 Pin Code : 700084

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 57, LR Khatian No:- 3266	Owner:মিতা সাহা, Gurdian:তপনকুমার , Address:পি-90, বাঁশড্রোণীপার্ক, কলি-70 , Classification:শালি, Area:0.07000000 Acre,	Owner Name not selected by applicant.



On 20/05/2022

**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) & (1), W.B. Registration Rules, 1962)**

Presented for registration at 16:25 hrs on 20-05-2022, at the Office of the A.D.S.R. GARIA by Mrs SOMA MONDAL .

**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 51,65,623/-

**Admission of Execution ( Under Section 50, W.B. Registration Rules, 1962 )**

Execution is admitted on 20/05/2022 by Mrs MITA SAHA, Wife of Mr TAPAN KUMAR SAHA, G-1, SREENAGAR NOW PS NARENDRAPUR, P.O: PANCHASAYAR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession House wife

Indetified by Mr MANAS CHAKRABORTY, , , Son of Mr MANIK CHAKRABORTY, NABAPALLY, P.O: DHALUA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

**Admission of Execution ( Under Section 50, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 20-05-2022 by Mrs SOMA MONDAL, proprietor, JAMUNA CONSTRUCTION, DHALUA, City:- , P.O:- DHALUA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Indetified by Mr MANAS CHAKRABORTY, , , Son of Mr MANIK CHAKRABORTY, NABAPALLY, P.O: DHALUA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 22802, Amount: Rs.100/-, Date of Purchase: 17/02/2022, Vendor name: Tanmay Kar Purakayastha



**Krishnendu Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**South 24-Parganas, West Bengal**





**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1629-2022, Page from 107639 to 107661  
being No 162903024 for the year 2022.



Digitally signed by KRISHNENDU  
TALUKDAR  
Date: 2022.05.31 15:46:07 +05:30  
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/05/31 03:46:07 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)