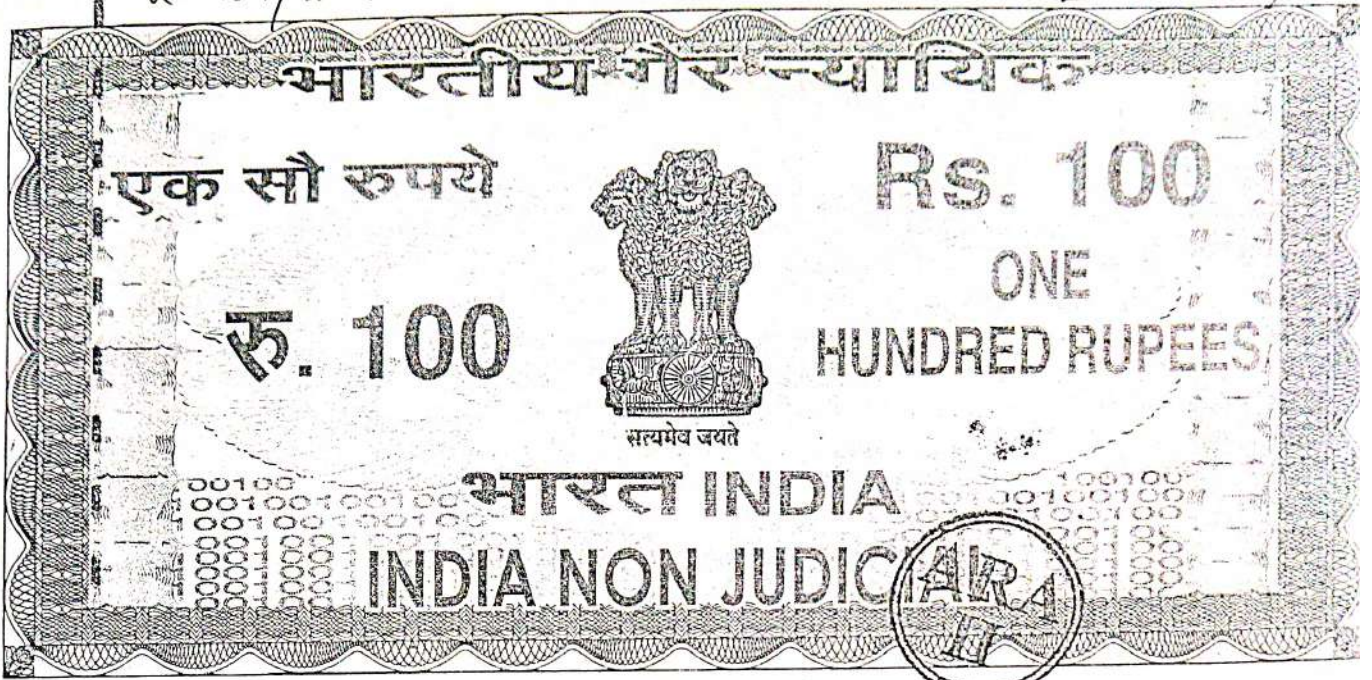


20261/2023

I-17634/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 588237

11-36
15.12/23

3089791/23

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the Document is admitted to
Registration. The Signature Sheet and the
endorsement attached to this document
are the property of the Registrar.

[Signature]
Additional Registrar
of Assurances II-Kolkata

15 DEC 2023

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS shall we, [1] **SRI SIDDHARTHA SENGUPTA [PAN BECPS9523R] [AADHAAR 5009 5199 0123]**, son of Late Rabindranath Sengupta, by Occupation - Self Employed, residing at BE-11, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2A] **SRIMATI PUTUL SENGUPTA [PAN AYPSP352OL] [AADHAAR 2224 2818 4393]**, wife of Late Partha Sengupta and daughter of Late Chittaranjan Sengupta, by Occupation - Retired Person, residing at AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, [2B] **SRIMATI PAYEL CHAKRABORTY [PAN DDVPS6381H] [AADHAAR 4798 5786 2919]**, wife of Sri Somnath Chakraborty and daughter of Late Partha Sengupta, by Occupation - Service, residing at Nirranjan Nagar, Block - A, Post Office - Nona Chandan Pukur, under Police Station - Titagarh, District North 24-Parganas, PIN - 700 122, State - West Bengal, [2C] **SRIMATI ARUNIMA SENGUPTA [PAN DBDPS 3151P] [AADHAAR 4147 5429 9982]**, wife of Sri Sourav Ghosh and daughter of Late Partha Sengupta, by Occupation - Self Employed, residing at AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal and [3] **SRI JOYDIP SENGUPTA [PAN BTHPS6659A] [AADHAAR 7496 1390 8554]**, son of Late Manindra Nath Sengupta, by Occupation - Retired Person, residing at AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, all by Religion - Hindu, by Nationality - Indian, **SEND GREETINGS:**

WHEREAS we, said [1] **SRI SIDDHARTHA SENGUPTA**, son of Late Rabindranath Sengupta, [2A] **SRIMATI PUTUL SENGUPTA**, wife of Late Partha Sengupta and daughter of Late Chittaranjan Sengupta, [2B] **SRIMATI PAYEL CHAKRABORTY**, wife of Sri Somnath Chakraborty and daughter of Late Partha Sengupta, [2C] **SRIMATI ARUNIMA SENGUPTA**, wife of Sri Sourav Ghosh and daughter of Late Partha Sengupta and [3] **SRI JOYDIP SENGUPTA**, son of Late Manindra Nath Sengupta, the **LANDOWNERS/APPOINTERS/PRINCIPALS** hereto absolutely seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of a plot of land classified **BASTU** measuring about measuring about **6 [six] Decimals** more or less equivalent to **4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** an **one storied Brick Built Residential Building** with **R. C. C. Roof** measuring about **600 [six hundred] Square Feet** more or less, comprised in **Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 3083, Pargana - Kalikata**, comprised in C. S. Dag No. 722 corresponding to **R. S. Dag Nos. 745 [Area of Land: 4 (four) Decimals** more or less] and **746 [Area of Land:**

2 (two) Decimals more or less] corresponding to L. R. Dag Nos. 1073 [Area of Land: 4 (four) Decimals more or less] and 1074 [Area of Land: 2 (two) Decimals more or less] appertaining to C. S. Khatian No. 39 corresponding to R. S. Khatian No. 66 corresponding to L. R. Khatian Nos. 162, 293, 362/1, 815, 817/1, 2016 and 2040, within the local limits of Ward No. 22, thereafter Ward No. 24 of the Rajarhat Gopalpur Municipality, being Municipal Holding No. RGM/22/10/15, presently under Ward No. 10 of the Bidhannagar Municipal Corporation, being Municipal Holding No. B.M.C.-24/11/16, 9/30/1542, being Premises Nos. AA-13/A, AA-11/14 and AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, State - West Bengal, hereinafter referred to as the "SAID PREMISES".

AND WHEREAS we have entered into a **Development Agreement** on 15/12 day of December, 2023 with **M/S. LOKENATH CONSTRUCTION**, a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole **Proprietor** namely **SRI SANKAR ROY [PAN AFZPR3898F] [AADHAAR 2164 3411 4277]**, son of Paresh Chandra Roy, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, to develop the aforesaid Premises under some terms and conditions mentioned therein which was duly registered with the Office of the A.R.A - II at Kolkata, and recorded into **Book No. I, Being No. 17618** for the year 2023;

AND WHEREAS we are busy with our own day to day business respectively at the same time having no contemplation to construct new building on the land comprised in the SAID PREMISES as per plan to be sanctioned by the Bidhannagar Municipal Corporation of the above facts it is not possible for us to look after and manage the whole affairs including construction and of the new proposed building in the **SAID PREMISES** hence we, do hereby pleased to **nominate, constitute and appoint M/S. LOKENATH CONSTRUCTION**, a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole **Proprietor** namely **SRI SANKAR ROY [PAN AFZPR3898F] [AADHAAR 2164 3411 4277]**, son of Paresh Chandra Roy, by

Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, to be our true and lawful **DEVELOPER/ATTORNEY** to act for us in our names and on our behalf and for the sake of brevity hereinafter referred to as the **DEVELOPER/ATTORNEY**.

NOW KNOW YE AND THESE PRESENTS WITNESSETH we, said [1] **SRI SIDDHARTHA SENGUPTA**, son of Late Rabindranath Sengupta, [2A] **SRIMATI PUTUL SENGUPTA**, wife of Late Partha Sengupta and daughter of Late Chittaranjan Sengupta, [2B] **SRIMATI PAYEL CHAKRABORTY**, wife of Sri Somnath Chakraborty and daughter of Late Partha Sengupta, [2C] **SRIMATI ARUNIMA SENGUPTA**, wife of Sri Sourav Ghosh and daughter of Late Partha Sengupta and [3] **SRI JOYDIP SENGUPTA**, son of Late Manindra Nath Sengupta, do hereby nominate, constitute and appoint **M/S. LOKENATH CONSTRUCTION**, a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole **Proprietor** namely **SRI SANKAR ROY [PAN AFZPR3898F] [AADHAAR 2164 3411 4277]**, son of Paresh Chandra Roy, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, to be our lawful **DEVELOPER/ ATTORNEY** for us in our names and on our behalf to do all or any of the acts, deeds, matters and things whatsoever relating to the SAID PREMISES jointly and/or severally hereinafter mentioned that is to say:

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof.
2. To appear and represent us before any authority and authorities including the Bidhannagar Municipal Corporation, The Calcutta Metropolitan Development Authority, Fire Brigade, West Bengal Police, The Competent Authority under the Urban Land [ceiling and regulation] Act, 1976 and Government of West Bengal in connection with the modification and/or alteration of the sanctioned plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient to submit and take delivery of

title deed concerning the said Premises and also other papers and documents as may be required by the authorities.

4. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plan to any authority or authorities.
5. To develop the said Premises making construction of building thereon as per plan to be sanctioned by the Bidhannagar Municipal Corporation and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
6. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purposes to sign, execute and commit the all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Developer/Attorney.
7. To use, shift, or re-adjust the existing electricity connection in the said Premises in such manner, as the said Developer/Attorney may deem fit and proper.
8. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or licence fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished as mentioned in the Deed of Agreement for the Development of the said Premises.
9. To appear and represent us before all authorities including those under the Bidhannagar Municipal Corporation for fixation and/or finalization of annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said Developer/Attorney may deem fit and proper.
10. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.

11. To sign, execute and submit application completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned by the Bidhannagar Municipal Corporation modified and/or altered Bidhannagar Municipal Corporation in respect of our property more specifically mentioned in the schedule written hereunder;
12. To enter into any agreement for sale with intending buyer/buyers in respect of our Developer's/Attorneys' allocated portion and also collect advance and/or part payment or full consideration from them at any terms and conditions as may the Developer/Attorney shall think fit and proper.
13. To enter into all Agreement for sale with the prospective Purchasers save and except Landowners'/Principals' allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive realize and obtain payment of all or any money which may hereafter become payable to our said Developer/ Attorney and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said Developer/Attorney shall think fit and proper.
14. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said Developer/Attorney in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said deed of agreement for Development of the said Premises.
15. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of Registration save and except the Landowners'/Principals' allocation as stated in the said Development Agreement.
16. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building save and except Landowners'/Principals' allocation as stated in the said Development Agreement.

17. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers save and except Landowners'/Principals' allocation as stated in the said Development Agreement.
18. To execute conveyance or conveyances in our names on our behalf to do all acts and deeds in favour of the intending purchaser and to present the said conveyance for registration before the competent registering authority save and except Landowners'/Principals' allocation as stated in the said Development Agreement.
19. To instruct the Advocate/Lawyer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling the schedule mentioned property.
20. To execute and/or negotiate and/or entering into any agreement for selling the schedule-mentioned property in the name of the Developer/Attorney as and on our behalf save and except Landowners'/Principals' allocation as stated in the said Development Agreement.
21. To execute and sign any deeds, agreements, memo of understanding with a view to sale of schedule mentioned property in its own name and on our behalf save and except Landowners'/Principals' allocation as stated in the said Development Agreement.
22. To execute and register Deed of Amalgamation and Deed of Gift for and on our behalf;
23. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.
24. To affix sign board or install any Hoarding on the said Premises in the name of the Developer/Attorney.

25. To advertise in the newspapers for obtaining Purchasers for selling the flats in the proposed building.
26. To receive compensation becoming receivable in respect of any acquisition and/or requisition of the said constructed building save and except any allocation or any part there of subject to the conditions stipulated in the deed of agreement for Development.
27. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said Premises and also to present and prosecute writ application in respect thereof.
28. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
29. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the Landowners/Principals.

AND GENERALLY to act as our Developer/Attorney or agents in relation to all matters touching our said Premises and building, as we could do if we could personally represent.

AND we, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Developer/Attorney or Agents appointed under this Power in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents.

**THE FIRST SCHEDULE ABOVE REFERRED TO
[LAND]**

ALL THAT piece and parcel of a plot of land classified **BASTU** measuring about measuring about **6 [six] Decimals** more or less equivalent to **4 [four] Cottahs 0 [zero] Chittack 0 [zero] Square Feet** more or less **TOGETHER WITH** an **one storied Brick Built Residential Building** with **R. C. C. Roof** and **Cemented Flooring** measuring about **600 [six hundred] Square Feet** more or less, comprised in **Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 3083, Pargana - Kalikata**, comprised in C. S. Dag No. 722 corresponding to **R. S. Dag Nos. 745 [Area of Land: 4 (four) Decimals** more

or less] and 746 [Area of Land: 2 (two) Decimals more or less] corresponding to L. R. Dag Nos. 1073 [Area of Land: 4 (four) Decimals more or less] and 1074 [Area of Land: 2 (two) Decimals more or less] appertaining to C. S. Khatian No. 39 corresponding to R. S. Khatian No. 66 corresponding to L. R. Khatian Nos. 162, 293, 362/1, 815, 817/1, 2016 and 2040, within the local limits of Ward No. 22, thereafter Ward No. 24 of the Rajarhat Gopalpur Municipality, being Municipal Holding No. RGM/22/10/15, presently under Ward No. 10 of the Bidhannagar Municipal Corporation, being Municipal Holding No. B.M.C.-24/11/16, 9/30/1542, being Premises Nos. AA-13/A, AA-11/14 and AA-11/14A, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, State - West Bengal, which is butted and bounded as follows: -

ON THE NORTH : SIXTEEN FEET WIDE ROAD;
 ON THE SOUTH : SHANTINIKETAN APARTMENT;
 ON THE EAST : PROPERTY OF JHARNA SENGUPTA, SHILA SENGUPTA
 AND OTHERS;
 ON THE WEST : SIXTEEN FEET WIDE ROAD;

**THE SECOND SCHEDULE ABOVE REFERRED TO
 [LANDOWNERS' ALLOCATION]**

ALL THAT the Landowners shall be jointly entitled to get **50% [fifty percent] Constructed Area** of the proposed G + III storied building in habitable condition in all respect which will be provided in the manner appearing hereunder in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners.

- ❖ **Ground Floor** : **NIL;**
- ❖ **First Floor** : **Entire Floor** consisting of **2 [two] Flats**, out of which one **Flat** being **No. "A"** on the **East - North - West side** measuring about **860 [eight hundred sixty] Square Feet Built-up Area** more or less and another **Flat** being **No. "B"** on the **East - South - West side** measuring about **926 [nine hundred twenty six] Square Feet Built-up Area** more or less;

- ❖ **Second Floor** : Flat being No. "B" on the East - South - West side measuring about 926 [nine hundred twenty six] Square Feet Built-up Area more or less;
- ❖ **Third Floor** : Flat being No. "A" on the East - North - West side measuring about 860 [eight hundred sixty] Square Feet Built-up Area more or less;

**THE THIRD SCHEDULE ABOVE REFERRED TO
[DEVELOPER'S ALLOCATION]**

ALL THAT the Developer shall be entitled to remaining portion of Constructed Area of the proposed G + III storied building to be constructed upon the said premises as per plan to be sanctioned by the Bidhannagar Municipal Corporation save and except the Landowners' Allocation stated specifically in the Second Schedule written hereinabove in the manner appearing hereunder together with the undivided proportionate share in the land of the said premises.

- ❖ **Ground Floor** : Entire Floor;
- ❖ **First Floor** : NIL;
- ❖ **Second Floor** : Flat being No. "A" on the East - North - West side measuring about 860 [eight hundred sixty] Square Feet Built-up Area more or less;
- ❖ **Third Floor** : Flat being No. "B" on the East - South - West side measuring about 926 [nine hundred twenty six] Square Feet Built-up Area more or less;

IN WITNESS WHEREOF we have hereunto set subscribed and affixed our respective hands and seals on this the 15th day of December 2023 [Two Thousand Twenty Three].

SIGNED SEALED AND DELIVERED
At Kolkata in the presence of:

1.

Suprotim Saha
Advocate

2. Suktanta Dore
AB-8/26 D. B. Nagar
Bxgualtr Kol-59

Siddhanta Sengupta
Pulki Nag-PTA
Payel Chakraborty
Arunima Sengupta
Joydip Sengupta

SIGNATURE OF LANDOWNERS/
PRINCIPALS

LOKENATH CONSTRUCTION

Santa ar Roy
Proprietor

Drafted by me and prepared in my office.

Suprotim Saha
Advocate


































SUPROTIM SAHA,
Advocate, [W.B. 134/1990
Judges' Court at Barasat],
MONOLATA, BA/12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

SIGNATURE OF DEVELOPER/
ATTORNEY

SPECIMEN FOR TEN FINGER PRINTS

SL. No.

SIGNATURE OF THE EXECUTANT/PRESENTANT

 <p>Siddhanta Sengul</p>					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					
 <p>Preeti Sengul</p>					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					
 <p>Pooja Chakraborty</p>					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



Arunima Sengupta

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Joydip Sengupta

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Sanjay Roy

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

Major Information of the Deed

Deed No :	I-1902-17634/2023	Date of Registration:	15/12/2023
Query No / Year	1902-8003089791/2023	Office where deed is registered	
Query Date	15/12/2023 2:32:21 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S SAHA Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9051231192, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 76,21,365/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190217618/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



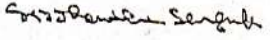


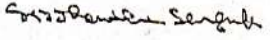


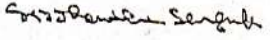











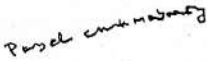


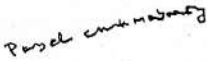


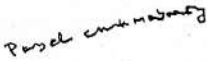
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, , Ward No: 10 Pin Code : 700059



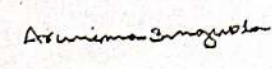



Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In:Rs.)	Market Value (In:Rs.)	Other Details
L1	LR-1073	LR-162	Bastu	Bastu	4 Dec	1/-	48,10,910/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1074	LR-817/1	Bastu	Bastu	2 Dec	1/-	24,05,455/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					6Dec	2 /-	72,16,365 /-	
Grand Total :					6Dec	2 /-	72,16,365 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In:Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	600 Sq Ft.	1/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	1 /-	4,05,000 /-	

Principal Details :



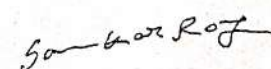


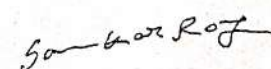


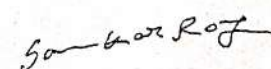
Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Siddhartha Sengupta Son of Late Rabindranath Sengupta Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>15/12/2023</td> <td></td> <td>LTI 15/12/2023</td> <td>15/12/2023</td> </tr> </tbody> </table> <p>BE-11, D B Nagar, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bexxxxxx3r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Siddhartha Sengupta Son of Late Rabindranath Sengupta Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office		 Captured		15/12/2023		LTI 15/12/2023	15/12/2023
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Name	Photo	Finger Print	Signature										
Putul Sengupta Wife of Late Partha Sengupta Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office		 Captured											
15/12/2023		LTI 15/12/2023	15/12/2023										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Payel Chakraborty Wife of Somnath Chakraborty Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>15/12/2023</td> <td></td> <td>LTI 15/12/2023</td> <td>15/12/2023</td> </tr> </tbody> </table> <p>Nirranjan Nagar, Block/Sector: Block A, City:- , P.O:- Nona Chandanpukur, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700122 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ddxxxxxx1h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Payel Chakraborty Wife of Somnath Chakraborty Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office		 Captured		15/12/2023		LTI 15/12/2023	15/12/2023
Name	Photo	Finger Print	Signature										
Payel Chakraborty Wife of Somnath Chakraborty Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office		 Captured											
15/12/2023		LTI 15/12/2023	15/12/2023										

4			
Name	Photo	Finger Print	Signature
Arunima Sengupta Wife of Mr Sourav Ghosh Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office	 15/12/2023	 Captured LTI 15/12/2023	 15/12/2023
AA-11/14A, D B Nagar, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: dbxxxxx1p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office			
5			
Name	Photo	Finger Print	Signature
Joydip Sengupta Son of Late Manindra Nath Sengupta Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office	 15/12/2023	 Captured LTI 15/12/2023	 15/12/2023
AA-11/14A, D B Nagar, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: btxxxxx9a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office			

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	Lokenath Construction AB-9/20, D B Nagar, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: afxxxxx8f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Sankar Roy (Presentant) Son of Paresh Chandra Roy Date of Execution - 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office </td> <td>  Dec 15 2023 3:59PM </td> <td>  Captured LTI 15/12/2023 </td> <td>  15/12/2023 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Sankar Roy (Presentant) Son of Paresh Chandra Roy Date of Execution - 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office	 Dec 15 2023 3:59PM	 Captured LTI 15/12/2023	 15/12/2023
Name	Photo	Finger Print	Signature						
Shri Sankar Roy (Presentant) Son of Paresh Chandra Roy Date of Execution - 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office	 Dec 15 2023 3:59PM	 Captured LTI 15/12/2023	 15/12/2023						

AB-9/20, D B Nagar, City:- Not Specified, P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxx8F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Lokenath Construction (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUKANTA DERE Son of Late BISWANATH DERE D B NAGAR, City:- , P.O:- D B NAGAR, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700059		 Captured	
	15/12/2023	15/12/2023	15/12/2023
Identifier Of Siddhartha Sengupta, Putul Sengupta, Shri Sankar Roy, Payel Chakraborty, Arunima Sengupta, Joydip Sengupta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Siddhartha Sengupta	Lokenath Construction-0.8 Dec
2	Putul Sengupta	Lokenath Construction-0.8 Dec
3	Payel Chakraborty	Lokenath Construction-0.8 Dec
4	Arunima Sengupta	Lokenath Construction-0.8 Dec
5	Joydip Sengupta	Lokenath Construction-0.8 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Siddhartha Sengupta	Lokenath Construction-0.4 Dec
2	Putul Sengupta	Lokenath Construction-0.4 Dec
3	Payel Chakraborty	Lokenath Construction-0.4 Dec
4	Arunima Sengupta	Lokenath Construction-0.4 Dec
5	Joydip Sengupta	Lokenath Construction-0.4 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Siddhartha Sengupta	Lokenath Construction-120.00000000 Sq Ft
2	Putul Sengupta	Lokenath Construction-120.00000000 Sq Ft
3	Payel Chakraborty	Lokenath Construction-120.00000000 Sq Ft
4	Arunima Sengupta	Lokenath Construction-120.00000000 Sq Ft
5	Joydip Sengupta	Lokenath Construction-120.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, , Ward No: 10 Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1073, LR Khatian No:- 162	Owner:অনিমা সেনগুপ্ত, Gurdian:যশেন্দ্র সেনগুপ্ত, Address:অর্জুনপুর , Classification:বাড়, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1074, LR Khatian No:- 817/1	Owner:জয়দীপ সেনগুপ্ত, Gurdian:মনীন্দ্র , Address:নিজ , Classification:বাড়,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190217634 / 2023

On 15-12-2023

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

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

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

Presented for registration at 11:36 hrs on 15-12-2023, at the Office of the A.R.A. - II KOLKATA by Shri Sankar Roy .

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 76,21,365/-

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

Execution is admitted on 15/12/2023 by 1. Siddhartha Sengupta, Son of Late Rabindranath Sengupta, BE-11, D B Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Others, 2. Putul Sengupta, Wife of Late Partha Sengupta, AA-11/14A, D B Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Retired Person, 3. Payel Chakraborty, Wife of Somnath Chakraborty, Nirranjan Nagar, Sector: Block A, P.O: Nona Chandanpukur, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession Service, 4. Arunima Sengupta, Wife of Mr Sourav Ghosh, AA-11/14A, D B Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Others, 5. Joydip Sengupta, Son of Late Manindra Nath Sengupta, AA-11/14A, D B Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Retired Person

Indetified by Mr SUKANTA DERE, , Son of Late BISWANATH DERE, D B NAGAR, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

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

Execution is admitted on 15-12-2023 by Shri Sankar Roy, Proprietor, Lokenath Construction, AB-9/20, D B Nagar, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr SUKANTA DERE, , Son of Late BISWANATH DERE, D B NAGAR, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- , I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3107, Amount: Rs.100.00/-, Date of Purchase: 28/11/2023, Vendor name: J K Bose


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 632772 to 632793
being No 190217634 for the year 2023.



7/12/23

Digitally signed by SATYAJIT BISWAS
Date: 2023.12.26 16:33:40 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 26/12/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.