

16804/2024

I-14508/24



পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

AV 012986

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09/12/24
ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA
Certified
Ranjan

3 | 3123385 | 2024

A.R.A.
II

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

Additional Registrar
of Assurances, 11 Kell.

- 9 DEC 2024

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

250408

Name : SUPROTIM SAHA
Advocate
JUDGES COURT BARTENDER
Address :

Rs.

Kolkata Collectorate
11, Netaji Subhas Rd
Kolkata-1

Date : 3 DEC 2024

Amal Kr. Saha
Licensed Stamp
Vendor



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

3 DEC 2024

TO ALL TO WHOM THESE PRESENTS shall we, [1] **SRI [DR.] SUPRAVAT SUR** [PAN AMGPS1770H] [AADHAAR 2155 9616 4729], son of Late Sankar Prasad Sur, by Occupation - Retired Person, residing at 33, B. K. Paul Avenue, Post Office - Hatkhola, under Police Station - Jorabagan, District - Kolkata, PIN - 700 005, State - West Bengal, [2] **SRIMATI SOMA CHOWDHURY** [PAN CCCPC3930P] [AADHAAR 6930 3565 6666], daughter of Biswajit Chowdhury and wife of Sri Avijit Seal, by Occupation - Home Maker, residing at DD-37, Sahapara, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, [3] **SRI SUSANTA SUR** [PAN ESNPS3566J] [AADHAAR 4387 1283 0107], son of Late Baidyanath Sur, by Occupation - Retired Person, [4] **SRIMATI DINA SUR** [PAN PYLPS5040C] [AADHAAR 2666 2471 7503], wife of Late Sudipta Sur and daughter of Gopal Saha, by Occupation - Homemaker and [5] **SRI SUPRATIM SUR** [PAN PYLPS5257M] [AADHAAR 4848 6350 9358], son of Late Sudipta Sur, by Occupation - Service, No. 3 to 5 all are residing at AA-11/8, 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 [DR.] SUPRAVAT SUR**, son of Late Sankar Prasad Sur, [2] **SRIMATI SOMA CHOWDHURY**, daughter of Biswajit Chowdhury and wife of Sri Avijit Seal, [3] **SRI SUSANTA SUR**, son of Late Baidyanath Sur, [4] **SRIMATI DINA SUR**, wife of Late Sudipta Sur and daughter of Gopal Saha and [5] **SRI SUPRATIM SUR**, son of Late Sudipta Sur, the **APPOINTERS/PRINCIPALS** hereto absolutely seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of a plot of land classified as **BASTU** measuring about 3 [three] Cottahs 0 [zero] Chittack 0 [zero] Square Feet more or less **TOGETHER WITH** a Two Storied Building measuring about 1800 [one thousand eight hundred] Square Feet more or less, out of which **Ground Floor** measuring about 1150 [one thousand one hundred fifty] Square Feet more or less and **First Floor** measuring about 650 [six hundred fifty] Square Feet more or less, lying and situated at **Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 1513, Pargana - Kalikata**, comprised in C. S. Dag No. 724 corresponding to **R. S. Dag No. 771** corresponding to **L. R. Dag No. 1103** appertaining to C. S. Khatian No. 153/1 corresponding to **L. R. Khatian Nos. 2275, 1669 and 1573**, within the local limits of **Ward No. 24 of the Rajarhat Gopalpur Municipality**, being **Municipal Holding No. RGM/24/17, Dakshin Arunpur**, presently under **Ward No. 10 of the Bidhannagar Municipal Corporation**, being **Premises No. AA-11/8, 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, New Town,

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 9/15 day of December, 2024 with **TRISHUL GRIHA NIRMAN** [PAN **AAWFT9443Q**], a Partnership Firm, governed by the Indian Partnership Act, 1932 as amended up-to-date, having its Office at DD-12/1, Sahapara, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, represented by its Partners namely [1] **SRI SUSANTA SAHA** [PAN **BHJPS0668H**] [AADHAAR **4249 5490 6604**], son of Sri Amiya Kumar Saha, residing at DD-12/1, Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, West Bengal, [2] **SRI AVIJIT SEAL** [PAN **EHAPS5885L**] [AADHAAR **6825 4236 2634**], son of Late Narayan Chandra Seal, residing at DD-37, Sahapara, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal and [3] **SRI AVIJIT NASKAR** [PAN **ASVPN4420C**] [AADHAAR **2768 8361 4370**], son of Sri Pradip Naskar, residing at BE-7, Arjunpur East, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, all by Religion - Hindu, by Occupation - Business, by Nationality - Indian, to develop the aforesaid Premises under some terms and conditions mentioned therein which duly registered with the Office of the **Additional Registrar of Assurances - II** at **Kolkata** and recorded into Book No. I, **Being No. 1902 14500** for the year **2024**;

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 local Authority 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 **TRISHUL GRIHA NIRMAN** [PAN **AAWFT9443Q**], a Partnership Firm, governed by the Indian Partnership Act, 1932 as amended up-to-date, having its Office at DD-12/1, Sahapara, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, represented by its Partners namely [1] **SRI SUSANTA SAHA** [PAN **BHJPS0668H**] [AADHAAR **4249 5490 6604**], son of Sri Amiya Kumar Saha, residing at DD-12/1, Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, West Bengal, [2] **SRI AVIJIT SEAL** [PAN **EHAPS5885L**] [AADHAAR **6825 4236 2634**], son of Late Narayan Chandra

Seal, residing at DD-37, Sahapara, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal and [3] **SRI AVIJIT NASKAR [PAN ASVPN4420C] [AADHAAR 2768 8361 4370]**, son of Sri Pradip Naskar, residing at BE-7, Arjunpur East, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, all by Religion - Hindu, by Occupation - Business, by Nationality - Indian,, to be our true and lawful **ATTORNEY** to act for us in our names and on our behalf and for the sake of brevity hereinafter referred to as the **ATTORNEY**.

NOW KNOW YE AND THESE PRESENTS WITNESSETH we, said [1] **SRI [DR.] SUPRAVAT SUR**, son of Late Sankar Prasad Sur, [2] **SRIMATI SOMA CHOWDHURY**, daughter of Biswajit Chowdhury and wife of Sri Avijit Seal, [3] **SRI SUSANTA SUR**, son of Late Baidyanath Sur, [4] **SRIMATI DINA SUR**, wife of Late Sudipta Sur and daughter of Gopal Saha and [5] **SRI SUPRATIM SUR**, son of Late Sudipta Sur, do hereby nominate, constitute and appoint **TRISHUL GRIHA NIRMAN [PAN AAWFT9443Q]**, a Partnership Firm, governed by the Indian Partnership Act, 1932 as amended up-to-date, having its Office at DD-12/1, Sahapara, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, represented by its Partners namely [1] **SRI SUSANTA SAHA [PAN BHJPS0668H] [AADHAAR 4249 5490 6604]**, son of Sri Amiya Kumar Saha, residing at DD-12/1, Saha Para, Post Office - Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, West Bengal, [2] **SRI AVIJIT SEAL [PAN EHAPS5885L] [AADHAAR 6825 4236 2634]**, son of Late Narayan Chandra Seal, residing at DD-37, Sahapara, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal and [3] **SRI AVIJIT NASKAR [PAN ASVPN4420C] [AADHAAR 2768 8361 4370]**, son of Sri Pradip Naskar, residing at BE-7, Arjunpur East, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, all by Religion - Hindu, by Occupation - Business, by Nationality - Indian, to be our lawful **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 the 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 for sanction of the Development Plan and 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 which to be approved and 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 ATTORNEY.
7. To use, shift, or re-adjust the existing electricity connection in the said Premises in such manner, as the said 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 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 and take delivery of site plan, building plan, application of phase II certificate, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans 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 against our Attorneys' allocated portion and also do collect advance and/or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
13. To enter into all Agreement for sale with the prospective Purchaser/s save and except Owner's/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 us said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said 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 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, Gift Deeds and

Deed of Amalgamation 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 Owner's 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 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 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.

23. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY.
24. To advertise in the newspapers for obtaining Purchasers for selling the flat/commercial and car parking space in the proposed building.
25. 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 thereof subject to the conditions stipulated in the deed of agreement for Development.
26. 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.
27. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
28. 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 principal.

AND GENERALLY to act as our ATTORNEY or agents in relation to all matters touching our said Premises and building, as we could do if we could personally represent notwithstanding the Power of Attorney, in that particular behalf as contained in these presents.

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 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 or parcel of a plot of land classified as **BASTU** measuring about 3 [three] Cottahs 0 [zero] Chittack 0 [zero] Square Feet more or less **TOGETHER WITH** a Two Storied Residential Building with Cemented Flooring measuring about 1800 [one thousand eight hundred] Square Feet more or less, out of which **Ground Floor** measuring about 1150 [one thousand one hundred fifty] Square Feet more or less and **First Floor** measuring about 650 [six hundred fifty] Square Feet more or less, lying and situated at **Mouza - ARJUNPUR, J. L. No. 7, R. S. No. 160, Touzi No. 1513, Pargana - Kalikata**, comprised in C. S. Dag No. 724 corresponding to R. S. Dag No. 771 corresponding to L. R. Dag No. 1103 appertaining to C. S. Khatian No. 153/1 corresponding to L. R. Khatian Nos. 2275, 1669 and 1573, within the local limits of Ward No. 24 of the Rajarhat Gopalpur Municipality, being Municipal Holding No. RGM/24/17, Dakshin Arunpur, presently under Ward No. 10 of the Bidhannagar Municipal Corporation, being Premises No. AA-11/8, 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, New Town, 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 : PROPERTY OF ASHOK KUNDU;
 ON THE SOUTH : PROPERTY OF LATE BINAPANI SUR;
 ON THE EAST : TWELVE FEET WIDE ROAD;
 ON THE WEST : SIXTEEN FEET WIDE ROAD;

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

ALL THAT the Landowners shall be entitled to get 3 [three] self contained separate Flats, Each Flat measuring about 550 [five hundred fifty] Square Feet Built-up Area more or less, which will be provided on the East - North - West side of First Floor, Second Floor and Third Floor respectively and 4 [four] Covered Car Parking Space on the **Ground Floor** of the proposed multi storied building as per plan sanctioned by the Bidhannagar Municipal Corporation, 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, which will be treated as fix, final and conclusive;

- ❖ **SRI SUSANTA SUR** shall be eligible to get 1 [one] Covered Car Parking Space on the East side of **Ground Floor** and 1 [one] self contained separate Flat measuring about 550 [five hundred fifty] Square Feet Built-up Area more or less on the East - North - West side of **First Floor**;
- ❖ **SRI [DR.] SUPRAVAT SUR** shall be eligible to get 1 [one] Covered Car Parking Space on the East side of **Ground Floor** and 1 [one] self contained separate Flat measuring about 550 [five hundred fifty] Square Feet Built-up Area more or less on the East - North - West side of **Second Floor**;
- ❖ **SRIMATI DINA SUR** and **SRI SUPRATIM SUR** shall be eligible to get 1 [one] Covered Car Parking Space on the West side of **Ground Floor** and 1 [one] self contained separate Flat measuring about 550 [five hundred fifty] Square Feet Built-up Area more or less on the East - North - West side of **Third Floor**;
- ❖ **SRIMATI SOMA CHOWDHURY** shall be eligible to get 1 [one] Covered Car Parking Space on the West side of **Ground Floor**;

**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 multi-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 together with the undivided proportionate share in the land of the said premises.

IN WITNESS WHEREOF we have hereunto set subscribed and affixed our hands and seals on 9th day of December, 2024 [Two Thousand Twenty Four].

SIGNED SEALED AND DELIVERED

At Kolkata, in the presence of:

1. Subhajit Sen
S/o. Susanta Sen
AA-11/8 D.B. Nagar,
Baguiati, Kol- 700

- Dr. Supratim Saha
- Some chowdhury
- Susanta Sen
Din & Sons
- Supratim Saha

SIGNATURE OF PRINCIPALS

2. Subhajit Sen
AB9A - D.B. Nagar Baguiati
Kol- 700

Susanta Sen

Subhajit Sen

Subhajit Sen

Drafted and prepared in my office:

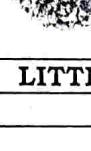
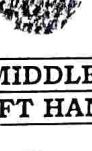
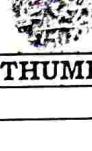
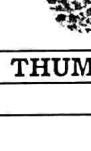
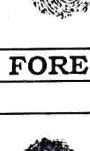
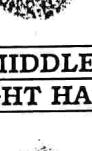
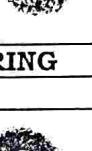
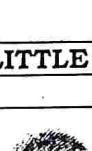
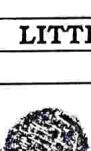
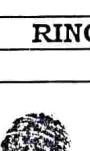
Supratim Saha
SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges' Court at Barasat],
MONOLATA, BA-12/2B,
Deshbandhu Nagar
Kolkata - 700 059.

SIGNATURE OF ATTORNEY

Page No. _____

SPECIMEN FOR TEN FINGER PRINTS

SL. No. **SIGNATURE OF THE EXECUTANT/PRESENTANT**

 <i>Dr. Subrata Sm.</i>	    				
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	[RIGHT HAND]				
					
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	[RIGHT HAND]				
 <i>Soma Choudhury</i>	    				
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	[RIGHT HAND]				
					
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	[RIGHT HAND]				
 <i>Susanta Sar</i>	    				
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SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT

	    				
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[RIGHT HAND]					

Page No. _____

SPECIMEN FOR TEN FINGER PRINTS

SL.
No. SIGNATURE OF THE
EXECUTANT/PRESENTANT



Amrit Singh



LITTLE RING MIDDLE FORE THUMB

[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE

[RIGHT HAND]



LITTLE RING MIDDLE FORE THUMB

[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE

[RIGHT HAND]

PHOTO



LITTLE RING MIDDLE FORE THUMB

[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE

[RIGHT HAND]

Major Information of the Deed

Deed No.:	I-1902-14508/2024	Date of Registration:	09/12/2024
Query No / Year:	1902-8003123385/2024	Office where deed is registered:	
Query Date:	09/12/2024 5:10:05 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUPROTIM SAHA Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 4/-	Rs. 79,65,003/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190214500/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

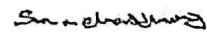
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, Pin Code : 700059

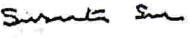
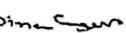
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1103	LR-2275	Bastu	Bastu	1 Katha	1/-	22,05,001/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1103	LR-1669	Bastu	Bastu	1 Katha	1/-	22,05,001/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1103	LR-1573	Bastu	Bastu	1 Katha	1/-	22,05,001/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					4.95Dec	3 /-	66,15,003 /-	
Grand Total :					4.95Dec	3 /-	66,15,003 /-	

Structure Details :

Sch. No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	1800 Sq Ft.	1/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 650 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1800 sq ft	1/-	13,50,000 /-	

Principal Details :

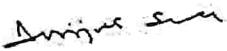
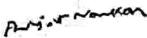
Sl. No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Dr Supravat Sur Son of Late Sankar Prasad Sur Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office		 Captured	
	09/12/2024	LTI	09/12/2024	09/12/2024
	33, B K Paul Avenue, City:- , P.O:- Hatkhola, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: amxxxxxx0h, Aadhaar No: 21xxxxxxxx4729, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office			
2	Smt Soma Chowdhury Wife of Shri Avijit Seal Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office		 Captured	
	09/12/2024	LTI	09/12/2024	09/12/2024
	DD-37, Sahapara, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: ccxxxxxx0p, Aadhaar No: 69xxxxxxxx6666, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office			

	Name	Photo	Finger Print	Signature
3	Shri Susanta Sur Son of Late Baidyanath Sur Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office		 Captured	
AA-11/8, Deshbandhu 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 Date of Birth:XX-XX-1XX7 , PAN No.: esxxxxxxxx6j, Aadhaar No: 43xxxxxxxx0107, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office				
4	Smt Dina Sur Wife of Late Sudipta Sur Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office		 Captured	
AA-11/8, Deshbandhu 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: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.: PYxxxxxxxx0C, Aadhaar No: 26xxxxxxxx7503, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office				
5	Shri Supratim Sur Son of Late Sudipta Sur Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office		 Captured	
AA-11/8, Deshbandhu 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: Service, Citizen of: India Date of Birth:XX-XX-2XX1 , PAN No.: pyxxxxxxxx7m, Aadhaar No: 48xxxxxxxx9358, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office				

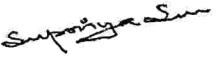
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Trishul Griha Nirman DD-12/1, Sahapara, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Date of Incorporation:XX-XX-2XX4 , PAN No.: aaxxxxxx3q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl. No.	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Susanta Saha Son of Amiya Kumar Saha Date of Execution - 09/12/2024, , Admitted by: Self, Date of Admission: 09/12/2024, Place of Admission of Execution: Office		 Captured	
Dec 9 2024 5:25PM LTI 09/12/2024				
DD-12/1, Sahapara, City:-, 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, Date of Birth:XX-XX-1XX6 , PAN No.: BHxxxxxx8H, Aadhaar No: 42xxxxxxxx6604 Status : Representative, Representative of : Trishul Griha Nirman (as Partner)				
2	Shri Avijit Seal Son of Late Narayan Chandra Seal Date of Execution - 09/12/2024, , Admitted by: Self, Date of Admission: 09/12/2024, Place of Admission of Execution: Office		 Captured	
Dec 9 2024 5:25PM LTI 09/12/2024				
DD-37, Sahapara, City:-, 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, Date of Birth:XX-XX-1XX5 , PAN No.: EHxxxxxx5L, Aadhaar No: 68xxxxxxxx2634 Status : Representative, Representative of : Trishul Griha Nirman (as Partner)				
3	Shri Avijit Naskar (Presentant) Son of Shri Pradip Naskar Date of Execution - 09/12/2024, , Admitted by: Self, Date of Admission: 09/12/2024, Place of Admission of Execution: Office		 Captured	
Dec 9 2024 5:25PM LTI 09/12/2024				
BE-7, Arjunpur East, City:-, 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, Date of Birth:XX-XX-1XX0 , PAN No.: ASxxxxxx0C, Aadhaar No: 27xxxxxxxx4370 Status : Representative, Representative of : Trishul Griha Nirman (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Supriya Sur Son of Susanta Sur AA-11/8, Deshbandhu Nagar, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059		 Captured	

09/12/2024	09/12/2024	09/12/2024
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Identifier Of Dr Supravat Sur, Shri Susanta Saha, Shri Avijit Seal, Shri Avijit Naskar, Smt Soma Chowdhury, Shri Susanta Sur, Smt Dina Sur, Shri Supratim Sur

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Dr Supravat Sur	Trishul Griha Nirman-0.33 Dec
2	Smt Soma Chowdhury	Trishul Griha Nirman-0.33 Dec
3	Shri Susanta Sur	Trishul Griha Nirman-0.33 Dec
4	Smt Dina Sur	Trishul Griha Nirman-0.33 Dec
5	Shri Supratim Sur	Trishul Griha Nirman-0.33 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Dr Supravat Sur	Trishul Griha Nirman-0.33 Dec
2	Smt Soma Chowdhury	Trishul Griha Nirman-0.33 Dec
3	Shri Susanta Sur	Trishul Griha Nirman-0.33 Dec
4	Smt Dina Sur	Trishul Griha Nirman-0.33 Dec
5	Shri Supratim Sur	Trishul Griha Nirman-0.33 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Dr Supravat Sur	Trishul Griha Nirman-0.33 Dec
2	Smt Soma Chowdhury	Trishul Griha Nirman-0.33 Dec
3	Shri Susanta Sur	Trishul Griha Nirman-0.33 Dec
4	Smt Dina Sur	Trishul Griha Nirman-0.33 Dec
5	Shri Supratim Sur	Trishul Griha Nirman-0.33 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Dr Supravat Sur	Trishul Griha Nirman-360.00000000 Sq Ft
2	Smt Soma Chowdhury	Trishul Griha Nirman-360.00000000 Sq Ft
3	Shri Susanta Sur	Trishul Griha Nirman-360.00000000 Sq Ft
4	Smt Dina Sur	Trishul Griha Nirman-360.00000000 Sq Ft
5	Shri Supratim Sur	Trishul Griha Nirman-360.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1103, LR Khatian No:- 2275	Owner:জনক প্রসাদ সুন্দর, Guardian:অক্ষয় কুমার সুন্দর, Address:বিজি, Classification:বাল, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1103, LR Khatian No:- 1669	Owner:বিজেপ সুন্দর, Guardian:অক্ষয় কুমার সুন্দর, Address:অর্জুনপুর, Classification:বাল, Area:0.02000000 Acre,	Owner Name not selected by applicant.

L3	LR Plot No:- 1103, LR Khatian No:- 1573	Owner:ਬੈਨਗਰ ਸ੍ਰੀ, Gurdian:ਅੜ੍ਹਾ ਕੁਮਾਰ ਸ੍ਰੀ, Address:ਨਿਜ , Classification:ਗਾਰਡ, Area:0.02000000 Acre,	Owner Name not selected by applicant.
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Endorsement For Deed Number : I - 190214508 / 2024

On 09-12-2024

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 17:18 hrs on 09-12-2024, at the Office of the A.R.A. - II KOLKATA by Shri Avijit Naskar .

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 79,65,003/-

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

Execution is admitted on 09/12/2024 by 1. Dr Supravat Sur, Son of Late Sankar Prasad Sur, 33, B K Paul Avenue, P.O: Hatkhola, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Retired Person, 2. Smt Soma Chowdhury, Wife of Shri Avijit Seal, DD-37, Sahapara, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 3. Shri Susanta Sur, Son of Late Baidyanath Sur, AA-11/8, Deshbandhu Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Retired Person, 4. Smt Dina Sur, Wife of Late Sudipta Sur, AA-11/8, Deshbandhu Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 5. Shri Supratim Sur, Son of Late Sudipta Sur, AA-11/8, Deshbandhu Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service

Indetified by Shri Supriya Sur, , Son of Susanta Sur, AA-11/8, Deshbanshu 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 09-12-2024 by Shri Susanta Saha, Partner, Trishul Griha Nirman, DD-12/1, Sahapara, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Shri Supriya Sur, , Son of Susanta Sur, AA-11/8, Deshbanshu Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

Execution is admitted on 09-12-2024 by Shri Avijit Seal, Partner, Trishul Griha Nirman, DD-12/1, Sahapara, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Shri Supriya Sur, , Son of Susanta Sur, AA-11/8, Deshbanshu Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Others

Execution is admitted on 09-12-2024 by Shri Avijit Naskar, Partner, Trishul Griha Nirman, DD-12/1, Sahapara, City:- , P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Shri Supriya Sur, , Son of Susanta Sur, AA-11/8, Deshbanshu 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 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 250488, Amount: Rs.50.00/-, Date of Purchase: 03/12/2024, Vendor name: A K Saha

tiny

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 1902-2024, Page from 762062 to 762087

being No 190214508 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.12.12 11:55:26 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 12/12/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.