

5470/22

I-5398/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 212580

8/1852897/22

Certified that the document is admitted to registration. The signature sheet / sheet and the endorsement sheet/sheet/s are the part of this document.

### DEVELOPMENT POWER OF ATTORNEY

Additional District Sub-Registrar  
Kodpur, North 24 Parganas  
20 JUN 2022

KNOW ALL MEN BY THESE PRESENTS shall come we (1) SRI DULAL DAS (PAN – AGKPD1060B), (Aadhaar No. 8072 9348 5111), (2) SRI SANJOY DAS (PAN – AHSPD7662E), (Aadhaar No. 3123 9157 9409), both sons of Late Beni Das, (3) SMT. SUMITA DAS (PAN – BKVPD9291C), (Aadhaar No. 2728 3057 7228), wife of Late Narayan Das, all by faith – Hindu, by Nationality – Indian, by occupation – No. 1 Business, No. 2 Service & No. 3 Housewife, all are residing at Krishnapur Road, P.O. – Natagarh, P.S. Ghotu, District – North 24 Parganas, Kolkata – 700113, West Bengal, India, send these Greetings.

Contd.....P/2

B. K. CONSTRUCTION

Babul Singh

Partners

*Signature*

**WHEREAS** one Sri Amiya Kumar Roy Chowdhury, son of Late Panchu Gopal Roy Chowdhury along with his other co-sharers respectively Sri Haripada Roy Chowdhury, son of Late Nilmani Roy Chowdhury, Sri Panchu Mohan Roy Chowdhury, son of Late Tarak Nath Roy Chowdhury, Sri Panchu Balai Roy Chowdhury, son of Late Hari Behari Roy Chowdhury partitioned all that piece and parcel of total land measuring 97 decimal of which dang land measuring 06 decimal comprised in Dag No. 326 and bastu land measuring 91 decimal comprised in Dag No. 375 lying and situated at Mouza - Krishnapur, J.L. No. 16, Re.Su. No. 75, Touzi No. 172, Khatian No. 62, P.S. Khardah, District - 24 Parganas (the then), by virtue of a Deed of Partition (Bengali Bantanpatra) dated 10/12/1949 registered before Sub-Registrar Barrackpore.

**AND WHEREAS** by virtue of the said above mentioned Deed of Partition (Bengali Bantanpatra) the said Amiya Kumar Roy Chowdhury became the owner of the "Unha" schedule property being the fourth part in the said Deed of Partition and obtained All That piece and parcel of Bastu land measuring 16.16 decimal comprised in three parts lying and situated under Khatian No. 62 in Dag No. 375 and being the absolute owner of the said demarcated piece and parcel of land remained in peaceful possession and enjoyment of the same by constructing a dwelling house thereon.

**AND WHEREAS** the said Amiya Kumar Roy Chowdhury being the absolute owner of the above mentioned land he mutated the said land in Khatian No. 18, Dag No. 863, due to his legitimate requirement sold and transferred All That piece and parcel of bastu land measuring 05 decimal or in local measurement more or less 03 cottah along with the R.T. structure standing thereon identified as plot no. 1, out of his entire land measuring 16.16 decimal lying and situated at Ward No. 21, Holding No. 2, within the local limits of Panihati Municipality, P.S. Khardah to one Smt. Sima Das, wife of Sri Beni Das by virtue of a Deed of Conveyance (Bengali Saf Bikray Kobala) dated 26/11/84 registered before Additional District Registrar, Barasat North 24 Parganas in Book No. I, Volume No. 32 Page from 439 to 447 being no. 3791 for the year 1984 and after purchasing the same Smt. Sima Das, wife of Sri Beni Das mutated his name in the local

**B. K. CONSTRUCTION**

*Babul Saha*

**Partners**

Contd.....P/3



Panihati Municipality under Ward No. 35, Holding No. 34 Krishnapur Road and became the owner of the aforesaid property by paying taxes regularly and remained in peaceful possession and enjoyment of the same.

**AND WHEREAS** while thus seized and possessed the same Sima Das, wife of Sri Beni Das died intestate on 06/03/2014 leaving behind his husband Sri Beni Das and her three sons namely Dulal Das, Sanjoy Das and Narayan Das and after her demise her legal heirs Sri Beni Das, Dulal Das, Sanjoy Das and Narayan Das obtaining the aforesaid property i.e. undivided  $1/4^{\text{th}}$  share each and while thus they became the owners of the same the said Beni Das died intestate on 07/04/2017 leaving behind his three sons namely Dulal Das, Sanjoy Das and Narayan Das as his legal heirs and successors and after demise of Beni Das as his legal heirs Dulal Das, Sanjoy Das and Narayan Das became the joint owners of the aforesaid  $1/4^{\text{th}}$  share left by Beni Das and while they became the owners of aforesaid property i.e. undivided  $1/3^{\text{rd}}$  share each and while they possessing and enjoying the same Narayan Das died intestate on 04/01/2021 leaving behind his wife namely Smt. Sumita Das and son namely Sandipan Das as his legal heirs and successors and after demise of Narayan Das as his legal heirs Smt. Sumita Das and Sandipan Das became the joint owners of undivided  $1/3^{\text{rd}}$  share above referred property.

**AND WHEREAS** thus Sri Dulal Das and Sri Sanjoy Das obtained undivided  $1/3^{\text{rd}}$  share each and Smt. Sumita Das & Sandipan Das obtained undivided  $1/6^{\text{th}}$  each of the above referred land measuring 05 decimal or in local measurement more or less 03 cottah along with the R.T. structure standing thereon i.e. Sri Dulal Das & Sri Sanjoy Das obtained undivided land measuring 01 cottah each and Smt. Sumita Das obtained undivided land measuring 08 chittack & Sandipan Das obtained undivided land measuring 08 chittack and after obtaining the same Sri Dulal Das recorded his name in the local Settlement Office under L.R. Khatian No. 1083, L.R. Dag No. 863 as Bastu land measuring 0.02 acre, Sumita Das recorded her name in the Local Settlement Office under L.R. Khatian No. 1084, L.R. Dag No. 863 as Bastu land measuring 0.01 acre, Sandipan Das recorded his name in the Local Settlement Office under L.R. Khatian No. 1085, L.R. Dag No. 863 as Bastu land measuring 0.01 acre and Sanjoy Das recorded his name in the Local Settlement

**B. K. CONSTRUCTION**

Contd.....P/4

*Babul Sanyal*  
**Partners**

*R. Khatun*

Office under L.R. Khatian No. 1086, L.R. Dag No. 863 as Bastu land measuring 0.01 acre and they remained in peaceful possession and enjoyment of the same by paying usual rents and taxes to the authority concern and they have the right, title and interest to transfer the same to any person or persons.

**AND WHEREAS** the said property is free from all encumbrances, charges, liens, mortgage and/or any other nature of attachments whatsoever and have no acquisition or requisition or any case or proceedings both in Civil and Criminal nature is/are pending of the respective learned Court(s) or elsewhere in respect of the said premises which is morefully and particularly described in the FIRST SCHEDULE written hereunder.

**AND WHEREAS** now the land owners i.e. Sri Dulal Das, Sri Sanjoy Das and Smt. Sumita Das as mentioned above are desirous of constructing a multi storied building on the undivided  $5/6^{\text{th}}$  share of Bastu land measuring more or less 02 cottah 08 chittak along with undivided  $5/6^{\text{th}}$  share of two storied R.C.C. building measuring 2000 sq.ft. more or less standing thereon out of total land measuring more or less 03 cottah or 05 decimal along with two storied R.C.C. building measuring more or less 2400 sq.ft., which is lying and situated at **Mouza – Krishnapur**, J.L. No. 16, Re.Su. No. 75, Touzi No. 172, comprised and contained in Khatian No. 62, Dag No. 375, L.R. Khatian No. 1083, 1084, 1086, L.R. Dag No. 863, within the local limits of Panihati Municipality, under Ward No. 35, Holding No. 34 Krishnapur Road, P.S. Khardha, within the jurisdiction of A.D.S.R.O. Sodepur, North 24 Parganas, District – North 24 Parganas, which is morefully described in the First Schedule hereunder below.

**AND WHEREAS** the present owners are not in a position to construct individual building on such undivided  $5/6^{\text{th}}$  share of Bastu land measuring more or less 02 cottah 08 chittak along with undivided  $5/6^{\text{th}}$  share of two storied R.C.C. building measuring 2000 sq.ft. more or less standing thereon out of total land measuring more or less 03 cottah or 05 decimal along with two storied R.C.C. building measuring more or less 2400 sq.ft., which is lying and situated at **Mouza – Krishnapur**, J.L. No. 16, Re.Su. No. 75, Touzi No. 172, comprised and contained in Khatian No. 62, Dag No. 375, L.R. Khatian No. 1083, 1084,

**B. K. CONSTRUCTION**

Contd.....P/5

*Babul Das*

Partners

*R. Khatia*



1086, L.R. Dag No. 863, within the local limits of Panihati Municipality, under Ward No. 35, Holding No. 34 Krishnapur Road, P.S. Khardha, within the jurisdiction of A.D.S.R.O. Sodepur, North 24 Parganas, District – North 24 Parganas and the said owners have been thinking of constructing building thereon in the said Holding for their better beneficial use of residential accommodation and other purposes, but due to insufficient technical knowhow and want of required time the said owner could not materialize the same in respect of the said Holding.

**AND WHEREAS** the owners intend to enter into a Development Agreement for the purpose of construction of a multi storied building on the piece and parcel of undivided 5/6<sup>th</sup> share of Bastu land measuring more or less 02 cottah 08 chittak along with undivided 5/6<sup>th</sup> share of two storied R.C.C. building measuring 2000 sq.ft. more or less standing thereon out of total land measuring more or less 03 cottah or 05 decimal along with two storied R.C.C. building measuring more or less 2400 sq.ft., which is lying and situated at **Mouza – Krishnapur**, J.L. No. 16, Re.Su. No. 75, Touzi No. 172, comprised and contained in Khatian No. 62, Dag No. 375, L.R. Khatian No. 1083, 1084, 1086, L.R. Dag No. 863, within the local limits of Panihati Municipality, under Ward No. 35, Holding No. 34 Krishnapur Road, P.S. - Khardha, within the jurisdiction of A.D.S.R.O. Sodepur, North 24 Parganas, District – North 24 Parganas, knowing from the reliable sources about the aforesaid intention of the said owners, **“B.K. CONSTRUCTION (PAN – AAWFB0147R)**, a Partnership Firm having its Registered Office at 1, Anandalok, Barasat Road, Panihati, P.O. – Sodepur, P.S. – Khardah, District – North 24 Parganas, Kolkata – 700110, West Bengal, represented by its partners **(1) SRI BABUL DUTTA (PAN- AOTPD2336R)**, (Aadhaar No. 2203 8681 9644), son of Late Sukhendu Dutta, by faith – Hindu, by Nationality – Indian, by Occupation- Business, residing at Bhabani Apartment – 2, B-2, School Road Sodepur, P.O. – Sodepur, P.S. – Khardah, District – North 24 Parganas, Kolkata – 700110, West Bengal and **(2) SMT. NILA DUTTA (PAN – BUKPD1713J)**, (Aadhaar No. 5719 4760 6023), wife of Sri Babul Dutta, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at at Bhabani Apartment – 2, B-2, School Road Sodepur, P.O. – Sodepur, P.S. – Khardah, District – North 24 Parganas, Kolkata – 700110, West Bengal, hereinafter called and referred to as

**B. K. CONSTRUCTION**

*Babul Dutta*

**Partners**

Contd.....P/6

*Shahjahan*

the 'Developer' herein approached the said owners for constructing a Multi storied building consisting of several flats in each floor, shops and other spaces on the ground floor on the said Holding which is more fully and particularly described in the first schedule written hereunder and after satisfying the terms and conditions the said owners of the one part have agreed to execute an agreement with the aforesaid developer under the terms and conditions hereunder appearing and the said developer accepted the same.

**AND WHEREAS** the owners/executants have entered into a registered Development Agreement dated 20/06/2022 registered before A.D.S.R.O. Sodepur, North 24 Parganas and recorded in Book No. I, Volume No. 1524-2022 being No. ~~152405384~~ 152405384.... for the year 2022, with the Developer "**B.K. CONSTRUCTION**" (PAN – AAWFB0147R), a Partnership Firm having its Registered Office at 1, Anandalok, Barasat Road, Panihati, P.O. – Sodepur, P.S. – Khardah, District – North 24 Parganas, Kolkata – 700110, West Bengal, represented by its partners (1) **SRI BABUL DUTTA** (PAN- AOTPD2336R), (Aadhaar No. 2203 8681 9644), son of Late Sukhendu Dutta, by faith – Hindu, by Nationality – Indian, by Occupation- Business, residing at Bhabani Apartment – 2, B-2, School Road Sodepur, P.O. – Sodepur, P.S. – Khardah, District – North 24 Parganas, Kolkata – 700110, West Bengal and (2) **SMT. NILA DUTTA** (PAN – BUKPD1713J), (Aadhaar No. 5719 4760 6023), wife of Sri Babul Dutta, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at at Bhabani Apartment – 2, B-2, School Road Sodepur, P.O. – Sodepur, P.S. – Khardah, District – North 24 Parganas, Kolkata – 700110, West Bengal, will remain the signing authority and active partners to execute all the Agreement for sale, Deed of Conveyance, Mortgage, Registered Mortgage, Lease Deed, Exchange Deed etc. on behalf of the said "**B.K. CONSTRUCTION**" as the case may be and we hereby Nominate, Appoint and Constitute:

1. **To appear** before the competent authority or collector of North 24 Parganas , Municipality/ Corporation etc. for the purpose of obtaining necessary permission in regard to sell in respect of our property mentioned in the schedule below and to sign any document/s or in prescribed form issued by the respective authority under the provision of law.
2. **To negotiate** on terms and enter into an agreement for sale or execute Sale Deed in respect of Developer's share of the schedule mentioned property and to receive

**B. K. CONSTRUCTION**

*Babul Dutta*

Partners

Contd.....P/7

*Bhabani*

*Sri Babul Dutta*



consideration money from the intending purchaser or purchasers in respect of developer's allocations and also to give proper and valid receipt of the same, for and on our behalf.

3. **To enter** into the schedule mentioned property and to take or demand possession of any portion on our behalf for the purpose of development and to maintain and administer the same.
4. **To submit** Building Plan/Plans before the Panihati Municipality for necessary sanction and after getting the said sanction plan shall construct multi storied building thereon in the schedule mentioned property and also submit addition and alteration Plan/s before the Municipality, if required for necessary permission in our names and on our behalf.
5. **To give** letters and writings and/or undertaking as may be required from time to time by the local Municipality and/or other concerned authorities for the purpose of Development of our schedule mentioned property by constructing a multi storied building thereon in our names and on our behalf.
6. **To sign** and execute Sale Deed, Gift, Agreement for Sale etc. in respect of Developer's allocation in the schedule mentioned property and also to give valid receipt thereof on our behalf in our names and on our behalf.
7. **To appear** and to act in any Court or any Govt. Departments or local Municipality in our names and on our behalf.
8. **To collect** and/or purchase steel, cement, iron rod and other building materials for the purpose of construction of Multi-storied building thereon and also to engage Engineer, contractor for the said purpose and also make application before the Municipality for water, Electric Office for Electricity, L.P.G. distributor for Gas Connection etc. either for temporary or permanently in our names and on our behalf.

B. K. CONSTRUCTION

Babul Anis

Partners

Contd.....P/8

*B. K. Construction*

9. **To appear** and to present the Deed of Conveyance and Agreement for Sale for registration and admit execution before the A.D.S.R.O. Sodepur, D.R. Barasat, or Registrar of Assurance, Kolkata to have the said deed or deeds registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying my property (except Owner's allocation) mentioned in the schedule below as fully and effectually as I could do the same for ourselves.
10. **To sign** and verify plaints, written statements, petitions, objections and applications of all kinds and to file them in any such Court or office for the purpose of development of the schedule mentioned property in our names and on our behalf.
11. **To pay** insurance, Tax, Rent, Revenue, urban tax, and others which will be required for maintaining the schedule mentioned property and also to collect any money from the land acquisition and requisition Department and/or to submit indemnity in our names and on our behalf.
12. **To appoint** pleaders, solicitors advocates to appear and act in any Court or any Govt. Department or local Municipality and to revoke such appointments and to substitute any other in their place and stead.
13. **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 the management and development of my property or properties in our names and on our behalf.
14. **To effect** mutation, amalgamation or separation of holding in the Revenue and/or Municipal Records and sign all application or objections.
15. **To compromise**, compound or withdraw cases, or be non-suited to refer to arbitration of all disputes and differences.

*Antalony*

**B. K. CONSTRUCTION**

*Babul Saha*

**Partners**

Contd.....P/9



16. **AND GENERALLY TO DO AND PERFORM** all acts, deeds, matter and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as we could do.

**AND** we hereby agree that all acts, deeds and things lawfully done by our said Attorney shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all and whatsoever that our said Attorney shall lawfully do or caused to be done for ourselves by virtue of the Power hereby given.

**-: SCHEDULE OF THE PROPERTY :-**

**ALL THAT** piece and parcel of undivided 5/6<sup>th</sup> share of Bastu land measuring more or less **02 cottah 08 chittak** along with undivided 5/6<sup>th</sup> share of two storied R.C.C. building measuring 2000 sq.ft. more or less standing thereon out of total land measuring more or less 03 cottah or 05 decimal along with two storied R.C.C. building measuring more or less 2400 sq.ft., which is lying and situated at **Mouza – Krishnapur**, J.L. No. 16, Re.Su. No. 75, Touzi No. 172, comprised and contained in Khatian No. 62, Dag No. 375, L.R. Khatian No. 1083, 1084, 1086, L.R. Dag No. 863, within the local limits of Panihati Municipality, under Ward No. 35, Holding No. 34 Krishnapur Road, P.S. Khardha, within the jurisdiction of A.D.S.R.O. Sodepur, North 24 Parganas, District – North 24 Parganas. The total property is butted and bounded by: -

- ONTHE NORTH** : 5'-6" wide common passage, then land & House of Nanda Lal Bandyopadhyay .
- ONTHE SOUTH** : Land & House of Late Panchu Mohan Roy Chowdhury .
- ONTHE EAST** : Land of Sunil Das, Plot No. 2.
- ON THE WEST** : Municipal Road (Krishnapur Road).

**B. K. CONSTRUCTION**

*Babul Chatterjee*

**Partners**

Contd.....P/10.

*Signature*

IN WITNESSES WHEREOF we, the Executants herein have hereunto set and subscribed our hands and signature on this Power of Attorney on the 20<sup>th</sup> day of June, 2022.

WITNESSES :-

1. B.K. Bishwas  
C/O Shri Samir Bishwas  
Borokanthal  
1501. 700121.

Julel Das.  
Day w sek

2. SK Suman  
S/O - SK Sher Ali  
Barrackpore,  
P.S. Titagarh  
Kolkata - 700121

Sumita Das.

(Signature of the Executants)

Drafted by :

Dipta Acharya  
Advocate

Barrackpore Court  
Enrollment No. - WB/532/2009

B. K. Construction  
Babul Sutta  
Partner

B. K. Construction  
Nila Sutta  
Partner

(Signature of the Attorneys)

B. K. CONSTRUCTION  
Babul Sutta  
Partners

Dipta Acharya



**OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS**  
**D.S.R. - BARASAT & R.A. - KOLKATA**

**US : PRESENTANT**

**LEFT HAND FINGER PRINT**

Name .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



**RIGHT HAND FINGER PRINT**

SIGNATURE .....

*Sulail Das*

2. **LEFT HAND FINGER PRINT**

Name .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



**RIGHT HAND FINGER PRINT**

SIGNATURE .....

*Danjoy Das*

3. **LEFT HAND FINGER PRINT**

Name .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



**RIGHT HAND FINGER PRINT**

SIGNATURE .....

*Sumita Das*

4. **LEFT HAND FINGER PRINT**

Name .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



**RIGHT HAND FINGER PRINT**

SIGNATURE .....

*Babul Das*

**B. K. CONSTRUCTION**

*Babul Das*  
Partners



# DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.O.S.R.O. (B.K.P.) / NAHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / P.A. - KOLKATA

Name .....

Status : Presentant



## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Signature of the Presentant

2.

Name .....

Status : Presentant / Executant / Claimant Attorney /  
Principal / Guardian / Testator

Space for  
Photo

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

B. K. CONSTRUCTION

Babul Doley  
Partners



## Major Information of the Deed

Deed No :	I-1524-05398/2022	Date of Registration	20/06/2022
Query No / Year	1524-8001852897/2022	Office where deed is registered	
Query Date	20/06/2022 1:23:41 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	D Acharya Bkp, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830237083, 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. 33,58,125/-		
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]:- 152405384/2022 Received Rs 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Krishnapur Road, Mouza: Krishnapur, ,  
Ward No: 35, Holding No:34 Pin Code : 700113

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-863	LR-1083	Bastu	Bastu	1 Katha		8,03,250/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-863	LR-1084	Bastu	Bastu	8 Chatak		4,01,625/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-863	LR-1086	Bastu	Bastu	1 Katha		8,03,250/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			4.125Dec	0 /-	20,08,125 /-	
		Grand Total :			4.125Dec	0 /-	20,08,125 /-	



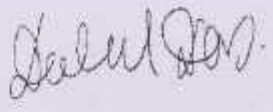



**B. K. CONSTRUCTION**

*Balant Saha*  
Partners



Particulars Details :				Other Details	
Sl No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	
S1	On Land L1, L2, L3	2000 Sq Ft	0/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	0 /-	13,50,000 /-	

### Principal Details :



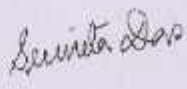
Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Shri Dulal Das (Presentant)</b> Son of Late Beni Das Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office	 20/06/2022	 LTI 20/06/2022	 20/06/2022
, Krishnapur Road, City:- , P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal India, PIN:- 700113 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AGxxxxxx0B, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office				
2	<b>Shri Sanjoy Das</b> Son of Late Beni Das Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office	 20/06/2022	 LTI 20/06/2022	 20/06/2022
, Krishnapur Road, City:- , P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal India, PIN:- 700113 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AHxxxxxx2E, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office				

**B. K. CONSTRUCTION**

*Babul Saha*  
Partners





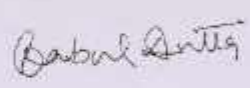


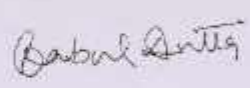


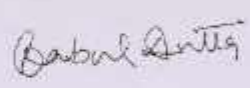











Name	Photo	Finger Print	Signature
<b>Smt Sumita Das</b> Wife of Late Narayan Das Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office			
20/06/2022	LTI 20/06/2022	20/06/2022	
, Krishnapur Road, City:- , P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BKxxxxxx1C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/06/2022 , Admitted by: Self, Date of Admission: 20/06/2022 ,Place : Office			

#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>B K Construction</b> 1, Anandalok, Barasat Road, City:- , P.O:- Sodepur, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 , PAN No.:: AAxxxxxx7R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri Babul Dutta</b>  Son of Late Sukhendu Dutta  Date of Execution - 20/06/2022, , Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jun 20 2022 2:20PM</td> <td>LTI 20/06/2022</td> <td>20/06/2022</td> <td></td> </tr> </tbody> </table> , BHABANI APARTMENT -2, B-2, SCHOOL ROAD, City:- , P.O:- SODEPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx6R,Aadhaar No Not Provided Status : Representative Representative of : B K Construction (as Partner)	Name	Photo	Finger Print	Signature	<b>Shri Babul Dutta</b> Son of Late Sukhendu Dutta Date of Execution - 20/06/2022, , Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office				Jun 20 2022 2:20PM	LTI 20/06/2022	20/06/2022	
Name	Photo	Finger Print	Signature										
<b>Shri Babul Dutta</b> Son of Late Sukhendu Dutta Date of Execution - 20/06/2022, , Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office													
Jun 20 2022 2:20PM	LTI 20/06/2022	20/06/2022											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Smt Nila Dutta</b>  Wife of Shri Babul Dutta  Date of Execution - 20/06/2022, , Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Jun 20 2022 2:20PM</td> <td>LTI 20/06/2022</td> <td>20/06/2022</td> <td></td> </tr> </tbody> </table> , BHABANI APARTMENT -2, B-2, SCHOOL ROAD, City:- , P.O:- SODEPUR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BUxxxxxx3J,Aadhaar No Not Provided Status : Representative Representative of : B K Construction (as Partner)	Name	Photo	Finger Print	Signature	<b>Smt Nila Dutta</b> Wife of Shri Babul Dutta Date of Execution - 20/06/2022, , Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office				Jun 20 2022 2:20PM	LTI 20/06/2022	20/06/2022	
Name	Photo	Finger Print	Signature										
<b>Smt Nila Dutta</b> Wife of Shri Babul Dutta Date of Execution - 20/06/2022, , Admitted by: Self, Date of Admission: 20/06/2022, Place of Admission of Execution: Office													
Jun 20 2022 2:20PM	LTI 20/06/2022	20/06/2022											

**B. K. CONSTRUCTION**

*Babul Dutta*

Partner





Details :

Photo	Finger Print	Signature
		
20/06/2022	20/06/2022	20/06/2022

Identifier Of Shri Dulal Das, Shri Sanjoy Das, Smt Sumita Das, Shri Babul Dutta, Smt Nila Dutta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Dulal Das	B K Construction-0.55 Dec
2	Shri Sanjoy Das	B K Construction-0.55 Dec
3	Smt Sumita Das	B K Construction-0.55 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Dulal Das	B K Construction-0.275 Dec
2	Shri Sanjoy Das	B K Construction-0.275 Dec
3	Smt Sumita Das	B K Construction-0.275 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Dulal Das	B K Construction-0.55 Dec
2	Shri Sanjoy Das	B K Construction-0.55 Dec
3	Smt Sumita Das	B K Construction-0.55 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Dulal Das	B K Construction-666.66666700 Sq Ft
2	Shri Sanjoy Das	B K Construction-666.66666700 Sq Ft
3	Smt Sumita Das	B K Construction-666.66666700 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Khardaha, Municipality: PANIHATI, Road: Krishnapur Road, Mouza: Krishnapur, Ward No: 35, Holding No:34 Pin Code : 700113

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 863, LR Khatian No:- 1083	Owner:মুন্না দাস, Gurdian:বেলী, Address:বিজ, Classification:বাড়, Area:0.01660000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 863, LR Khatian No:- 1084	Owner:মুন্না দাস, Gurdian:দেবদাস দাস, Address:বিজ, Classification:বাড়, Area:0.00830000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 863, LR Khatian No:- 1086	Owner:মুন্না দাস, Gurdian:বেলী, Address:বিজ, Classification:বাড়, Area:0.01000000 Acre,	Owner Name not selected by applicant.

B. K. CONSTRUCTION

Babul Dutta

Partners





B. K. CONSTRUCTION

*Babul Bui*  
Partners



20-06-2022

**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) 46(1), W.B. Registration Rules, 1962)**

Presented for registration at 13:49 hrs on 20-06-2022, at the Office of the A.D.S.R. SODEPUR by Shri Dulal Das, one of the Executants.

**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 33,58,125/-

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

Execution is admitted on 20/06/2022 by 1. Shri Dulal Das, Son of Late Beni Das, , Krishnapur Road, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession Business, 2. Shri Sanjoy Das, Son of Late Beni Das, , Krishnapur Road, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession Service, 3. Smt Sumita Das, Wife of Late Narayan Das, , Krishnapur Road, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession House wife

Indetified by Mr Biki Biswas, , Son of Mr S Biswas, Borokanthali, P.O: Sewlitelinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

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

Execution is admitted on 20-06-2022 by Shri Babul Dutta, Partner, B K Construction, , 1, Anandalok, Barasat Road City:- , P.O:- Sodepur, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Indetified by Mr Biki Biswas, , Son of Mr S Biswas, Borokanthali, P.O: Sewlitelinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

Execution is admitted on 20-06-2022 by Smt Nila Dutta, Partner, B K Construction, , 1, Anandalok, Barasat Road, City:- , P.O:- Sodepur, P.S:-Sodepur, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Indetified by Mr Biki Biswas, , Son of Mr S Biswas, Borokanthali, P.O: Sewlitelinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

**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/-

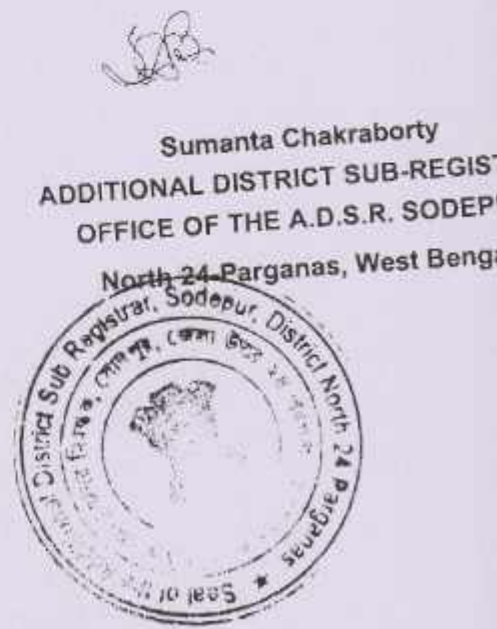
**Payment of Stamp Duty**

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 15509, Amount: Rs.100/-, Date of Purchase: 18/06/2022, Vendor name: Ra Sur

**B. K. CONSTRUCTION**  
*Babul Dutta*  
Partners





...cate of Registration under section 60 and Rule 69.  
...gistered in Book - I  
Volume number 1524-2022, Page from 194693 to 194714  
being No 152405398 for the year 2022.



Digitally signed by SUMANTA  
CHAKRABORTY  
Date: 2022.06.27 17:33:47 +05:30  
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/06/27 05:33:47 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

B. K. CONSTRUCTION  
*Babul Baitg*  
Partners



(This document is digitally signed.)