

1474/23

1445/2023

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AL 769024

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

West District Sub-Registrar
North 24 Parganas

02 MAR 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS shall come I, SRI SANDIPAN
DAS (PAN – GFQPD5602L), (Aadhaar No. 5955 5687 5329), son of Late
Narayan Das, by faith – Hindu, by Nationality – Indian, by occupation –
Student, residing at Krishnapur Road, P.O. – Natagarh, P.S. Gholā, District –
North 24 Parganas, Kolkata – 700113, West Bengal, India, send these
Greetings.

B. K. CONSTRUCTION

Partners

Contd.....P/2

Ext. 10/10/2023

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 Panihati Municipality under Ward No. 35, Holding No. 34 Krishnapur Road and became

B. K. CONSTRUCTION

Babul Baita

Partners

Contd.....P/3

Amiya

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 Office under L.R. Khatian No. 1086, L.R. Dag No. 863 as Bastu land measuring 0.01 acre

B. K. CONSTRUCTION

Contd.....P/4

Babul Das

Partners

Atal Singh

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 Sri Dulal Das, Sri Sanjoy Das and Smt. Sumita Das as mentioned above are desirous of constructing a multi storied building on the undivided $\frac{5}{6}^{\text{th}}$ share of Bastu land measuring more or less 02 cottah 08 chittak along with undivided $\frac{5}{6}^{\text{th}}$ 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. 37 (Previously 34) Krishnapur Road, P.S. Khardha, within the jurisdiction of A.D.S.R.O. Sodepur, North 24 Parganas, District – North 24 Parganas have entered into a Development Agreement dated 20.06.2022 registered before A.D.S.R.O. Sodepur, North 24 Parganas in Book No. I, Volume No. 1524-2022, Page from 194190 to 194233, being No. 152405384 for the year 2022.

AND WHEREAS now the land owner i.e. Sri Sandipan Das as mentioned above remains the owner of undivided $\frac{1}{6}^{\text{th}}$ share of Bastu land measuring more or less 08 chittak along with undivided $\frac{1}{6}^{\text{th}}$ share of two storied R.C.C. building measuring 400 sq.ft. more or less standing thereon and is desirous of constructing a multi storied building on the undivided $\frac{1}{6}^{\text{th}}$ share of Bastu land measuring more or less 08 chittak along with undivided $\frac{1}{6}^{\text{th}}$ share of two storied R.C.C. building measuring 400 sq.ft. more or less standing thereon out of total land measuring more or less 03 cottah or 05 decimal along with two

B. K. CONSTRUCTION

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Partners

Contd..... P/5

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. 1085, L.R. Dag No. 863, within the local limits of Panihati Municipality, under Ward No. 35, Holding No. 37 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 owner is not in a position to construct individual building on such undivided $1/6^{\text{th}}$ share of Bastu land measuring more or less 08 chittak along with undivided $1/6^{\text{th}}$ share of two storied R.C.C. building measuring 400 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. 1085, L.R. Dag No. 863, within the local limits of Panihati Municipality, under Ward No. 35, Holding No. 37 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 owner intends to enter into a Development Agreement for the purpose of construction of a multi-storied building on the piece and parcel of undivided $1/6^{\text{th}}$ share of Bastu land measuring more or less 08 chittak along with undivided $1/6^{\text{th}}$ share of two storied R.C.C. building measuring 400 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. 1085, L.R. Dag No. 863, within the local limits of Panihati Municipality, under Ward No. 35, Holding No. 34 Krishnapur Road,

B. K. CONSTRUCTION

Rabul Sultana

Partners

Contd.....P/6

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 owner, "**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 the 'Developer' herein approached the said owner 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 owner of the one part has agreed to execute an agreement with the aforesaid developer under the terms and conditions hereunder appearing and the said developer accepted the same and the said Developer herein on execution of this present Development Agreement is getting empowered to erect the proposed multi-storied building lying and situated on total land measuring more or less 03 cottah or 05 decimal, 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. 1085, L.R. Dag No. 863, within the local limits of Panihati Municipality, under Ward No. 35, Holding No. 37 Krishnapur Road, P.S. - Khardha, within the jurisdiction of A.D.S.R.O. Sodepur, North 24 Parganas, District - North 24 Parganas.**

Atthang
AND WHEREAS the owner/executant has entered into a registered Development Agreement dated 02/03/2023 registered before A.D.S.R.O. Sodepur, North 24

B. K. CONSTRUCTION

Babul Dutta

Partners

Contd.....P/7

Parganas and recorded in Book No. I, Volume No. 1524-2023 being No. ~~15240~~ 1439..... for the year 2023, 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 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 my behalf.
3. **To enter** into the schedule mentioned property and to take or demand possession of any portion on my behalf for the purpose of development and to maintain and administer the same.

Contd.....P/8

B. K. CONSTRUCTION

Babul Dutta

Partners

Sandipan Das
Sodepur

Sandipan Das

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 my name and on my 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 my name and on my 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 my behalf in my name.
7. **To appear** and to act in any Court or any Govt. Departments or local Municipality in my name and on my 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 my name and on my behalf.
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 my 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 myself.
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 my name and on my behalf.

B. K. CONSTRUCTION

Babul Saha

Partners

Contd.....P/9

Attorney

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 my name and on my 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 my name and on my 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.
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 I could do.

AND I hereby agree that all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my said Attorney shall lawfully do or caused to be done for myself by virtue of the Power hereby given.

Babul Datta

B. K. CONSTRUCTION
Babul Datta
Partners

Contd.....P/10

-: SCHEDULE OF THE PROPERTY :-

ALL THAT piece and parcel of undivided $1/6^{\text{th}}$ share of Bastu land measuring more or less **08 chittak** along with undivided $1/6^{\text{th}}$ share of two storied R.C.C. building measuring 400 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. 1085, L.R. Dag No. 863, within the local limits of Panihati Municipality, under Ward No. 35, Holding No. 37 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 Bhatta
Partners

IN WITNESSES WHEREOF I, the Executant herein has hereunto set and subscribed my hands and signature on this Power of Attorney on the 02nd day of March, 2023.

WITNESSES :-

1. *S.K. Suman*
Barraekpore,
P.S. Titagarh.

2. *Shr. Bohan*
Barraekpore
P.S. Titagarh.

Drafted by :

Dipta Acharya
Dipta Acharya
Advocate
Barraekpore Court
Enrollment No. WB/532/2009

Sandipan Das

(Signature of the Executant)

B. K. Construction
Babul Dutta

Partner

B. K. Construction

Nila Dutta

Partner

(Signature of the Attorneys)

B. K. CONSTRUCTION

Babul Dutta
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 SANDIPAN DAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Sandipan Das

2. LEFT HAND FINGER PRINT Name BABUL DUTTA

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Babul Dutta

3. LEFT HAND FINGER PRINT Name NILA DUTTA

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Nila Dutta

4. LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for Photo

RIGHT HAND FINGER PRINT

B. K. CONSTRUCTION

SIGNATURE

Babul Dutta
Partners

Major Information of the Deed

No :	I-1524-01445/2023	Date of Registration	02/03/2023
Deed No / Year	1524-8000579510/2023	Office where deed is registered	
Query Date	02/03/2023 6:09:38 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. : 8420543348, 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. 6,71,625/-		
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]:- 152401439/2023 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:37 Pin Code : 700113

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-863	LR-1085	Bastu	Bastu	8 Chatak		4,01,625/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					.825Dec	0 /-	4,01,625 /-	



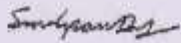
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	2,70,000 /-	

B. K. CONSTRUCTION
Babul Saha
 Partners

Details :

Name,Address,Photo,Finger print and Signature



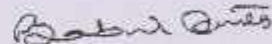


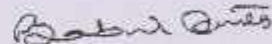


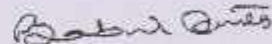









Name	Photo	Finger Print	Signature
Shri Sandipan Das (Presentant) Son of Late Narayan Das Executed by: Self, Date of Execution: 02/03/2023 , Admitted by: Self, Date of Admission: 02/03/2023 ,Place : Office	 02/03/2023	 LTI 02/03/2023	 02/03/2023

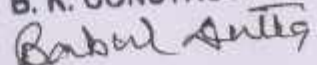
, Krishnapur Road, City:- , P.O:- Natagarh, P.S:-Ghola, District:-North24-Parganas, West Bengal, India, PIN:- 700113 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: gxxxxxx2l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/03/2023
 , Admitted by: Self, Date of Admission: 02/03/2023 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	B.K. CONSTRUCTION , 1, Anandalol, Barasat Road, Panihali, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 , PAN No.: aaxxxxx7r,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> Shri Babul Dutta Son of Late Sukhendu Dutta Date of Execution - 02/03/2023, , Admitted by: Self, Date of Admission: 02/03/2023, Place of Admission of Execution: Office </td> <td>  Mar 2 2023 6:20PM </td> <td>  LTI 02/03/2023 </td> <td>  02/03/2023 </td> </tr> </tbody> </table> <p> , Bhabani Apartment-2, B-2, School Road, Sodepur, 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.: aoxxxxx6r,Aadhaar No Not Provided Status : Representative, Representative of : B.K. CONSTRUCTION (as parttner) </p>	Name	Photo	Finger Print	Signature	Shri Babul Dutta Son of Late Sukhendu Dutta Date of Execution - 02/03/2023, , Admitted by: Self, Date of Admission: 02/03/2023, Place of Admission of Execution: Office	 Mar 2 2023 6:20PM	 LTI 02/03/2023	 02/03/2023
Name	Photo	Finger Print	Signature						
Shri Babul Dutta Son of Late Sukhendu Dutta Date of Execution - 02/03/2023, , Admitted by: Self, Date of Admission: 02/03/2023, Place of Admission of Execution: Office	 Mar 2 2023 6:20PM	 LTI 02/03/2023	 02/03/2023						
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Name	Photo	Finger Print	Signature						
Smt Nila Dutta Wife of Shri Babul Dutta Date of Execution - 02/03/2023, , Admitted by: Self, Date of Admission: 02/03/2023, Place of Admission of Execution: Office	 Mar 2 2023 6:21PM	 LTI 02/03/2023	 02/03/2023						

B. K. CONSTRUCTION

Partners

Bhabani Apartment-2, B-2, School Road, Sodepur, City:- , P.O:- Sodepur, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: buxxxxxx3j, Aadhaar No Not Provided Status : Representative, Representative of : B.K. CONSTRUCTION (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIKI BISWAS Son of Mr S BISWAS BKP, City:- , P.O:- BKP, P.S:-Barrackpore, District-North 24-Parganas, West Bengal, India, PIN:- 700120			
	02/03/2023	02/03/2023	02/03/2023
Identifier Of Shri Babul Dutta, Smt Nila Dutta, Shri Sandipan Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Sandipan Das	B.K. CONSTRUCTION-0.825 Dec

Transfer of property for S1

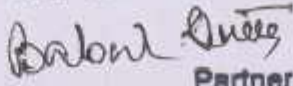
Sl.No	From	To. with area (Name-Area)
1	Shri Sandipan Das	B.K. CONSTRUCTION-400.00000000 Sq Ft

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:37 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:- 1085	Owner:সন্দিপন দাস, Gurdian:নারায়ন , Address:নিজ , Classification:বার, Area:0.00830000 Acre,	Owner Name not selected by applicant.

B. K. CONSTRUCTION


Partners

On 02-03-2023

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 14:00 hrs on 02-03-2023, at the Office of the A.D.S.R. SODEPUR by Shri Sandipan Das, Executant.

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 6,71,625/-

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

Execution is admitted on 02/03/2023 by Shri Sandipan Das, Son of Late Narayan Das, , Krishnapur Road, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession Student

Indetified by Mr BIKI BISWAS, , Son of Mr S BISWAS, BKP, P.O: BKP, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-03-2023 by Shri Babul Dutta, , partner, B.K. CONSTRUCTION, , 1, Anandalol, Barasat Road, Panihati, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Indetified by Mr BIKI BISWAS, , Son of Mr S BISWAS, BKP, P.O: BKP, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 02-03-2023 by Smt Nila Dutta, , partner, B.K. CONSTRUCTION, , 1, Anandalol, Barasat Road, Panihati, City:- , P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110

Indetified by Mr BIKI BISWAS, , Son of Mr S BISWAS, BKP, P.O: BKP, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 2817, Amount: Rs.100.00/-, Date of Purchase: 16/02/2023, Vendor name: SOMA BHOWMICK



Sumit Kumar Sinha
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

B. K. CONSTRUCTION

Babul Dutta
Partners

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 67706 to 67725

being No 152401445 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.03.16 15:03:56 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 2023/03/16 03:03:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

B. K. CONSTRUCTION

Partners

(This document is digitally signed.)