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अन्तिमपत्र पश्चिम बंगाल WEST BENGAL

AR 572199

24.10.24
Q 8/2923362/24

Certified that the document is submitted in
registration. The signature sheets and
the endorsement sheets attached with the
document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-pargana

24 OCT 2024

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this
24th day of October Two Thousand and Twenty
Four(2024)

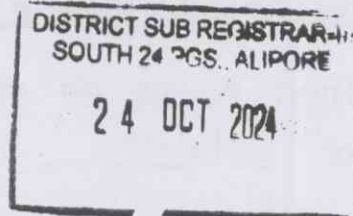
BETWEEN

3852

03 APR 2024

No..... ₹ 100/- Date.....
Name :..... **ASUTOSH DAS**
M.A., LL.B., Advocate
Address :..... **ALIPORE JUDGE'S COURT**
BAR LIBRARY ROOM NO.-4
KOLKATA-700 027

Vendor :.....
Alipore Collectorate, 24Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KCI-27



Asutosh Das, Advocate
60 Late Basudeb Das.
Alipore Judges court
Kolkata 700027

(1) **SMT SARITA DEVI KOTHARI** (PAN No. AFYPK9835J) (Aadhaar No. 972332552880) (DOB-20.08.1966) wife of Late Dilip Kumar Kothari alias Dilip Kothari, by faith Hindu, by Nationality Indian, by occupation-Housewife, residing at 18, Deshapriya Park Road, P.O. Sarat Bose Road, P.S. Tollygunge, Kolkata - 700026 at present residing at 22/4, Nakulaswar Bhattacharjee Lane, P.O. Kalighat, P.S. Kalighat, Kolkata 700026 (2) **SMT ARPITA NAHATA** (PAN No. BIAPK9921M) (Aadhaar No. 889901514389) (DOB-26.10.1989) alias Arpita Himanshu Nahata wife of Sri Himanshu Nahata daughter of Late Dilip Kumar Kothari alias Dilip Kothari, by faith Hindu, by Nationality Indian, by occupation-Housewife, permanently residing at E-1, Vijay Tower, Kankaria, Opposite Kankaria Police Chowki, Ahamedabad City, Ahamedabad, Beherampura, P.O. Kankaria, P.S. Kankaria, Gujarat, Pin 380022 also residing at 18, Deshapriya Park Road, P.O. Sarat Bose Road, P.S. Tollygunge, Kolkata - 700026 at present residing at 22/4, Nakulaswar Bhattacharjee Lane, P.O. Kalighat, P.S. Kalighat, Kolkata 700026 (3) **SRI ARIHANT KOTHARI** (PAN No. EERPK3565R) (Aadhaar No. 853528508223) (DOB-24.08.1997) son of Late Dilip Kumar Kothari alias Dilip Kothari, by faith Hindu, by Nationality Indian, by occupation-Service, residing at 18, Deshapriya Park Road, P.O. Sarat Bose Road, P.S. Tollygunge, Kolkata - 700026 at present residing at 22/4, Nakulaswar Bhattacharjee Lane, P.O. Kalighat, P.S. Kalighat, Kolkata 700026 hereinafter referred to as the "**LAND OWNERS**" (which term or expression shall, unless excluded by or repugnant to the context, be deemed to mean and include their heirs, executors, successors, administrators, legal representatives and/or assigns) of the **ONE PART AND M/S. BMS CONSTRUCTION PRIVATE LIMITED** (PAN No. AACCB9946R) (DOI-29.06.2006) a Private Limited Company having its office at 3, Tiljala Road, P.O. Tiljala, P.S. Tiljala, Kolkata - 700 039, represented by its **Directors** (1) **SRI BISHNU PADA JANA** (PAN No. ACVPJ9411F) (Aadhaar No.282286652435) (DOB-09.01.1954)



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son of Late Narendra Nath Jana, by Nationality – Indian, by faith – Hindu, by occupation – Business, residing at 11, Satyen Roy Road, P.S. Behala, P.O. Behala, Kolkata – 700 034 (2) **SRI MANOJ SINGH** (PAN No. **AZGPS4065C**) (Aadhaar No. **684641674420**) (DOB-05.01.1973) son of Sri Prahlad Singh, by Nationality – Indian, by faith – Hindu, by occupation – Business, residing at 37C, Swinhoe Lane, P.S. Kasba, P.O. Kasba, Kolkata – 700 042 (3) **SRI SHIV KUMAR GUPTA** (PAN No. **ADYPG8759M**) (Aadhaar No. **453534547458**) (DOB-03.07.1964) son of Late Ramsundar Gupta, by Nationality – Indian, by faith – Hindu, by Occupation – Business, residing at 212B, Picnic Garden Road, P.S. Kasba, P.O. Tiljala, Kolkata – 700 039, hereinafter jointly referred to as the **"DEVELOPER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its legal heirs, executors, administrators, successors-in-office, legal representatives and assigns) of the **OTHER PART;**

WHEREAS by way of inheritance the predecessors of the Principals was the Owner and the Principals became the Joint Owners of the Schedule Premises from their Predecessor Late Dilip Kumar Kothari alias Dilip Kothari by way of inheritance who died on 25.03.2024 leaving behind the Principals herein who became the Owners of 1/3rd Share each.

AND WHEREAS the Principals are the Joint Owners of **ALL THAT** the Bastu land measuring 42 decimal along with Tin Shed Structure measuring 5760 Sq Ft (48 Ft x 120 Ft) , 2000 Sq Ft RCC Structure, 1600 Sq Ft 2 storied Pucca Structure (800 Sq Ft each floor) under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. 88, 168, L.R. Khatian No. 1110, R.S. Dag No. 349, L.R. Dag No. 404, 405, P.S. Bishnupur, under Rasapunja



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Gram Panchyat, District 24 Parganas(South) which was duly purchased by a Deed of Conveyance dated 27.5.1997 executed by Janab Sorar Ali Molla and Lokman Ali Moilla as Vendors and Sri Dilip Kumar Kothari as Purchaser and the said Deed of Conveyance dated 27.5.1997 was registered at the office of Additional District Sub-Registrar at Bishnupur and entered in Book No. 1, Volume No. 4, Pages 237 to 244, Deed No. 1113 for the year 1997 and another by a Deed of conveyance dated 24.10.1994 executed by Sri Asish Pakhira as Vendor and Sri Dilip Kumar Kothari as Purchaser and registered in the Office of the Sub Registrar Bishnupur and entered in Book No. 1, Volume No. 41, Page Nos. 57 to 64, Being No. 4372 for the year 1994 which is morefully and particularly described in the Schedule herein below and hereinafter called the **SAID PROPERTY** and the Principals / Owners are in peaceful and uninterrupted possession of the said property by paying necessary taxes to the concerned authorities and the said property is free from all encumbrances.

AND WHEREAS the predecessor of the present Owners / Principals decided to develop their property in a profitable manner by constructing a multistoried building over the said property which is morefully and particularly described in the schedule hereunder written and the said property is free from all encumbrances.

AND WHEREAS due to inconvenience to look after , manage , control and develop the said property , the said **SRI DILIP KUMAR KOTHARI** alias Dilip Kothari, since deceased entered into a Development Agreement on 20th day of November 2018 with **M/S. BMS CONSTRUCTION PRIVATE LIMITED** (PAN No. AACCB9946R) (DOI-29.06.2006) a Private Limited Company having its office at 3, Tiljala



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Road, P.O. Tiljala, P.S. Tiljala, Kolkata - 700 039, represented by its **Directors** (1) **SRI BISHNU PADA JANA** (PAN No. ACVPJ9411F) (Aadhaar No.282286652435) (DOB-09.01.1954) son of Late Narendra Nath Jana, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 11, Satyen Roy Road, P.S. Behala, P.O. Behala, Kolkata - 700 034 (2) **SRI MANOJ SINGH** (PAN No. AZGPS4065C) (Aadhaar No.684641674420) (DOB-05.01.1973) son of Sri Prahlad Singh, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 37C, Swinhoe Lane, P.S. Kasba, P.O. Kasba, Kolkata - 700 042 (3) **SRI SHIV KUMAR GUPTA** (PAN No. ADYPG8759M) (Aadhaar No.453534547458) (DOB-03.07.1964) son of Late Ramsundar Gupta, by Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at 212B, Picnic Garden Road, P.S. Kasba, P.O. Tiljala, Kolkata - 700 039 which was duly registered with the office of the District Sub Registrar-IV, South 24 Parganas at Alipore and entered in Book No.I, Volume No. 1604-2018, Pages 199409 to 199463, Being No. 160406778 for the year 2018 and the ratio and / or allocation has been settled in between the parties herein as 35 :65 , that means the owner will get 35% of the total constructed area including Car Parking Space, Commercial spaces, roof and Common area and the developer will get the remaining 65% area that excludes owner's allocation which is more fully described in the above mentioned Agreement for Development.

AND WHEREAS due to inconvenience to look after , manage , control and develop the said property , the said **SRI DILIP KUMAR KOTHARI** alias Dilip Kothari, since deceased executed and registered a Development Power of Attorney on 20th day of November 2018 in favour of **M/S. BMS CONSTRUCTION PRIVATE LIMITED** (PAN No. AACCB9946R) (DOI-29.06.2006) a Private Limited



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Company having its office at 3, Tiljala Road, P.O. Tiljala, P.S. Tiljala, Kolkata – 700 039, represented by its **Directors** (1) **SRI BISHNU PADA JANA** (PAN No. ACVPJ9411F) (Aadhaar No.282286652435) (DOB-09.01.1954) son of Late Narendra Nath Jana, by Nationality – Indian, by faith – Hindu, by occupation – Business, residing at 11, Satyen Roy Road, P.S. Behala, P.O. Behala, Kolkata – 700 034 (2) **SRI MANOJ SINGH** (PAN No. AZGPS4065C) (Aadhaar No.684641674420) (DOB-05.01.1973) son of Sri Prahlad Singh, by Nationality – Indian, by faith – Hindu, by occupation – Business, residing at 37C, Swinhoe Lane, P.S. Kasba, P.O. Kasba, Kolkata – 700 042 (3) **SRI SHIV KUMAR GUPTA** (PAN No. ADYPG8759M) (Aadhaar No.453534547458) (DOB-03.07.1964) son of Late Ramsundar Gupta, by Nationality – Indian, by faith – Hindu, by Occupation – Business, residing at 212B, Picnic Garden Road, P.S. Kasba, P.O. Tiljala, Kolkata – 700 039 which was duly registered with the office of the District Sub Registrar-IV, South 24 Parganas at Alipore and entered in Book No.I, Volume No. 1604-2018, Pages 199830 to 199862, Being No. 160406789 for the year 2018 on the terms and conditions which is more fully described in the above mentioned Development Power of Attorney.

AND WHEREAS the said **SRI DILIP KUMAR KOTHARI** alias Dilip Kothari, before completion of the project died intestate on 25.03.2024 leaving behind the present Co-Owners the Principals herein as his legal heirs and successors who inherited the Schedule mentioned Premises in 1/3rd equal share.

AND WHEREAS now it has become necessary to make and execute and register a Development-Power of Attorney wherein and whereby We intends to appoint the said Developer **M/S. BMS CONSTRUCTION PRIVATE LIMITED** as our Lawful Constituted Attorney to do all acts, deeds, things and cause to be done and



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perform in respect of our said property in terms of the said Development Agreement dated 20th November 2018 and Supplementary Development Agreement dated 24.10.2024 duly registered before the Office of DSR-III and entered in Book No.1, Being No...17804... for the year 2024 on our behalf.

NOW BY THIS INSTRUMENT OF POWER OF ATTORNEY We, (1) **SMT SARITA DEVI KOTHARI** (2) **SMT ARPITA NAHATA** (3) **SRI ARIHANT KOTHARI** the abovenamed **APPOINTERS** / **PRINCIPALS**, do hereby nominate, appoint and constitute, **M/S. BMS CONSTRUCTION PRIVATE LIMITED** (PAN No. AACCB9946R) (DOI-29.06.2006) a Private Limited Company having its office at 3, Tiljala Road, P.O. Tiljala, P.S. Tiljala, Kolkata - 700 039, represented by its **Directors** (1) **SRI BISHNU PADA JANA** (PAN No. ACVPJ9411F) (Aadhaar No.282286652435) (DOB-09.01.1954) son of Late Narendra Nath Jana, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 11, Satyen Roy Road, P.S. Behala, P.O. Behala, Kolkata - 700 034 (2) **SRI MANOJ SINGH** (PAN No. AZGPS4065C) (Aadhaar No.684641674420) (DOB-05.01.1973) son of Sri Prahlad Singh, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 37C, Swinhoe Lane, P.S. Kasba, P.O. Kasba, Kolkata - 700 042 (3) **SRI SHIV KUMAR GUPTA** (PAN No. ADYPG8759M) (Aadhaar No.453534547458) (DOB-03.07.1964) son of Late Ramsundar Gupta, by Nationality - Indian, by faith - Hindu, by Occupation - Business, residing at 212B, Picnic Garden Road, P.S. Kasba, P.O. Tiljala, Kolkata - 700 039 as our **LAWFUL ATTORNEYS**, in our name, on our behalf and in our place to do, execute or cause to be done or executed the acts, deeds and things mentioned below:-

Arpita Nahata
Sarita devi kothari

SRI BISHNU PADA JANA
Manoj Singh
Shiv Kumar Gupta
 DIRECTOR

BMS CONSTRUCTION PVT. LTD.



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1. To raise multistoried building with Lift facility at the PROPERTY being **ALL THAT** the Bastu land measuring 42 decimal along with Tin **Shed Structure** measuring 5760 Sq Ft (48 Ft x 120 Ft) , **2000 Sq Ft** RCC Structure, 1600 Sq Ft 2 storied Pucca Structure (**800 Sq Ft** each floor) under Mouza Banagram, Touzi 3,4,5, **Pargana** Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. **88, 168**, L.R. Khatian No. 1110, R.S. Dag No. 349, L.R. Dag **No. 404, 405**, P.S. Bishnupur, under Rasapunja Gram Panchyat, **District 24** Parganas(South) which is morefully and particularly **described** in the Schedule herein below in accordance with **the approved** plan by Owners to be sanction by Rasapunja **Gram Panchyat** in terms of the **AGREEMENT FOR DEVELOPMENT** mentioned above entered by and between the **EXECUTANT** herein and the Constituted Attorney .
2. To demolish the **old structures** standing thereon the said land fully described **in the schedule** written herein below for the purpose of **constructing new** multistoried building with lift on the schedule **mentioned** property as per the terms and conditions of the said **Development Agreement**.
3. To pay and / or **receive** the refund of the excess amount of fees , if any **paid for** such purpose aforesaid in the name of Attorney and on our behalf.
4. To appear and represents us before all or any judicial, administrative , revenue or legal authorities, electric supply, Rasapunja Gram Panchyat, collectorate, police station , police



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commissioner , income tax department or any central or state Govt. department or other public bodies , BL & LRO, KMDA, KIT.

5. To provide finance and to supervise for making the construction of proposed **multistoried** building.
6. To negotiate on **terms** for and to agree to sell Developer's allocated **share or flats**, Car Parking Spaces or any other spaces of the **proposed construction** , as contained in the said **Development, Agreement** to any intending purchaser/purchasers at **such prices** or price which our said Attorney in their **absolute discretion** thinks fit and proper , to agree upon and to enter **into any agreement** or agreements for sale /s and / or cancel **and / or repudiate** the same.
7. To sign, allow to **pay and fees** , costs , charges and expenses , necessary to **be allowed** or paid for the said premises aforesaid on our **behalf**.
8. To sign and **execute** / registrar all or any document/documents , **agreement** or instruments for sale , deed of mortgage of **Developers** allocation, sale deed or conveyance , gift , **transfer**, as our Attorney deem thinks fit in our name and on our **behalf** in respect of the Developer's allocation.



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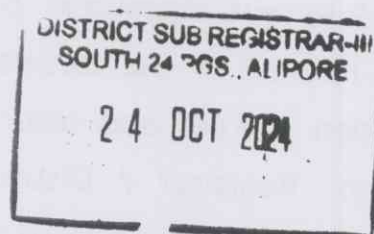
24 OCT 2024

9. To receive consideration amount from the intending purchasers or purchaser **any earnest money and / or advance** or advances and also **the balance** amount of consideration of such sale or sales and **to give** good , valid receipt and discharge for the same **which will** protect the said purchasers or purchaser for purchasing **out of** Developer's allocation. ✓
10. To execute deeds **of sale** in favour of the intending buyers and to make **all necessary** arrangements for due registration of the said **deeds** in respect of Developers Allocations. ✓
11. To enter into and **defend possession** of the said property and also to deliver **possession of the** demarcated portion of the building or any part **thereof** or any undivided share therein and also to **manage , maintain** and administer the property and all buildings **thereon** and every part thereof in any legal and valid manner **whatsoever**. ✓
12. To deal with the **Rasapunja** Gram Panchyat or any other local or statutory body **or bodies** relating to all and every matter related to the said **property** . ✓
13. To appear before **Rasapunja** Gram Panchyat and to appear for mutation of **our names** or in any of the hearings in connection with the said property as required by the **Rasapunja Gram Panchyat, Zila Parishad** or any local body or Kolkata Municipal Corporation. ✓



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14. To swear affidavits relating to any matter connected to the said property.
15. To give such **letters and writings** and / or undertaking as may be required from **time to time** by the Rasapunja Gram Panchyat and/ or other **concerned** authorities in respect of the property and also for **obtaining** any certificate , sanction , permission etc in respect **of the said** property or any parts thereof.
16. To settle and compound **all disputes** with all persons on and from the execution ~~of these presents~~.
17. To do all other acts, **deeds , things** and matters , that may be necessary to be **done for** rendering these presents valid and effectual to all **intents** and purposes according to laws and customs of India **and particularly** of West Bengal.
18. Subject to the **compliance** of the provisions of said Development Agreement **to present** any such deed / deeds of sale , conveyance / **conveyances** or other document / documents and to put **signatures** on it on our behalf for registration in respect **of the Developer's** allocation and to admit , execution thereof **and** receive consideration before any ADJR, Sub- Registrar / District Sub Registrar /ARA, Kolkata having authority for and to have them according to law for Developer's Allocated share only at the new building



on completion of such purchaser / purchasers as fully and effectually in all respects on our behalf and will have right to enter into an agreement for sale with the prospective buyers at any time of its **allocated** share being the Developers allocations.

19. To enter into **the** said premises for taking measurement of the land / **building** and to sign the proposed plan , application , **undertakings** , **declaration** and the papers in connection therewith **and to** submit the same to the Rasapunja Gram Panchyat **or Kolkata** Municipal Corporation to get the said sanction **approve** **and** / or modified /or altered if necessary , and to pay **necessary** fees and also to obtain permission from all the **authorities** , required to be obtained for same and to obtain **sanction and** / or permission in our name and on our behalf **and to represent** us before Rasapunja Gram Panchyat in connection **therewith**.

20. To appoint from **time to time** Architects , Structural Engineer, labour **contractors** and other personnel and workmen in connection **with the said** property and to pay their fees , consideration moneys , **salaries** and / or wages as per terms and conditions of **the said** Agreement for Development

21. To apply for **obtaining** electricity, water , gas , telephone and underground cable sewerage and drainage connection in the said premises.



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22. To issue NO - **OBJECTION** certificate on our behalf to any intending purchaser of the Flat, Car Parking Spaces, or any other spaces for any loan from any Bank , Employers Company , for the flat **Car Parking Spaces**, or any other spaces to be purchased by **such purchaser / purchasers**.
23. To pay various **deposits** to the Rasapunja Gram Panchyat and other **concerned** authorities as may be necessary in connection **with the said** property and to claim refund of such deposits **so paid by** our said attorney and to give valid and effectual **receipts** in our name and on our behalf in connection with **the refund** of such deposits .
24. It is made clear **that this** Development Power of Attorney is granted for **the purpose** of smooth construction and development and **selling out flats** from Developer's share in respect of the properties **fully** described in the Schedule herein below. Be it noted **here** that all the clause of this Development Power of **Attorney** shall be guided by the Clause of the said Development **Agreement**.

AND GENERALLY to do all **that is or** may be necessary and proper for the aforesaid. And We the **said** Principals do hereby agree to ratify and confirm all and **whatsoever** the acts or our Attorney as aforesaid lawfully done or **cause** to be done for the purpose by virtue of the Development Power of Attorney.



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SCHEDULE OF PROPERTY
(Entire Land and structure)

ALL THAT the Bastu land measuring 42 decimal along with Tin Shed Structure measuring 5760 Sq Ft (48 Ft x 120 Ft) , 2000 Sq Ft RCC Structure, 1600 Sq Ft 2 storied Pucca Structure (800 Sq Ft each floor) under Mouza Banagram, Touzi 3,4,5, Pargana Khaspur, J.L.No. 16, R.S. No.30, R.S. Khatian No. 88, 168, L.R. Khatian No. 1110, R.S. Dag No. 349, L.R. Dag No. 404,(17 decimal) 405, (25 decimal) P.S. Bishnupur, under Rasapunja Gram Panchyat, District 24 Parganas(South) along with all easement right, and existing facilities, together with all easement right therein, which is butted and bounded that is to say:

ON THE NORTH BY: Dag No. 349
ON THE SOUTHBY: Dag No. 333 & Dag No.334
ON THE EAST BY : Dag No. 349
ON THE WEST BY: 90 Ft Bakhrahat Road



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IN WITNESSES WHEREOF We, the parties herein have hereto set
our hands and Seals on this the **day** month and year above written.

WITNESS

1. *Asutosh Das, Advocate*

2. *Barinder Singh*
Atyansh Kumar
Ref-27

1. *Santa devi Kothari*

2. *Arjun Nath*

3. *Shivankar Khatun*

SIGNATURE OF THE PRINCIPALS

E.M.S CONSTRUCTION PVT. LTD.

Pradip Kumar
Hanuman
Shivankar Gupta
DIRECTOR

SEAL AND SIGNATURE OF THE ATTORNEYS

Drafted by me and prepared
in my Office:

Asutosh Das WB-133/1998

ASUTOSH DAS, Advocate
Alipore Judges Court
Bar Library, Room No.4
Kolkata 700 027

Residential Chamber:
C-4/1, Ramgarh,
P.O. Naktala
Kolkata 700 047



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

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		Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name (1) **SMT SARITA DEVI KOTHARI**

Signature.....*Sarita devi kothari*.....

		Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name (2) **SMT ARPITA NAHATA**

Signature.....*Arpita Nahata*.....

		Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name (3) **SRI ARIHANT KOTHARI**

Signature.....*Arihant kothari*.....



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24 OCT 2024

		Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name (1) **SRI BISHNU PADA JANA**

Signature.....*Bishnu Pada Jana*.....

		Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

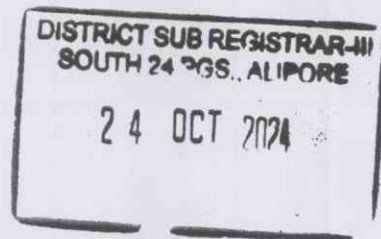
Name (2) **SRI MANOJ SINGH**

Signature.....*Manoj Singh*.....

		Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name (3) **SRI SHIV KUMAR GUPTA**

Signature.....*Shiv Kumar Gupta*.....





IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : I/C/164



Name **ASUTOSH DAS** Advocate

Father's/Husband's name **Late Basudeb Das**

Address **C4/1, Ramgarh, P.O. Naktala, P.S. - Patuli,**
Kolkata - 700 047

Ph. No. **9830065237, 9748631508, 2412 2853** *Indranil Basu*

W.B. Bar Council Enrolment No. **WB/133/1990** SECRETARY

Asutosh Das

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CHICAGO, ILL. 60637
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FAX: 773-936-5001
WWW.CHICAGO.EDU

Major Information of the Deed

Deed No :	I-1603-17813/2024	Date of Registration	24/10/2024
Query No / Year	1603-8002723362/2024	Office where deed is registered	
Query Date	24/10/2024 12:03:28 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BAIDAYANATH DQLUI Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9064896216, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,73,65,392/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160317804/2024		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram, Pin Code : 745311

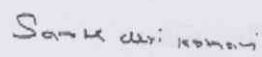
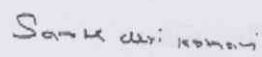
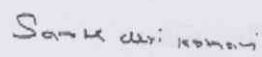
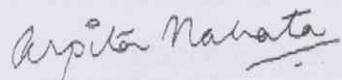
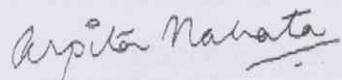
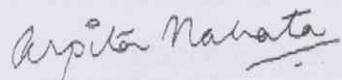
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-404	LR-1110	Bastu	Bastu	17 Dec		60,37,992/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-405	LR-1110	Bastu	Bastu	25 Dec		88,79,400/-	Width of Approach Road: 90 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			42Dec	0 /-	149,17,392 /-	
		Grand Total :			42Dec	0 /-	149,17,392 /-	

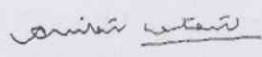
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	4160 Sq Ft.	0/-	12,48,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 4160 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					

S2	On Land L1, L2	1600 Sq Ft.	0/-	12,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5760 sq ft	0 /-	24,48,000 /-	

Principal Details :

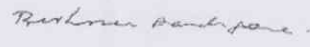
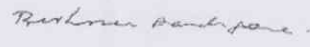
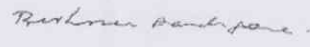
SI No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mrs SARITA DEVI KOTHARI Wife of Late DILIP KUMAR KOTHARI Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>24/10/2024</td><td></td><td>LTI 24/10/2024</td><td>24/10/2024</td></tr> </tbody> </table> 22/4 NAKULASWAR BHATTACHARJEE LANE, City:- Not Specified, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: AFxxxxxx5J, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs SARITA DEVI KOTHARI Wife of Late DILIP KUMAR KOTHARI Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office		 Captured		24/10/2024		LTI 24/10/2024	24/10/2024
Name	Photo	Finger Print	Signature										
Mrs SARITA DEVI KOTHARI Wife of Late DILIP KUMAR KOTHARI Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office		 Captured											
24/10/2024		LTI 24/10/2024	24/10/2024										
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mrs ARPITA NAHATA, (Alias: Mrs ARPITA HIMANSHU NAHATA) Daughter of Late DILIP KUMAR KOTHARI Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>24/10/2024</td><td></td><td>LTI 24/10/2024</td><td>24/10/2024</td></tr> </tbody> </table> 22/4 NAKULASWAR BHATTACHARJEE LANE, City:- Not Specified, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: Bxxxxxx1M, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs ARPITA NAHATA, (Alias: Mrs ARPITA HIMANSHU NAHATA) Daughter of Late DILIP KUMAR KOTHARI Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office		 Captured		24/10/2024		LTI 24/10/2024	24/10/2024
Name	Photo	Finger Print	Signature										
Mrs ARPITA NAHATA, (Alias: Mrs ARPITA HIMANSHU NAHATA) Daughter of Late DILIP KUMAR KOTHARI Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office		 Captured											
24/10/2024		LTI 24/10/2024	24/10/2024										

3	Name	Photo	Finger Print	Signature
	Mr ARIHANT KOTHARI Son of Late DILIP KUMAR KOTHARI Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office		 Captured	
	24/10/2024	LTI 24/10/2024	24/10/2024	
22/4 NAKULASWAR BHATTACHARJEE LANE, City:- Not Specified, P.O:- KALIGHAT, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: EExxxxxx5R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/10/2024 , Admitted by: Self, Date of Admission: 24/10/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BMS CONSTRUCTION PRIVATE LIMITED 3 TILJALA ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 , PAN No.:: AAxxxxxx6R,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> Mr BISHNUPADA JANA (Presentant) Son of Late NARENDRA NATH JANA Date of Execution - 24/10/2024, , Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Oct 24 2024 12:17PM</td> <td>LTI 24/10/2024</td> <td>24/10/2024</td> <td></td> </tr> </tbody> </table> 11 SATYEN ROY ROAD, City:- Not Specified, P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1F,Aadhaar No Not Provided Status : Representative, Representative of : BMS CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)	Name	Photo	Finger Print	Signature	Mr BISHNUPADA JANA (Presentant) Son of Late NARENDRA NATH JANA Date of Execution - 24/10/2024, , Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office		 Captured		Oct 24 2024 12:17PM	LTI 24/10/2024	24/10/2024	
Name	Photo	Finger Print	Signature										
Mr BISHNUPADA JANA (Presentant) Son of Late NARENDRA NATH JANA Date of Execution - 24/10/2024, , Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office		 Captured											
Oct 24 2024 12:17PM	LTI 24/10/2024	24/10/2024											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr MANOJ SINGH Son of Mr PRAHLAD SINGH Date of Execution - 24/10/2024, , Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Oct 24 2024 12:19PM</td> <td>LTI 24/10/2024</td> <td>24/10/2024</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr MANOJ SINGH Son of Mr PRAHLAD SINGH Date of Execution - 24/10/2024, , Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office		 Captured		Oct 24 2024 12:19PM	LTI 24/10/2024	24/10/2024	
Name	Photo	Finger Print	Signature										
Mr MANOJ SINGH Son of Mr PRAHLAD SINGH Date of Execution - 24/10/2024, , Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office		 Captured											
Oct 24 2024 12:19PM	LTI 24/10/2024	24/10/2024											

37C SWINHOE LANE, City:- Not Specified, P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxxx5C,Aadhaar No Not Provided Status : Representative, Representative of : BMS CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)

Name	Photo	Finger Print	Signature
Mr SHIV KUMAR GUPTA Son of Mr RAMSUNDAR GUPTA Date of Execution - 24/10/2024, , Admitted by: Self, Date of Admission: 24/10/2024, Place of Admission of Execution: Office		 Captured LTI 24/10/2024	 24/10/2024
212B PICNIC GARDEN ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9M,Aadhaar No Not Provided Status : Representative, Representative of : BMS CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASUTOSH DAS Son of Late BASUDEB DAS ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	24/10/2024	24/10/2024	24/10/2024
Identifier Of Mrs SARITA DEVI KOTHARI, Mrs ARPITA NAHATA, Mr ARIHANT KOTHARI, Mr BISHNUPADA JANA, MANOJ SINGH, Mr SHIV KUMAR GUPTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SARITA DEVI KOTHARI	BMS CONSTRUCTION PRIVATE LIMITED-5.66667 Dec
2	Mrs ARPITA NAHATA	BMS CONSTRUCTION PRIVATE LIMITED-5.66667 Dec
3	Mr ARIHANT KOTHARI	BMS CONSTRUCTION PRIVATE LIMITED-5.66667 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs SARITA DEVI KOTHARI	BMS CONSTRUCTION PRIVATE LIMITED-8.33333 Dec
2	Mrs ARPITA NAHATA	BMS CONSTRUCTION PRIVATE LIMITED-8.33333 Dec
3	Mr ARIHANT KOTHARI	BMS CONSTRUCTION PRIVATE LIMITED-8.33333 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SARITA DEVI KOTHARI	BMS CONSTRUCTION PRIVATE LIMITED-1386.66666700 Sq Ft
2	Mrs ARPITA NAHATA	BMS CONSTRUCTION PRIVATE LIMITED-1386.66666700 Sq Ft
3	Mr ARIHANT KOTHARI	BMS CONSTRUCTION PRIVATE LIMITED-1386.66666700 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mrs SARITA DEVI KOTHARI	BMS CONSTRUCTION PRIVATE LIMITED-533.33333300 Sq Ft
2	Mrs ARPITA NAHATA	BMS CONSTRUCTION PRIVATE LIMITED-533.33333300 Sq Ft
3	Mr ARIHANT KOTHARI	BMS CONSTRUCTION PRIVATE LIMITED-533.33333300 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Banagram, Pin Code : 745311

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 404, LR Khatian No:- 1110	Owner:দিলীপ কুমার কোঠারী, Gurdian:ঝানোয়ারলল , Address:নিজ , Classification:শালি, Area:0.12000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 405, LR Khatian No:- 1110	Owner:দিলীপ কুমার কোঠারী, Gurdian:ঝানোয়ারলল , Address:নিজ , Classification:শালি, Area:0.25000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160317813 / 2024

On 24-10-2024

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 12:05 hrs on 24-10-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr BISHNUPADA JANA ..

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 1,73,65,392/-

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

Execution is admitted on 24/10/2024 by 1. Mrs SARITA DEVI KOTHARI, Wife of Late DILIP KUMAR KOTHARI, 22/4 NAKULASWAR BHATTACHARJEE LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Mrs ARPITA NAHATA, Alias Mrs ARPITA HIMANSHU NAHATA, Daughter of Late DILIP KUMAR KOTHARI, 22/4 NAKULASWAR BHATTACHARJEE LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 3. Mr ARIHANT KOTHARI, Son of Late DILIP KUMAR KOTHARI, 22/4 NAKULASWAR BHATTACHARJEE LANE, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service

Indetified by Mr ASUTOSH DAS, , Son of Late BASUDEB DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 24-10-2024 by Mr BISHNUPADA JANA, DIRECTOR, BMS CONSTRUCTION PRIVATE LIMITED, 3 TILJALA ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Mr ASUTOSH DAS, , Son of Late BASUDEB DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 24-10-2024 by Mr MANOJ SINGH, DIRECTOR, BMS CONSTRUCTION PRIVATE LIMITED, 3 TILJALA ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

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Execution is admitted on 24-10-2024 by Mr SHIV KUMAR GUPTA, DIRECTOR, BMS CONSTRUCTION PRIVATE LIMITED, 3 TILJALA ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

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Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

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 3852, Amount: Rs.100.00/-, Date of Purchase: 03/04/2024, Vendor name: S DAS

Dhar

Debasish Dhar

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 456026 to 456052
being No 160317813 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.10.24 14:13:51 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 24/10/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.