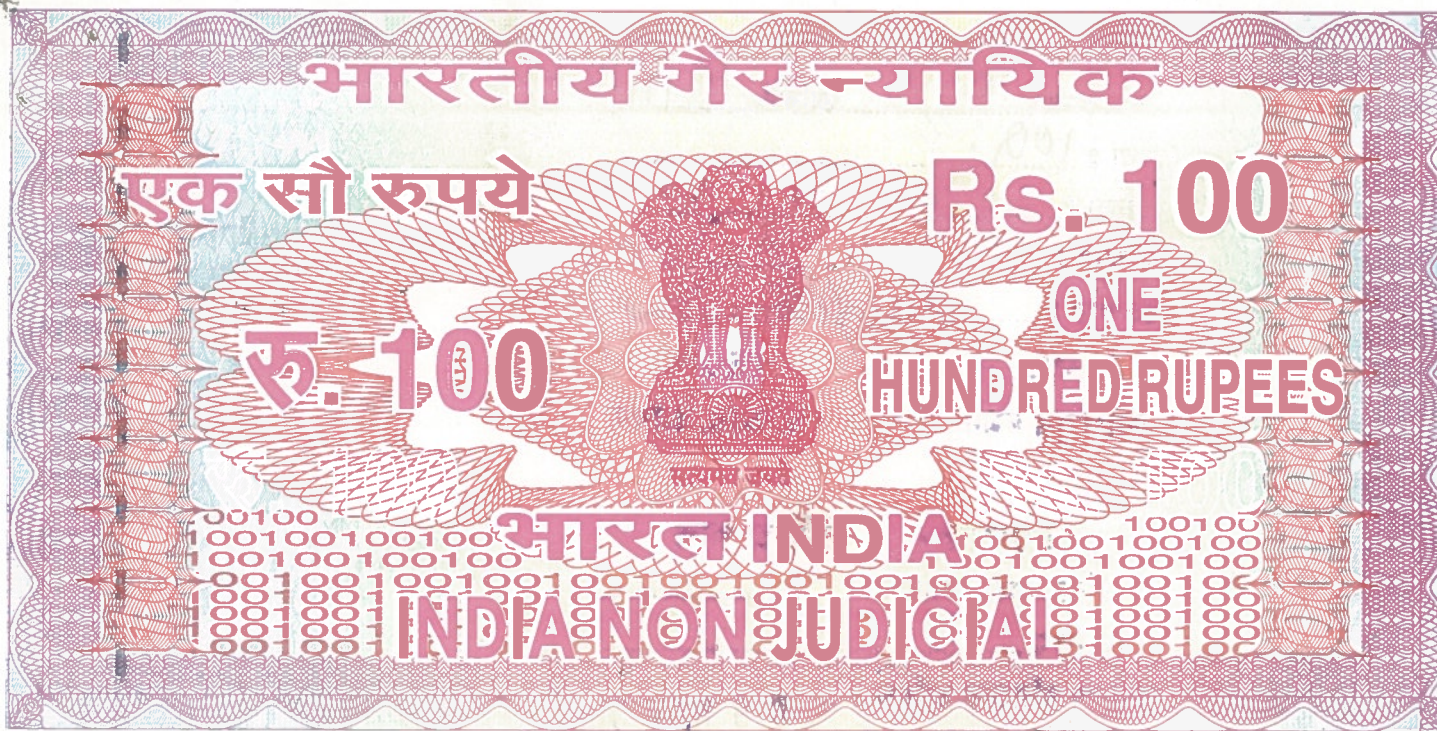




22/11/23

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

2862922/23

AK 497892

Additional District Sub-Registrar
 Rajarhat New town, North 24-Pgs.

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DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM these presents shall come I,

SRI PINTU DEY [PAN BARPD4165P] [AADHAAR 6519 9083 5066], son of Late Dilip Kumar Dey, by faith Hindu, by Nationality Indian, by Occupation-Professional(Martial Artist), Residing at PB 27A/2A, Arjunpur, Raschim Para, P.S. Baguiati, P.O. Deshbandhunagar, District North 24 Parganas, Kolkata-700059, West Bengal, hereinafter called and referred to as the "**PRINCIPAL**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

কমিক নং 1069 তারিখ 10/11/23
মূল্য : 100.
ক্রেতা : OM SAI ENTERPRISE
ঠিকানা : AS 24/1, Arjunpur, Debnandhungan
ভেণ্ডার : Ranjita Pan P.S. Bagmati, Kulkarni 700051
লাইসেন্স নং : ভেণ্ডার
কাশিপুর দমদমা ন. আর. অফিস

ভেণ্ডারের নাম : রঞ্জিতা পাল
স্ট্যাম্পের নাম :- ব্যারাক
সি.ডি. নং :
স্ট্যাম্প খরদের তারিখ 09 NOV 2023
এ.টি.ডি. নং মোট কত টাকার
স্ট্যাম্প খরিদ করা হইয়াছে। 199900



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Purchase of land measuring an area of 5-0-0 Five Cottahs be the same a little more or less by Anil Kumar Basu, the purchaser herein from India Land Development and Building Society, the vendor therein for or at a valuable consideration mentioned therein:-

WHEREAS Anil Kumar Basu, the purchaser therein purchased **ALL THAT** a piece and parcel of land measuring an area of 5-0-0 Five Cottahs be the same a little more or less lying and situated at Mouza Raghunathpur, J.L.No 7, Re sa No. 160, Touzi No. 181, comprised in C.S. Khatian No. 254 under C.S. Dag No 468 corresponding to R.S. Dag No 550, P.S. Rajarhat, at present Baguiati, in the District of 24 Parganas, at present North 24 Parganas, by a registered Deed of Sale executed on 13/07/1955 registered at Sub-Registrar Cossipore Dum Dum and recorded in Book No I, Volume No. 77, Pages 168 to 172, Being No 5980, for the year 1955 from India Land Development and Building Society, the vendor therein, for or at a valuable consideration mentioned therein.

Absolute ownership of Anil Kumar Basu and recorded his name in the Concerned Authority:-

AND WHEREAS thus Anil Kumar Basu became the absolute owner of the said property by virtue of above mentioned purchase and constructed building thereon and also recorded his name in the recent Revisional Settlement operation under Khatian No 181 comprised in Dag No. 728 and Rajarhat Gopalpur Municipality, at being Premises No. BE-31, Deshbandhunagar, Kolkata - 700059 by paying rates and taxes therefore

Demise of Anil Kumar Basu:-

AND WHEREAS while in course of enjoyed the same said Anil Kumar Basu died intestate on 03/11/1973 leaving behind his surviving only son namely Sri Dilip Kumar Basu as his only legal heirs and successors and the property left by Anil Kumar Basu, since deceased was inherited by his Sri Dilip Kumar Basu, by virtue of hereditary right of his father and also by virtue of Hindu Succession Act 1956. This is hereby clearly mentioned wife of Anil Kumar Basu predeceased her husband.



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Absolute ownership of Sri Dilip Kumar Basu and sale out the said land measuring an area of 5-0-0 Five Cottah together with structure thereon in favour of Sri Pradip Kumar Roy, Sri Pranesh Kumar Roy and Sri Prajesh Kumar Roy, the purchasers therein for or at a valuable consideration mentioned therein:-

AND WHEREAS Sri Dilip Kumar Basu became the absolute owner of the said property measuring area of 5-0-0 Five Cottas be the same a little more or less lying and situated at Mouza Raghunathpur, J.L.No 7, Re sa No. 160, Touzi No. 181, comprised in C.S. Khatian No. 254 corresponding to R.S. Khatian No 181, under C.S. Dag No. 468 corresponding to R.S. Dag No. 550 corresponding to L.R. Dag No. 728, P.S. Rajarhat, at present Baguiati, in the District of North 24 Parganas , by virtue of inheritance from his father and while in course of enjoying the same Sri Dilip Kumar Basu, the vendor therein announced to sell out the said property and 1) Sri Pradip Kumar Roy 2) Sri Pranesh Kumar Roy 3) Sri Prajesh Kumar Roy, the purchasers therein jointly purchased the said property by a registered Deed of sale executed on 02/06/1999 registered at Registrar of Assurence-II, Kolkata, and recorded in Book No. I, Volume No. 45, Pages 269 to 282, Being No. 1656, for the year 1999 from the said Sri Dilip Kumar Basu, the Vendor therein, for or at a valuable consideration mentioned therein.

Absolute ownership of Sri Pradip Kumar Roy, Sri Pranesh Kumar Roy and Sri Prajesh Kumar Roy and recorded their names in the concerned authority of Rajarhat Gopalpur Municipality and B.L &L.R.O:-

AND WHEREAS Sri Pradip Kumar Roy, Sri Pranesh Kumar Roy and Sri Prajesh Kumar Roy thus jointly became the absolute joint owners in respect of the above mentioned property by virtue of above mentioned purchase and jointly enjoying the same free from all encumbrances by mutated their names in the records of Rajarhat Gopalpur Municipality and also in B.L. & L.R.O under L.R. Khatian Nos 3400, 3401 and 3402 comprised in L.R. Dag No. 728 .

Sold of land measuring an area of 1-6-0 One Cottah Six Chittacks be the same a little more or less from the western side out of the total land by Sri Pradip Kumar Roy, Sri Pranesh Kumar Roy and Sri Prajesh



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Kumar Roy, the vendors thereof in favour of Sri Pankaj Karmakar, the purchaser therein for or at a valuable consideration mentioned therein:

AND WHEREAS while in course of enjoying the same Sri Pradip Kumar Roy, Sri Pranesh Kumar Roy and Sri Prajesh Kumar Roy, the vendor therein jointly announced to sell out **ALL THAT** a piece and parcel of bastu land measuring an area of 1-6-0 One Cottah Six Chittacks be the same a little more or less from the western side out of the total land and Sri Pankaj Karmakar, the purchaser therein purchased the same by registered Deed of sale executed on 22/04/2014 registered at Additional District Sub-Registrar Rajarhat, New Town and recorded in Book No. I, C.D. Volume No. 7, Pages 7975 to 7994, Being No. 04508, for the year 2014 from Sri Pradip Kumar Roy, Sri Pranesh Kumar Roy and Sri Prajesh Kumar Roy, the vendors therein for or at a valuable consideration mentioned therein and thus Sri Pankaj Karmakar became the absolute owner of the said property by virtue of above mentioned purchase.

Sold of land measuring an area of 1-6-0 One Cottah Six Chittacks be the same a little more or less together with 100 sft Roof Tiles Shed structure thereon by Sri Pankaj Karmakar, the vendor thereof in favour of Sri Samir Dutta and Smt Rina Dutta, the purchasers therein, for or at a valuable consideration mentioned therein:-

AND WHEREAS while in course of enjoying the same Sri Pankaj Karmakar, the vendor therein announced to sell out **ALL THAT** a piece and parcel of land measuring an area of 1-6-0 One Cottah Six Chittacks be the same a little more or less and Sri Samir Dutta and Smt Rina Dutta the purchasers therein jointly purchased the same by a registered Deed of sale executed on 30/01/2015 registered at Additional District Sub-Registrar Rajarhat, New Town and copied in Book No. I, C.D Volume No. 2, Pages 4447 to 4461, Being No. 00834, for the year 2015 from Sri Pankaj Karmakar, the vendor therein for or at a valuable consideration mentioned therein.



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Absolute ownership of Sri Samir Dutta and Smt Rina Dutta and jointly recorded their names in the concerned authority of Rajarhat Gopalpur Municipality and also in B.L & L.R.O:-

AND WHEREAS thus Sri Samir Dutta and Smt Rina Dutta, became the absolute joint owners of the said land measuring an area of 1-6-0 One Cottah Six Chittacks be the same a little more or less together with 100 sft Roof Tiles shed structure thereon from the western side by virtue of purchase and mutated their names in the records of Rajarhat Gopalpur Municipality and at present under Bidhannagar Municipal Corporation, under ward No. 10, Holding No AS/357/24/10, Block-BE and also in B.L & R.O under recent L.R. Khatian No. 3981 of .08 Satak land in the name of Sri Samir Dutta and under recent L.R. Khatian No. 3980 of .08 Satak land in the name of Smt Rina Dutta, both under L.R. Dag No 728 and Sri Samir Dutta and Smt Rina Dutta jointly enjoying the same free from all encumbrances and without having any interruption from anybody or from any corner.

Sold of land measuring an area of 1-6-0 One Cottah Six Chittacks be the same a little more or less together with 100 sft Roof Tiles shed structure thereon by Sri Samir Dutta and Smt Rina Dutta, the vendors thereof in favour of Sri Pintu Dey, the Purchaser therein and principal herein , for or at a valuable consideration mentioned therein:-

AND WHEREAS thus while in course of enjoyed the same Sri Samir Dutta and Smt Rina Dutta, the Vendors therein jointly announced to sell out **ALL THAT** piece and parcel of bastu land measuring about measuring an area of **1-6-0 One Cottah Six Chittacks** be the same a little more or less together with **100 sft Roof Tiles shed structure** with cement Flooring on the **Ground Floor** thereon lying and situated at under **Mouza Arjunpur**, J.L.No. 7, R.S. No 160, Touzi No. 181, comprised in C.S. Dag Nos. 468 corresponding to R.S. Dag No 550 corresponding to **L.R. Dag No. 728** under C.S Khatian No. 254 corresponding to R.S/L.R. Khatian No. 181 corresponding to new L.R. Khatian Nos. 3400, 3401, 3402 corresponding to **recent L.R. Khatian Nos. 3981,3980**, at being



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Municipal Holding No R.G.M/24/16, at present Holding No AS/357/24/10, at being premises No BE-31, **Deshbandhu Nagar**, Pratibeshi Para, Kolkata-700059, within the jurisdiction of P.S. Rajarhat at present Baguiati, within the local limits of Rajarhat Gopalpur Municipality, under Ward No 24, at present under Bidhannagar Municipal Corporation, new Ward No 10, A.D.S.R. Rajarhat, Newtown, in the District of North 24 Parganas. (The land measuring an area of 0-11-0 Eleven Chittacks under L.R. Dag No 728 comprised in Recent L.R. Khatian No 3981 in the name of Samir Dutta the vendor No 1 therein and the land measuring an area of 0-11-0 Eleven Chittacks under L.R. Dag No 728 comprised in recent L.R. Khatian No 3980 in the name of Rina Dutta, the vendor No 2 therein) and **Sri Pintu Dey**, the Purchaser therein and principal herein purchased the same by a registered Deed of sale executed on 20.09.2018 registered at Additional District Sub Registrar Rajarhat, Newtown and recorded in Book No I, Volume No 1523-2018, pages 350812 to 350836, Being No 152310633, for the year 2018 from said Sri Samir Dutta and Smt Rina Dutta, the Vendors therein, for or at a valuable consideration mentioned therein.

Absolute ownership of Sri Pintu Dey, the landowner therein and principal herein and recorded his name in the concerned authority of Bidhannagar Municipal Corporation and also in the records of B.L & L.R.O:-

AND WHEREAS thus **Sri Pintu Dey**, the landowner therein and **principal herein** became the absolute owner in respect of **ALL THAT** a piece and parcel of **bastu land** measuring about measuring an area of **1-6-0 One Cottah Six Chittacks** be the same a little more or less together with **100 sft Roof Tiles shed residential structure** with cement Flooring on the **Ground Floor** thereon lying and situated at under **Mouza Arjunpur**, J.L.No. 7, R.S. No 160, Touzi No. 181, comprised in C.S. Dag Nos. 468 corresponding to R.S. Dag No 550 corresponding to **L.R. Dag No. 728** under C.S Khatian No. 254 corresponding to R.S/L.R. Khatian No.



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181 corresponding to new L.R. Khatian Nos. 3400, 3401, 3402 corresponding to **recent L.R. Khatian Nos. 3981,3980**, at being Municipal Holding No R.G.M/24/16, at present Holding No AS/357/24/10, at being premises No BE-31, **Deshbandhu Nagar**, Pratibeshi Para, Kolkata-700059, within the jurisdiction of P.S. Rajarhat at present Baguiati, within the local limits of Rajarhat Gopalpur Municipality, under Ward No 24, at present under Bidhannagar Municipal Corporation, new Ward No 10, A.D.S.R. Rajarhat, Newtown, in the District of North 24 Parganas, by virtue of the above mentioned purchase and mutated his name in the record of the concerned authority of Bidhannagar Municipal Corporation under Ward No 10, Holding No AS/357/24/10, Assessee No 030608, at being premises No **BE-31, Deshbandhunagar**, Pratibeshi Para, **Kolkata-700059** and also in the records of B.L & L.R.O of 2.2696 satak bastu land in 0.2837 share of 8 satak bastu land under **Modified L.R Khatian No 4741** comprised in **L.R Dag No 728** and **Sri Pintu Dey**, the landowner therein and **the principal herein** enjoying the same by paying rates and taxes therefor which is free from all encumbrances and without having any interruption from anybody or from any corner.

AND WHEREAS Sri Pintu Dey, the landowner therein and **the principal herein** for construction of multistoried building thereon the said property further executed a registered Development Agreement with the Developer therein and attorney herein on 22/11/2023 registered at Additional District Sub Registrar, Rajarhat, Newtown and recoded in Book No I, Being No **17142**, for the year 2023.

AND WHEREAS due to my (Principal) non-availability it is urgently required by me to appoint attorney who will look after and to control the affairs of my under schedule mentioned property.

I, do hereby nominate, constitute, authorize and appoint **OM SAI ENTERPRISE [PAN AAIF05630Q]**, a partnership Firm, having its office at AS 24/1, Arjunpur, Deshbandhunagar, P.S. Baguiati, P.O. Deshbandhunagar, District North 24 Parganas, Kolkata - 700059, West Bengal, represented by its Partners namely **1. SRI SWARNAJYOTI ROY [PAN**

Swarnajyoti Roy



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AHQPR0216C] [AADHAAR 3517 3108 3935], son of Sri Narayan Chandra Roy, by faith Hindu, by Nationality Indian, by occupation - Business, residing at BD-1/6, Deshbandhu Nagar, P.S. -Baguiati, P.O. Deshbandhu Nagar, District North 24-Parganas, Kolkata -700059, West Bengal, **2. SRI SUMIT MONDAL [PAN CGKPM2585A] [AADHAAR 8322 4362 6352]**, son of Sri Apurba Mondal, by faith Hindu, by Nationality Indian, by occupation - Business, residing at PA 105, Pashimpara, Arjunpur Play Ground, P.S. - Baguiati, P.O. Arjunpur, District North 24-Parganas, Kolkata -700059, West Bengal, shall Act as my true and lawful Attorney for me in my name and on my behalf and to do exercise execute and perform the following acts, deeds and things mentioned hereafter.

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof and further the attorney shall have every right to commence Development or Constructional Work on the said property.
2. To appear and represent me before any authority and authorities including the Bidhannagar Municipal Corporation, The Calcutta Metropolitan Development Authority, Fire Brigade. West Bengal Police, B.L & L.R.O, CESC/WBSEB, The Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the modification and/or alteration or submit of the sanctioned Plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit the Plan before the Bidhannagar Municipal Corporation and to take delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.
4. To develop the said Premises by making construction of multistoried building with Lift devices thereon as per sanctioned plan which to be approved and sanctioned by the Bidhannagar Municipal Corporation and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
5. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said



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Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and commit the all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.

6. To use, shift, or re-adjust the existing electricity connection if any in the said premises in such manner, as the said ATTORNEY may deem fit and proper.
7. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished as mentioned in the Development Agreement of the said Premises.
8. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
9. To sign, execute and submit and take delivery of site plan, building plan application certificate, Completion Certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered by the Bidhannagar Municipal Corporation in respect of my property more specifically mentioned in the schedule written hereunder.
10. To enter into any agreement for sale with intending buyer/ buyers in respect of Developer's allocated portion only and save and except the land owner's allocation and also do collect advance and /or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
11. To enter into all Agreement for sale with the prospective Purchaser/ purchasers in respect of Developer's allocated portion only and save and except the land owner's allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive, realize and obtain payment of all or any money which may hereafter become payable to us as set forth in the development agreement by the said ATTORNEY



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and to sign, give and grant sufficient and effectual receipts and discharges for the same as my said ATTORNEY shall think fit and proper.

12. To appear and represent me before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said premises subject to the conditions mentioned under various clauses in the said Development Agreement of the said premises.
13. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of registration in respect of Developer's allocated portion only and save and except the landowner's allocation.
14. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building in respect of Developer's allocated portion only and save and except landowner's allocation as stated in the Development agreement as mentioned above.
15. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers in respect of Developer's allocated portion only and save and except landowner's allocation as stated in the Development agreement as mentioned above.
16. To execute conveyance or conveyances in my name and on my behalf to do all acts and deeds in favour of the intending purchasers and to present the said conveyance for registration before the competent registering authority in respect of Developer's allocated portion only and save and except the landowner's allocation as stated in the Development agreement as mentioned above.
17. To instruct the Advocate/ Lawyer/ Deed Writer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling in respect of Developer's allocated portion only and save and except the landowner's allocation as written in the Development Agreement as mentioned above.



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18. To execute and/or negotiate and/or entering into any agreement for selling the schedule-mentioned property in the name of the Attorney as and on my behalf in respect of Developer's allocated portion only and save and except landowner's allocation as stated in the Development agreement as mentioned above.
19. To execute and sign any deeds, agreements, memo of understanding with a view to sell of schedule mentioned property in my own name and on my behalf save and except landowner's allocation as stated in the Development agreement as mentioned above .
20. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.
21. To affix sign board or install any Hoarding on the said premises in the name of the ATTORNEY.
22. To advertise in the newspapers for obtaining Purchaser for selling the flat and car parking space in the proposed building from the Developer's Allocation only and save and except the landowner's allocation written in the Development Agreement as mentioned above.
23. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of me or it be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute right application in respect thereof.
24. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
25. To sign declare and / or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the landowner therein and Principal herein.

AND GENERALLY to act as my ATTORNEY or agents in relation to all matters touching my said Premises and building, as I would do if I, personally represent.



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

THE SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of **bastu land** measuring about measuring an area of **1-6-0 One Cottah Six Chittacks** be the same a little more or less together with **100 sft Roof Tiles shed residential structure** with cement Flooring on the **Ground Floor** thereon lying and situated at under **Mouza Arjunpur**, J.L.No. 7, R.S. No 160, Touzi No. 181, comprised in C.S. Dag Nos. 468 corresponding to R.S. Dag No 550 corresponding to **L.R. Dag No. 728** under C.S Khatian No. 254 corresponding to R.S/L.R. Khatian No. 181 corresponding to new L.R. Khatian Nos. 3400, 3401, 3402 corresponding to coming (Agata) L.R. Khatian Nos. 3981,3980 corresponding to **Modified L.R Khatian No 4741**, at being Municipal Holding No R.G.M/24/16, at present **Holding No AS/357/24/10, Assessee No 030608**, at being **premises No BE-31, Deshbandhu Nagar**, Pratibeshi Para, **Kolkata-700059**, P.S. Rajarhat, at present Baguiati, within the local limits of Rajarhat Gopalpur Municipality, under Ward No 24, at present under Bidhannagar Municipal Corporation, New Ward No 10, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas. The total property is butted and bounded in the manner as follows:-

ON THE NORTH BY- Others Flat;

ON THE SOUTH BY - existing 16'-0" ft wide Road ;

ON THE EAST BY - House of Pradip Kumar Roy and others ;

ON THE WEST BY- Land and building of Sri Sambhu Prasad Nandan and Sri Gouranga Prasad Nandan;



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IN WITNESS WHEREOF we, the Principal and Attorney each hereunto set and subscribed our respective hand on the 22nd day of November, Two Thousand and Twenty Three (2023).

Signed Sealed and Delivered at Kolkata
by the Principal and Attorney
in the presence of:-

Witness:-

1. Pradip Kumar Dasgupta.
K. K. Ram Das Road.
Nunta Kolkata - 49.

Pradip Kumar Dasgupta

SIGNATURE OF THE PRINCIPAL

2. Manash Bhattacharya
BD-6, D.B. Nagar
Kolkata - 70059

OM SAI ENTERPRISE

Swasrajyoti Ray

Simit Mondal
Partners

SIGNATURE OF THE ATTORNEY

Prepared By:-

Manash Bhattacharya
Manash Bhattacharya

BD/6, Deshbandhu Nagar
Kolkata-700059

L. No. DW. XI.45.

A.D.S.R. Cossipore Dum Dum

Composed by:-

Avijit Paul

Avijit Paul

100, S.S. Road, Dum Dum

Kolkata-700030.

A.D.S.R. Cossipore Dum Dum



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PAGE NO.
SPECIMEN FROM FOR TEN FINGERPINTS

SL. NO.	Signature of the Executants/Presentants					
	 <i>Prabhu Singh</i>	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
	 <i>Swarajyoti Ray</i>	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
	 <i>Sunil Kumar Das</i>	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						



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ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/138 / 147111

পরিচয় পত্র
Duplicate
প্রতিলিপ



Elector's Name
নির্বাচকের নাম

Pradip Kumar Dasgupta
প্রদীপ কুমার দাশগুপ্ত

Father's Name
পিতার নাম

Hajari
হাজারি

Sex

M

লিঙ্গ

Age as on 1.1.2000

৩৯

১.১.২০০০-এ বয়স

৩৯

ADDRESS

14/2 Kabi Krishnaram Das Road 7 Nimita
North 24 - Parganas. 700049

ঠিকানা

১৪/২ কবি কৃষ্ণরাম দাস রোড ৭ নিমিতা উত্তর ২৪
পরগণা ৭০০০৪৯

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

For 138-Dum Dum

Assembly Constituency

১৩৮-দুমদুম

বিধানসভা নির্বাচন ক্ষেত্র

Place North 24 - Parganas

স্থান উত্তর ২৪-পরগণা

Date 19.08.2000

তারিখ ১৯.০৮.২০০০

Pradip Kumar Dasgupta.

2-15

Major Information of the Deed

Deed No :	I-1523-17149/2023	Date of Registration	22/11/2023
Query No / Year	1523-8002862922/2023	Office where deed is registered	
Query Date	22/11/2023 10:59:22 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	GOPAL SARKAR , 100 SOUTH SINTHEE ROAD, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9831981874, 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. 2/-	Rs. 27,55,688/-		
Stamp duty 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]:- 152317142/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, , Ward No: 10, Holding No:AS 357 24 10 Pin Code : 700059

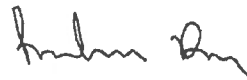
Deshbandhu Nagar, Mouza: Arjunpur, , Ward No. 10, Holding No.AS 337 24 10 Pin Code : 700000								
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-728	LR-4741	Bastu	Bastu	1 Katha 6 Chatak	1/-	27,28,688/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
	Grand Total :				2.2688Dec	1 /-	27,28,688 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Pintu Dey Son of Late Dilip Kumar Dey Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office		 Captured	
	22/11/2023	LTI 22/11/2023	22/11/2023	
PB 27A/2A, Arjunpur, Paschim Para, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: baxxxxxx5p, Aadhaar No: 65xxxxxxxx5066, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office				

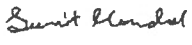
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Om Sai Enterprise AS 24/1,Arjunpur Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.: aaxxxxxx0q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Swarnajyoti Roy (Presentant) Son of Mr Narayan Chandra Roy Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office		 Captured	
	Nov 22 2023 12:28PM	LTI 22/11/2023	22/11/2023	
BD-1/6, Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ahxxxxxx6c, Aadhaar No: 35xxxxxxxx3935 Status : Representative, Representative of : Om Sai Enterprise (as partner)				



Name	Photo	Finger Print	Signature
Mr Sumit Mondal Son of Mr Apurbia Mondal Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	 Nov 22 2023 12:31PM	 Captured LTI 22/11/2023	 22/11/2023
PA 105, Pashimpara, Arjunpur Play Ground, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cgxxxxxx5a, Aadhaar No: 83xxxxxxx6352 Status : Representative, Representative of : Om Sai Enterprise (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADIP KUMAR DASGUPTA Son of Late HAZARI LAL DASLGUPTA , K K RAMDAS ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049	 22/11/2023	 Captured 22/11/2023	 22/11/2023
Identifier Of Mr Pintu Dey, Mr Swarnajyoti Roy, Mr Sumit Mondal			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Pintu Dey	Om Sai Enterprise-2.26875 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Pintu Dey	Om Sai Enterprise-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Muhipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, , Ward No: 10, Holding No:AS 357 24 10 Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 728, LR Khatian No:- 4741	Owner:পিন্টু দে, Gurdian:দিলীপ কুমার দে, Address:মিড, Classification:বালু, Area:0.02000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 152317149 / 2023

On 22-11-2023

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

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

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

Presented for registration at 11:35 hrs on 22-11-2023, at the Office of the A.D.S.R. RAJARHAT by Mr Swarnajyoti Roy ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 27,55,688/-

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

Execution is admitted on 22/11/2023 by Mr Pintu Dey, Son of Late Dilip Kumar Dey, PB 27A/2A, Arjunpur, Paschim Para, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Professionals

Indetified by Mr PRADIP KUMAR DASGUPTA, , , Son of Late HAZARI LAL DASLGUPTA, , K K RAMDAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 22-11-2023 by Mr Swarnajyoti Roy, partner, Om Sai Enterprise, AS 24/1,Arjunpur Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr PRADIP KUMAR DASGUPTA, , , Son of Late HAZARI LAL DASLGUPTA, , K K RAMDAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 22-11-2023 by Mr Sumit Mondal, partner, Om Sai Enterprise, AS 24/1,Arjunpur Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr PRADIP KUMAR DASGUPTA, , , Son of Late HAZARI LAL DASLGUPTA, , K K RAMDAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

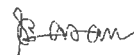
Payment of Fees

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 1069, Amount: Rs.100.00/-, Date of Purchase: 10/11/2023, Vendor name: Ranjita Paul



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1523-2023, Page from 581736 to 581756
being No 152317149 for the year 2023.**



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2023.11.30 14:48:14 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 30/11/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RAJARHAT

West Bengal.

