

SL-4777/24

I-4687/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 035938

Handwritten signature and date: 03/10/24, 12-39 PM

Handwritten registration number: 8-2630105/24



Certified that the document is admitted to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar  
Belghoria 24 Pgs. (N)

3 OCT 2024

**POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS THAT WE (1) SMT. NAMITA CHANDA, (PAN : ALMPC0871C), (AADHAAR NO. 533687127907), wife of Late Ratan Chanda, by faith Hindu, Citizen of India, by occupation housewife, residing at Narayan Pally, P.O. & P.S. Nimta, Kolkata - 700049, District North 24-Parganas, (2) SRI MURARI CHANDA, (PAN : ALMPC0872B), (AADHAAR NO. 438726010302), son of Late Ratan Chanda, by faith Hindu, Citizen of India, by occupation business, residing at

230283

Arup Roy Chowdhury

ADD..... 11, opo. N  
 Rs..... 2275 SEP 2024 Koko  
 S. CHATTERJEE  
 Licensed Stamp Vendor  
 C. G. Court  
 42-B, U. K. S. Roy Road, KOL-1

127 SEP 2024

27 SEP 2024



Addl. District Sub-Registrar  
 Belghoria, 24 Pga. (N)

- 3 OCT 2024

DEED OF ASSIGNMENT & AGREEMENT

IN WITNESS WHEREOF, the parties have signed and affixed their seals and signatures at Belghoria, North 24 Parganas, West Bengal, on this 3rd day of October, 2024.

Arup Roy Chowdhury

Narayan Pally, P.O. & P.S. Nimta, Kolkata - 700049, District North 24-Parganas and (3) **SRI GOBINDA CHANDA**, (PAN : AXNPC1208Q), (AADHAAR NO. 335773464137), son of Late Ratan Chanda, by faith Hindu, Citizen of India, by occupation Business, residing at Narayan Pally, P.O. & P.S. Nimta, Kolkata - 700049, District North 24-Parganas, state as follows:-

I. That I, the Executant No. 1 herein alone is the Owner of the land measuring 12 (twelve) Kathas 8 (eight) Chataks, be the same a little more or less together with the structure standing on portion thereon in Mouza Dakshin Nimta, J.L. No. 8, R.S. No. 102, R.S. and L.R. Dag No. 5191, under R.S. Khatian No. 526, L.R. Khatian No. 2233, under Ward No. 23, at Narayan Pally Park Road, within North Dum Dum Municipality, P.S. Nimta, Kolkata - 700049, District North 24-Parganas, fully described in the **FIRST SCHEDULE** hereunder written.


II. That we, the Executant Nos. 1, 2 and 3 herein are the joint Owners of the land measuring 2 (two) Kathas 11 (eleven) Chataks 27 (twenty seven) Sq. Ft., be the same a little more or less together with the structure standing on portion thereon in Mouza Dakshin Nimta, Additional District Sub-Registry Office at Belghoria, formerly at Cossipore Dum Dum, J.L. No. 8, R.S. No. 102, R.S. and L.R. Dag No. 5191, under R.S. Khatian No. 526, L.R. Khatian Nos. 7785, 7792 and 7793, under Ward No. 23, at Narayan Pally Park Road, within North Dum Dum Municipality, P.S. Nimta, Kolkata - 700049, District North 24-Parganas, fully described in **SECOND SCHEDULE** hereunder written.

III. That we jointly intend to develop the said land by raising a multi-storied building thereon by amalgamating the said two pieces of land into a single holding and after amalgamation the total area of the said land shall be 15 (fifteen) Kathas 3 (three) Chataks 27 (twenty seven) Sq. Ft., be the same a little more or less out of which land measuring 12 (twelve) Kathas 8 (eight) Chataks, in R.S. and L.R. Dag No. 5191, under R.S. Khatian No. 526, L.R. Khatian No. 2233 and land measuring 2 (two) Kathas 11 (eleven) Chataks 27 (twenty seven) Sq. Ft., in R.S. and L.R. Dag No. 5191, under R.S. Khatian No. 526, L.R. Khatian Nos. 7785, 7792 and 7793, together with the cemented floor single storied building standing on portion thereon in Mouza Dakshin Nimta, J.L. No. 8, R.S. No. 102, under Ward No. 23, at Narayan Pally Park Road, within North Dum Dum Municipality, P.S. Nimta, Kolkata - 700049, District North 24-Parganas fully described in the **THIRD SCHEDULE** hereunder written and hereinafter referred to as the said property.

IV. That with such intention we jointly entered into a Development Agreement with the Developer namely "**BB SWAPNONEER DEVELOPER PRIVATE LIMITED**" (PAN: AAMCB5190M), a Private Limited Company, incorporated under the Provisions of Companies Act, 2013, having its registered Office at 60/2, Sahid Nani Saha Sarani,

*Handwritten signature*



  
Addl. District Sub-Registrar  
Belghoria, 24 Pgs. (N)

> 3 OCT 2024

Basudeb Nagar, P.O. & P.S. Nimta, Kolkata - 700049, District North 24-Parganas, represented by its Directors, being the Authorised Signatories, namely (1) **SRI BIPLAB KAR**, (PAN: ANVPK1646A), (AADHAAR NO. 247450635705), son of Sri Benay Krishna Kar, by faith Hindu, Citizen of India, by occupation business, residing at Majherhati Road, Basudeb Nagar, P.O. & P.S. Nimta, Kolkata 700049, District North 24 Parganas, and (2) **SMT. JYOTSNA BISWAS**, (PAN: BSHPB6052K), (AADHAAR NO. 493951502185), wife of Sri Bidhan Biswas, by faith Hindu, Citizen of India, by occupation business, residing at 63, Majherhati Lane, P.O. & P.S. Nimta, Kolkata 700049, District North 24 Parganas, for such purposes under the terms and conditions mentioned therein.

V. The said Development Agreement was registered on 3<sup>rd</sup> day of October, 2024 in the Office of the Additional District sub Registrar at Belghoria and recorded in Book No. 1, Being No. **152604658** for the year 2024.

VI. That we are suffering from various difficulties and not in a position to look after our said property and also day to day work of the development process and in the circumstances it is necessary and also expedient for us to appoint Attorney and accordingly now by these presents we do hereby and hereunder nominate, appoint and constitute the said (1) **SRI BIPLAB KAR**, (PAN: ANVPK1646A), (AADHAAR NO. 247450635705), son of Sri Benay Krishna Kar, by faith Hindu, Citizen of India, by occupation business, residing at Majherhati Road, Basudeb Nagar, P.O. & P.S. Nimta, Kolkata 700049, District North 24 Parganas, and (2) **SMT. JYOTSNA BISWAS**, (PAN: BSHPB6052K), (VOTER ID :WBC3349610), wife of Sri Bidhan Biswas, by faith Hindu, Citizen of India, by occupation business, residing at 63, Majherhati Lane, P.O. & P.S. Nimta, Kolkata 700049, District North 24 Parganas, both are the Directors of the said Developer namely "**BB SWAPNONEER DEVELOPER PRIVATE LIMITED**", as our true and lawful Attorneys for us, in our name or on our behalf to do and execute Jointly or Severally, all or any of the following acts, deeds and things hereinafter mentioned.

1. To develop the said land by way of constructing of a building thereon.
2. To make and also prepare the building plan, revised building plan, if necessary and also modification of the site plan and building plan and sign and submit the same to the Municipality for sanction it and also obtain the said sanctioned building plan from the Municipality on our behalf.
3. To sign, verify and to file application, Plan before the Government authority and the Municipality and to put his signature on our behalf in the said Plan to get it sanctioned from North Dum Dum Municipality in our name and on our behalf.
4. To pay all municipal arrear taxes, Government rents, and all other dues/outstanding payment.

*Biplab Kar*

5. To construct building on the said land in accordance with the sanction plan consisting of several flats, shops, garages etc. and sell the Developer's allocation in the building to the different purchaser or purchasers.
6. To apply before the Municipality and electric supply office for new connection and also install the water and electric service line in the proposed building and also obtain permission from competent authority for temporary and permanent connection of sewerage and drainage system of the building.
7. To represent us in any offices, courts, municipality, B.L. & L.R.O. police stations, tribunal etc.
8. To appoint any solicitor or Advocate on our behalf and to sign/execute, vokalatnama for that purpose.
9. To appoint any labours, mazdoors, electricians, technical experts, engineer/surveyor and plan-maker at the expenses of our Attorney.
10. To appoint any sweepers, security-guard etc. in the said building.
11. To file any suit, written statement, injunction, caveat and file any appeal, revision and also withdraw any suit, proceedings as and when required in respect of the schedule property.
12. To compromise, compound or withdraw cases, or be non-suited in respect of the schedule property.
13. To enter into any agreement for sale with the Purchaser or Purchasers relating to the said property in respect of Developer's allocation only.
14. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money on completion of such sale or sales and to give good, valid receipt in respect of Developer's allocation only.
15. To sign and execute other documents including agreement for sale and deed of conveyance in connection with the said property in respect of Developer's allocation.
16. To present any deed or deeds of sale, Agreement for sale or conveyances or other document or documents for registration before the appropriate registering authority for and to have them registered according to law except the Owners' allocation and to do all other acts deeds and things which our said attorney shall consider necessary for sale the said flats, garages, shop rooms, etc. in the said building wholly or partly as fully and effectually in all respects in accordance with the terms and conditions of the said Development Agreement and also shall give possession to the said purchaser or purchasers.

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17. To receive and recover any debt due and owing to us by any person, company or association, and on receipt or payment of any money whatsoever due and payable to me, to give proper receipt and discharges for the same, and on non-payment thereof, to file suits or any other proceeding for recovering and compelling payment thereof.

**AND GENERALLY** to do all other acts, deeds, matters and things that would be necessary from time to time and for which no explicit power is hereby given and we agree to ratify and confirm all and whatsoever acts, deeds and things lawfully done by our attorney by virtue of these presents.

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of land measuring 12 (twelve) Kathas 8 (eight) Chataks, be the same a little more or less together with the structure standing on portion thereon in Mouza Dakshin Nimta, Additional District Sub-Registry Office at Belghoria, formerly at Cossipore Dum Dum, J.L. No. 8, R.S. No. 102, R.S. and L.R. Dag No. 5191, under R.S. Khatian No. 526, L.R. Khatian No. 2233, Municipal Holding No. 4 (482), under Ward No. 23, at Narayan Pally Park Road, within North Dum Dum Municipality, P.S. Nimta, Kolkata - 700049, District North 24-Parganas.

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** piece and parcel of land measuring 2 (two) Kathas 11 (eleven) Chataks 27 (twenty seven) Sq. Ft., be the same a little more or less together with the structure standing on portion thereon in Mouza Dakshin Nimta, Additional District Sub-Registry Office at Belghoria, formerly at Cossipore Dum Dum, J.L. No. 8, R.S. No. 102, R.S. and L.R. Dag No. 5191, under R.S. Khatian No. 526, L.R. Khatian Nos. 7785, 7792 and 7793, Municipal Holding No. 37/1, under Ward No. 23, at Narayan Pally Park Road, within North Dum Dum Municipality, P.S. Nimta, Kolkata - 700049, District North 24-Parganas.

**THE THIRD SCHEDULE ABOVE REFERRED TO :**

**(Total Amalgamated Land)**

**ALL THAT** piece and parcel of land measuring 15 (fifteen) Kathas 3 (three) Chataks 27 (twenty seven) Sq. Ft., be the same a little more or less out of which land measuring 12 (twelve) Kathas 8 (eight) Chataks, in R.S. and L.R. Dag No. 5191, under R.S. Khatian No. 526, L.R. Khatian No. 2233 and land measuring 2 (two) Kathas 11 (eleven) Chataks 27 (twenty seven) Sq. Ft., in R.S. and L.R. Dag No. 5191, under R.S.

D

Khatian No. 526, L.R. Khatian Nos. 7785, 7792 and 7793, together with the cemented floor single storied building standing on portion thereon measuring covered area more or less 1500 (fifteen hundred) Sq. Ft., in Mouza Dakshin Nimta, Additional District Sub-Registry Office at Belghoria, formerly Cossipore Dum Dum, J.L. No. 8, R.S. No. 102, Municipal Holding Nos. 4 (482) and 37/1, under Ward No. 23, at Narayan Pally Park Road, within North Dum Dum Municipality, P.S. Nimta, Kolkata - 700049, District North 24-Parganas and the same is butted and bounded in the manner as follows:

ON THE NORTH BY : Property of Jomuna Sen,  
 ON THE EAST BY : Property of Soumen Mondal and Khagen Mondal,  
 ON THE SOUTH BY : Property of Sabita Malakar and Kiran Prosad Chanda,  
 ON THE WEST BY : 17' (seventeen) feet wide Municipal Road.

**IN WITNESS WHEREOF**, we hereunto signed this General Power of Attorney on this the 3<sup>rd</sup> day of October, 2024.

**SIGNED AND DELIVERED** at Nimta, Kolkata - 700049, District North 24-Parganas, in the presence of:

1. *Rajendra Dey*  
 150, Pradip Narayan  
 P.O. & S. - Belghoria  
 Kolkata - 700056

*Murari Chanda*  
*Gobinda Chanda*

**SIGNATURE OF THE EXECUTANTS**

2. *Sanyay Ghosh*  
 of 36 Patna Road  
 PO-PS Nimta  
 Bell - 49

**BB SWAPNONEER DEVELOPER PRIVATE LIMITED**  
*Bijal Das* → *Jyoti Bhowmik*  
**Director** **Director**

**SIGNATURE OF THE ATTORNEY.**

























Drafted by me,  
*Anup Roushdy*  
 Advocate, High Court Calcutta.  
 Enrollment No. WB/817/1991.

Read over and explained by  
 me in Bengali to the Executants  
 No. 1 Smt. Namita Chanda.  
*Anup Roushdy*  
*A. Roushdy*

# FINGERPRINT

L.H. BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS























SIGNATURE AND PHOTO.

 <i>07510180</i>					
	Little	Ring (Left)	Middle (Left)	Fore	Thumb
 <i>Murari Chanda</i>					
	Thumb	Fore (Right)	Middle (Right)	Ring	Little
 <i>Gobinda Chanda</i>					
	Little	Ring (Left)	Middle (Left)	Fore	Thumb
 <i>Gobinda Chanda</i>					
	Thumb	Fore (Right)	Middle (Right)	Ring	Little

# FINGERPRINT

L.H. BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

SIGNATURE AND PHOTO.

					
	Little	Ring (Left)	Middle Hand)	Fore	Thumb
<p><i>Bijalab Kans</i></p> 					
	Thumb	Fore (Right)	Middle Hand)	Ring	Little
					
	Little	Ring (Left)	Middle Hand)	Fore	Thumb
<p><i>Jyotsna Bimar</i></p> 					
	Thumb	Fore (Right)	Middle Hand)	Ring	Little

### Major Information of the Deed

Deed No :	I-1526-04687/2024	Date of Registration	03/10/2024
Query No / Year	1526-8002630105/2024	Office where deed is registered	
Query Date	03/10/2024 12:15:08 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Arup Roy Chowdhury High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830948428, 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. 1,39,14,002/-		
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]:- 152604658/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :








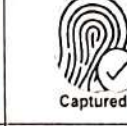
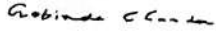
District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Narayan Pally Main Road, Mouza: Dakshin Nimta, , Ward No: 23, Holding No:4 Pin Code : 700049

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5191	RS-526	Bastu Danga	15 Katha 3 Chatak 27 Sq Ft	1/-	1,27,89,002/-	Width of Approach Road: 17 Ft., , Project Name :
<b>Grand Total :</b>				25.1213Dec	1 /-	127,89,002 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	11,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		1500 sq ft	1 /-	11,25,000 /-	



















**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt NAMITA CHANDA</b> Wife of Late Ratan Chanda Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admision: 03/10/2024 ,Place : Office	 03/10/2024	 LTI 03/10/2024	<b>Signature</b>  03/10/2024
	Narayan Pally, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ALxxxxxx1C, Aadhaar No: 53xxxxxxxx7907, Status :Individual, Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admision: 03/10/2024 ,Place : Office			
2	<b>Name</b> <b>Shri MURARI CHANDA</b> Son of Late Ratan Chanda Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admision: 03/10/2024 ,Place : Office	 03/10/2024	 LTI 03/10/2024	<b>Signature</b>  03/10/2024
	Narayan Pally, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: ALxxxxxx2B, Aadhaar No: 43xxxxxxxx0302, Status :Individual, Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admission: 03/10/2024 ,Place : Office			
3	<b>Name</b> <b>Shri GOBINDA CHANDA</b> Son of Late Ratan Chanda Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admision: 03/10/2024 ,Place : Office	 03/10/2024	 LTI 03/10/2024	<b>Signature</b>  03/10/2024
	Narayan Pally, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: AXxxxxxx8Q, Aadhaar No: 33xxxxxxxx4137, Status :Individual, Executed by: Self, Date of Execution: 03/10/2024 , Admitted by: Self, Date of Admission: 03/10/2024 ,Place : Office			




**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BB SWAPNONEER DEVELOPER PRIVATE LIMITED</b> 60/2, Sahid Nani Saha Sarani, Basudeb Nagar, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Fingor print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri BIPLAB KAR</b>                      (Presentant )                      Son of Shri Benoy Krishna Kar                      Date of Execution -                      03/10/2024, , Admitted by:                      Self, Date of Admission:                      03/10/2024, Place of                      Admission of Execution: Office                 </td> <td>    <small>Oct 3 2024 1:11PM</small> </td> <td>                        LTI  <small>03/10/2024</small>                      Captured                 </td> <td>    <small>03/10/2024</small> </td> </tr> <tr> <td colspan="4">                     Majherhati Road, Basudeb Nagar, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ANxxxxxx6A, Aadhaar No: 24xxxxxxxx5705 Status : Representative, Representative of : BB SWAPNONEER DEVELOPER PRIVATE LIMITED (as Director)                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Shri BIPLAB KAR</b> (Presentant ) Son of Shri Benoy Krishna Kar Date of Execution - 03/10/2024, , Admitted by: Self, Date of Admission: 03/10/2024, Place of Admission of Execution: Office	 <small>Oct 3 2024 1:11PM</small>	 LTI <small>03/10/2024</small> Captured	 <small>03/10/2024</small>	Majherhati Road, Basudeb Nagar, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ANxxxxxx6A, Aadhaar No: 24xxxxxxxx5705 Status : Representative, Representative of : BB SWAPNONEER DEVELOPER PRIVATE LIMITED (as Director)			
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Smt JYOTSNA BISWAS</b>                      Wife of Shri Bidhan Biswas                      Date of Execution -                      03/10/2024, , Admitted by:                      Self, Date of Admission:                      03/10/2024, Place of                      Admission of Execution: Office                 </td> <td>    <small>Oct 3 2024 1:14PM</small> </td> <td>                        LTI  <small>03/10/2024</small>                      Captured                 </td> <td>    <small>03/10/2024</small> </td> </tr> <tr> <td colspan="4">                     63, Majherhati Lane, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: BSxxxxxx2K, Aadhaar No: 49xxxxxxxx2185 Status : Representative, Representative of : BB SWAPNONEER DEVELOPER PRIVATE LIMITED (as Director)                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Smt JYOTSNA BISWAS</b> Wife of Shri Bidhan Biswas Date of Execution - 03/10/2024, , Admitted by: Self, Date of Admission: 03/10/2024, Place of Admission of Execution: Office	 <small>Oct 3 2024 1:14PM</small>	 LTI <small>03/10/2024</small> Captured	 <small>03/10/2024</small>	63, Majherhati Lane, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: BSxxxxxx2K, Aadhaar No: 49xxxxxxxx2185 Status : Representative, Representative of : BB SWAPNONEER DEVELOPER PRIVATE LIMITED (as Director)			
Name	Photo	Finger Print	Signature										
<b>Smt JYOTSNA BISWAS</b> Wife of Shri Bidhan Biswas Date of Execution - 03/10/2024, , Admitted by: Self, Date of Admission: 03/10/2024, Place of Admission of Execution: Office	 <small>Oct 3 2024 1:14PM</small>	 LTI <small>03/10/2024</small> Captured	 <small>03/10/2024</small>										
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**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Tapas Dey</b> Son of Late Sushil Dey 150 Prafulla Nagar, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056	 <small>03/10/2024</small>	 LTI <small>03/10/2024</small> Captured	 <small>03/10/2024</small>
Identifier Of Smt NAMITA CHANDA, Shri MURARI CHANDA, Shri GOBINDA CHANDA, Shri BIPLAB KAR, Smt JYOTSNA BISWAS			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt NAMITA CHANDA	BB SWAPNONEER DEVELOPER PRIVATE LIMITED-13 Katha 8 Chatak 24 Sq Ft
2	Shri MURARI CHANDA	BB SWAPNONEER DEVELOPER PRIVATE LIMITED-14 Chatak 24 Sq Ft
3	Shri GOBINDA CHANDA	BB SWAPNONEER DEVELOPER PRIVATE LIMITED-14 Chatak 24 Sq Ft

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt NAMITA CHANDA	BB SWAPNONEER DEVELOPER PRIVATE LIMITED-500.00000000 Sq Ft
2	Shri MURARI CHANDA	BB SWAPNONEER DEVELOPER PRIVATE LIMITED-500.00000000 Sq Ft
3	Shri GOBINDA CHANDA	BB SWAPNONEER DEVELOPER PRIVATE LIMITED-500.00000000 Sq Ft

Endorsomont For Dood Number : I - 152604687 / 2024

On 03-10-2024

**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 12:39 hrs on 03-10-2024, at the Office of the A.D.S.R. Belghoria by Shri BIPLAB KAR ..

**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 1,39,14,002/-

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

Execution is admitted on 03/10/2024 by 1. Smt NAMITA CHANDA, Wife of Late Ratan Chanda, Narayan Pally, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife, 2. Shri MURARI CHANDA, Son of Late Ratan Chanda, Narayan Pally, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business, 3. Shri GOBINDA CHANDA, Son of Late Ratan Chanda, Narayan Pally, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business

Indetified by Mr Tapas Dey, , , Son of Late Sushil Dey, 150 Prafulla Nagar, P.O: Belgharia, Thana: Belgharia, , North 24 -Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

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

Execution is admitted on 03-10-2024 by Shri BIPLAB KAR, Director, BB SWAPNONEER DEVELOPER PRIVATE LIMITED, 60/2, Sahid Nani Saha Sarani, Basudeb Nagar, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Indetified by Mr Tapas Dey, , , Son of Late Sushil Dey, 150 Prafulla Nagar, P.O: Belgharia, Thana: Belgharia, , North 24 -Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

Execution is admitted on 03-10-2024 by Smt JYOTSNA BISWAS, Director, BB SWAPNONEER DEVELOPER PRIVATE LIMITED, 60/2, Sahid Nani Saha Sarani, Basudeb Nagar, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Indetified by Mr Tapas Dey, , , Son of Late Sushil Dey, 150 Prafulla Nagar, P.O: Belgharia, Thana: Belgharia, , North 24 -Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

**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 230283, Amount: Rs.100.00/-, Date of Purchase: 27/09/2024, Vendor name: S Chatterjee



Sougata Das  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
North 24-Parganas, West Bengal

**Certificate of Registration under section 60 and Rule 69,**  
**Registered in Book - I**  
**Volume number 1526-2024, Page from 142402 to 142417**  
**being No 152604687 for the year 2024.**



*Sou*

Digitally signed by SOUGATA DAS  
Date: 2024.10.23 10:31:38 +05:30  
Reason: Digital Signing of Deed.

**(Sougata Das) 23/10/2024**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Bolghoria**  
**West Bengal.**