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1-9623/29



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR. 261305

8/15/302/24

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

Additional District Sub-Registrar
Rajarat New Town, North 24 Pgs.

19 JUN 2024

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

2

66513

No.
Name:
Address: SUPROTIM SAHA
ADVOCATE
JUDGES COURT BARASAT

Rs.
Kolkata Office
11, Nates, Bally
Kolkata-1

12 JUN 2024

Signature
Vendor



Signature
Bardhaman, New Town, Distt. 74-26

19 JUN 2024

[old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**, hereinafter referred to as the **"SAID PREMISES"**.

AND WHEREAS we have entered into a **Development Agreement** on 19th day of **June, 2024** with one **SRI DEBASHIS CHAKRABORTY**, son of Late Braja Gopal Chakraborty, by Religion - Hinduism, by Occupation - Business, by Nationality - Indian, residing at BC-1/10, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, to develop the aforesaid Premises under some terms and conditions mentioned therein which duly registered with the **Office** of the **Additional District Sub-Registrar** at **Rajarhat, New Town** and recorded into Book No. I, **Being No. 152309599** for the year **2024**;

AND WHEREAS we are busy with our own day to day business respectively at the same time having no contemplation to construct new building on the land comprised in the SAID PREMISES as per plan to be sanctioned by the local Authority of the above facts it is not possible for us to look after and manage the whole affairs including construction and of the new proposed building in the SAID PREMISES hence we, do hereby pleased to nominate, constitute and appoint **SRI DEBASHIS CHAKRABORTY**, son of Late Braja Gopal Chakraborty, by Religion - Hinduism, by Occupation - Business, by Nationality - Indian, residing at BC-1/10, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, to be our true and lawful **ATTORNEY** to act for us in our names and on our behalf and for the sake of brevity hereinafter referred to as the **ATTORNEY**.

NOW KNOW YE AND THESE PRESENTS WITNESSETH we, [1] **SRI ARUN BHATTACHARYA** alias **SRI ARUN KUMAR BHATTACHARYA**, [2] **SRI BARUN KUMAR BHATTACHARYA**, [3] **SRI TARUN BHATTACHARYA** alias **SRI TARUN KUMAR BHATTACHARYA**, [4] **SRI BIJAN BHATTACHARJEE** alias **SRI BIJAN KUMAR BHATTACHARJEE** and [5] **MISS SHIBANI BHATTACHARYA**, all are sons and daughter of Late Ajit Kumar Bhattacharya, do hereby nominate, constitute and appoint **SRI DEBASHIS CHAKRABORTY**, son of Late Braja Gopal Chakraborty, by Religion - Hinduism, by Occupation - Business, by Nationality - Indian, residing at BC-1/10, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, to be our lawful **ATTORNEY** for us in our names and on our behalf to do all or any of the acts, deeds, matters and things whatsoever relating to the **SAID PREMISES** jointly and/or severally hereinafter mentioned that is to say:

TO ALL TO WHOM THESE PRESENTS shall we, [1] **SRI ARUN BHATTACHARYA** alias **SRI ARUN KUMAR BHATTACHARYYA** [PAN **AHUPB3592P**] [AADHAAR **8041 6960 4544**], son of Late Ajit Kumar Bhattacharya, by Occupation - Business, [2] **SRI BARUN KUMAR BHATTACHARYYA** [PAN **ALQPB6440A**] [AADHAAR **4068 3810 7730**], son of Late Ajit Kumar Bhattacharya, by Occupation - Service, [3] **SRI TARUN BHATTACHARYA** alias **SRI TARUN KUMAR BHATTACHARYA** [PAN **AHJPB 5602M**] [AADHAAR **3260 1248 1254**], son of Late Ajit Kumar Bhattacharya, by Occupation - Business, [4] **SRI BIJAN BHATTACHARJEE** alias **SRI BIJAN KUMAR BHATTACHARJEE** [PAN **ANKPB3942K**] [AADHAAR **4158 3315 3691**], son of Late Ajit Kumar Bhattacharya, by Occupation - Service and [5] **MISS SHIBANI BHATTACHARYA** [PAN **CHJPB6669J**] [AADHAAR **4657 1046 7107**], daughter of Late Ajit Kumar Bhattacharya, by Occupation - Household Work, all by Religion - Hindu, by Nationality - Indian, residing at BD-1/15, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, **SEND GREETINGS:**

WHEREAS we, [1] **SRI ARUN BHATTACHARYA** alias **SRI ARUN KUMAR BHATTACHARYYA**, [2] **SRI BARUN KUMAR BHATTACHARYYA**, [3] **SRI TARUN BHATTACHARYA** alias **SRI TARUN KUMAR BHATTACHARYA**, [4] **SRI BIJAN BHATTACHARJEE** alias **SRI BIJAN KUMAR BHATTACHARJEE** and [5] **MISS SHIBANI BHATTACHARYA**, all are sons and daughter of Late Ajit Kumar Bhattacharya, the **APPOINTERS/PRINCIPALS** hereto absolutely seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of a plot of land classified as **BASTU** measuring about **7 [seven] Cottahs 11 [eleven] Chittacks 13 [thirteen] Square Feet** more or less **TOGETHER WITH** an **One Storied Residential Pucca Building** with **Cemented Flooring**, measuring about **1550 [one thousand five hundred fifty] Square Feet** more or less and a **Residential Roof Tile Shed** with **Cemented Flooring** measuring about **100 [one hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - RAGHUNATHPUR, J. L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata**, comprised in Dag No. 611 corresponding to **R. S. and L. R. Dag No. 645/865** appertaining to Khatian No. 123 under 117 Ka corresponding to **L. R. Khatian No. 14**, thereafter **L. R. Khatian Nos. 3470, 3471, 3472, 3473 and 3474**, within the local limits of **Ward No. 25** of the **Rajarhat Gopalpur Municipality**, presently under **Ward No. 10, Borough No. 2** of the **Bidhannagar Municipal Corporation**, being **Municipal Holding No. AS/178/123/25/10, BLOCK - D, Street: Deshbandhu Nagar**, being **Assessee No. 2003317676**, being **Premises No. BD-1/15, Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City], presently at Rajarhat, New Town, under Police Station - Rajarhat

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.
2. To appear and represent us before the any authority and authorities including the Bidhannagar Municipal Corporation, The Calcutta Metropolitan Development Authority, Fire Brigade, West Bengal Police, 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 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 and take delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.
4. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plan to any authority or authorities.
5. To develop the said Premises making construction of building thereon as per plan which to be approved and sanctioned by the Bidhan Nagar 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.
6. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purposes 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.
7. To use, shift, or re-adjust the existing electricity connection in the said Premises in such manner, as the said ATTORNEY may deem fit and proper.
8. 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 licence 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 Deed of Agreement for the Development of the said Premises.

9. To appear and represent us before all authorities including those under the Bidhan Nagar Municipal Corporation for fixation and/or finalization of annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said ATTORNEY may deem fit and proper.
10. 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.
11. To sign, execute and submit and take delivery of site plan, building plan, application of phase II 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 Bidhan Nagar Municipal Corporation in respect of my property more specifically mentioned in the schedule written hereunder;
12. To enter into any agreement for sale with intending buyer/buyers against Developer's allocated portion 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.
13. To execute and register any sorts of Deed of Gift, Deed of Amalgamation for and on behalf of us.
14. To enter into all Agreement for sale with the prospective Purchasers save and except Landowners' 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 said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said ATTORNEY shall think fit and proper.
15. To appear and represent us 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 deed of agreement for Development of the said Premises.

16. 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 save and except the Landowners' allocation as stated in the said Development Agreement.
17. To execute Deed of Conveyance or Conveyances, Deed of Amalgamation, Deed of Gift or Gifts in respect of the said property or any part thereof or any portion of the proposed building save and except Landowners'/ Principal's allocation as stated in the said Development Agreement.
18. 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 save and except Landowners' allocation as stated in the said Development Agreement.
19. To execute conveyance or conveyances in our names on our behalf to do all acts and deeds in favour of the intending purchaser and to present the said conveyance for registration before the competent registering authority save and except Landowners' allocation as stated in the said Development Agreement.
20. To instruct the Advocate/Lawyer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling the schedule mentioned property.
21. 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 our behalf save and except Landowners' allocation as stated in the said Development Agreement.
22. To execute and sign any deeds, agreements, memo of understanding with a view to sale of schedule mentioned property in its own name and on our behalf save and except Landowners' allocation as stated in the said Development Agreement.

23. To execute and register Deed of Amalgamation and Deed of Gift for and on our behalf;
24. 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.
25. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY.
26. To advertise in the newspapers for obtaining Purchaser for selling the flat/commercial and car parking space in the proposed building.
27. To receive compensation becoming receivable in respect of any acquisition and/or requisition of the said constructed building save and except any allocation or any part thereof subject to the conditions stipulated in the deed of agreement for Development.
28. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said Premises and also to present and prosecute writ application in respect thereof.
29. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefore.
30. 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 principal.

AND GENERALLY to act as our ATTORNEY or agents in relation to all matters touching our said Premises and building, as we could do if we could personally represent notwithstanding the Power of Attorney, in that particular behalf as contained in these presents.

AND we, 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 Power in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents.

THE FIRST SCHEDULE ABOVE REFERRED TO LAND

ALL THAT piece and parcel of a plot of land classified as **BASTU** measuring about **7 [seven] Cottahs 11 [eleven] Chittacks 13 [thirteen] Square Feet** more or less **TOGETHER WITH** an **One Storied Residential Pucca Building** with **Cemented Flooring**, measuring about **1550 [one thousand five hundred fifty] Square Feet** more or less and a **Residential Roof Tile Shed** with **Cemented Flooring** measuring about **100 [one hundred] Square Feet** more or less standing thereon, lying and situated at **Mouza - RAGHUNATHPUR, J. L. No. 8, Re. Sa. No. 134, Touzi No. 3027, Pargana - Kalikata**, comprised in Dag No. 611 corresponding to **R. S. and L. R. Dag No. 645/865** appertaining to Khatian No. 123 under 117 Ka corresponding to **L. R. Khatian No. 14**, thereafter **L. R. Khatian Nos. 3470, 3471, 3472, 3473 and 3474**, within the local limits of **Ward No. 25** of the **Rajarhat Gopalpur Municipality**, presently under **Ward No. 10, Borough No. 2** of the **Bidhannagar Municipal Corporation**, being **Municipal Holding No. AS/178/ 123/25/10, BLOCK - D, Street: Deshbandhu Nagar**, being **Assessee No. 2003317676**, being **Premises No. BD-1/15, Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City], presently at Rajarhat, New Town, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059, State - West Bengal**, which is butted and bounded as follows:

ON THE NORTH : VACANT LAND OF SRI PRADIP PAUL AND RATAN PAUL;
ON THE SOUTH : SIXTEEN FEET FIVE INCH WIDE MUNICIPAL ROAD;
ON THE EAST : PROPERTY OF JOYNARAYAN KUMAR AND P. SAHA;
ON THE WEST : PROPERTY OF PARITOSH BANERJEE AND OTHERS;

THE SECOND SCHEDULE ABOVE REFERRED TO LANDOWNERS' ALLOCATION

ALL THAT the **Landowners** herein shall be jointly entitled to get **Entire Second Floor**, one self contained separate **Residential Flat** on the **Front side of Third Floor** measuring about **850 [eight hundred fifty] Square Feet Built-up/Covered Area** more or less, one self contained separate **Residential**

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Flat including one **Office Space** on the **Back side** of **Ground Floor** measuring about **500 [five hundred] Square Feet Built-up/Covered Area** more or less and **2 [two] Car Parking Space** on the **Ground Floor**, each measuring about **200 [two hundred] Square Feet** more or less of the proposed **G + 4 storied building** to be constructed upon the said premises as per plan sanctioned by the **Bidhannagar Municipal Corporation** as **Landowners' Allocation** in accordance with the terms and conditions of these presents including undivided proportionate share of land and the common facilities and amenities attributable to the constructed area to be allocated to the Landowners;

**THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

ALL THAT the Developer shall be entitled to remaining portion of the proposed **G + 4 storied building** to be constructed upon the said premises as per plan sanctioned by the Bidhannagar Municipal Corporation save and except the Landowners' Allocation stated specifically in the Second Schedule written hereinabove together with the undivided proportionate share in the land of the said premises.

IN WITNESS WHEREOF, we have hereunto set subscribed and affixed our hands and seals on this the 19th day of **June, 2024** [Two Thousand Twenty Four].

SIGNED SEALED AND DELIVERED

At Kolkata, in the presence of:

1.

Suprotim Saha
Advocate

Anun Bhattacharya

Basu Kumar Bhattacharya

Tarun Kumar Bhattacharya

2. *Subhajit Das*
Bc-36, D.B. Nagar,
Baguich, Kol-59.

Bijan Bhattacharjee

Shibani Bhattacharya

SIGNATURE OF PRINCIPALS

Drafted and prepared in my office:

Suprotim Saha
Advocate
SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges' at Court Barasat],
MONOLATA, BA/12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

Debarshi Chelmsford

SIGNATURE OF ATTORNEY

SPECIMEN FOR TEN FINGER PRINTS

No. SIGNATURE OF THE
EXECUTANT/PRESENTANT



Anil Bhattacharya

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Babur Kumar Bhattacharya

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Taren Kumar Bhattacharya

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				

SPECIMEN FOR TEN FINGER PRINTS

No. SIGNATURE OF THE
EXECUTANT/PRESENTANT



Bijan Bhattacharya

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Shikharini Bhattacharya

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



Debajit Chakrabarty

LITTLE	RING	MIDDLE	FORE	THUMB
[LEFT HAND]				
THUMB	FORE	MIDDLE	RING	LITTLE
[RIGHT HAND]				



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

IHM1587377



নির্বাচকের নাম : শুভজিৎ দাস
Elector's Name : Subhajit Das
পিতার নাম : গোপাল দাস
Father's Name : Gopal Das
লিঙ্গ/Sex : পুং M
জন্ম তারিখ : 31/05/1993
Date of Birth : 31/05/1993

IHM1587377

ঠিকানা:

BC-36, সাহাপাড়া, দেশবন্ধু নগর, বাগুয়াতি, উত্তর 24
পরগানা- 700059

Address:

BC-36, SAHAPARA, DESHBANDHU
NAGAR, BAGUIATI, NORTH 24
PARGANAS- 700059

Date: 10/12/2011

১৭-রাজনৈতিক গোপালপুর নির্বাচন কেন্দ্র, নির্বাচন, বিধান

আধিকারিকের স্বাক্ষরের অনুলিপি

Facsimile Signature of the Electoral
Registration Officer for

১৭-রাজনৈতিক গোপালপুর Constituency

নিবাস পরিবর্তন হলে নতুন ঠিকানা ঘোষণা দিতে নতুন ফর্ম পূরণ করে
নতুন নতুন ঠিকানা পরিবর্তন গোপালপুর জন্য নির্দিষ্ট ফর্ম এই
পরিচয়পত্রের নফট উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

05/01/12

Subhajit Das

Major Information of the Deed

Deed No :	I-1523-09623/2024	Date of Registration	19/06/2024
Query No / Year	1523-8001511302/2024	Office where deed is registered	
Query Date	19/06/2024 4:53:04 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUPROTIM SAHA , MONOLATA BA 12/2B, BAGUIATI, D.B. NAGAR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, 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. 7/-	Rs. 1,63,64,950/-		
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]:- 152309599/2024 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: Deshpandhu Nagar(Raghunathpur), Mouza: Raghunathpur, Pin Code : 700059

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-645/865	LR-3470	Bastu	Bastu	1109.6 Sq Ft	1/-	30,58,340/-	Width of Approach Road: 17 Ft., , Project Name :
L2	LR-645/865	LR-3471	Bastu	Bastu	1109.6 Sq Ft	1/-	30,58,340/-	Width of Approach Road: 17 Ft., , Project Name :
L3	LR-645/865	LR-3472	Bastu	Bastu	1109.6 Sq Ft	1/-	30,58,340/-	Width of Approach Road: 17 Ft., , Project Name :
L4	LR-645/865	LR-3473	Bastu	Bastu	1109.6 Sq Ft	1/-	30,58,340/-	Width of Approach Road: 17 Ft., , Project Name :
L5	LR-645/865	LR-3474	Bastu	Bastu	1109.6 Sq Ft	1/-	30,58,340/-	Width of Approach Road: 17 Ft., , Project Name :
TOTAL :					12.7142Dec	5 /-	152,91,700 /-	
Grand Total :					12.7142Dec	5 /-	152,91,700 /-	



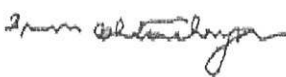


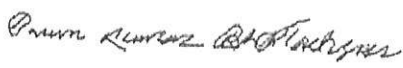
Structure Details :



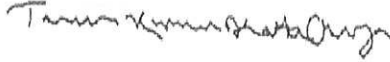


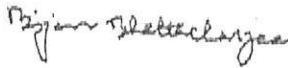


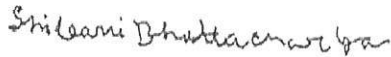
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1550 Sq Ft.	1/-	10,46,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1550 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	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: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete



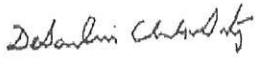
Total :	1650 sq ft	2 /-	10,73,250 /-	
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Principal Details :



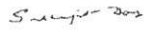
SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri ARUN BHATTACHARYA, (Alias: Shri ARUN KUMAR BHATTACHARYYA) Son of Late AJIT KUMAR BHATTACHARYA Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office		 Captured	
		19/06/2024	LTI 19/06/2024	19/06/2024
	, BD -1/15 DESHBANDHU NAGAR, City:- , P.O:- D B NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: AHxxxxxx2P, Aadhaar No: 80xxxxxxxx4544, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office			
2	Shri BARUN KUMAR BHATTACHARYYA Son of Late AJIT KUMAR BHATTACHARYYA Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office		 Captured	
		19/06/2024	LTI 19/06/2024	19/06/2024
	, BD-1/15 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: Service, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.: ALxxxxxx0A, Aadhaar No: 80xxxxxxxx4544, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office			

3	Name Shri TARUN BHATTACHARYA, (Alias: Shri TARUN KUMAR BHATTACHARYA) Son of Late AJIT KUMAR BHATTACHARYYA Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	Photo  19/06/2024	Finger Print  Captured LTI 19/06/2024	Signature  19/06/2024
, BD-1/15 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: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AHxxxxxx2M, Aadhaar No: 32xxxxxxxx1254, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				
4	Name Shri BIJAN BHATTACHARJEE, (Alias: Shri BIJAN KUMAR BHATTACHARJEE) Son of Late AJIT KUMAR BHATTACHARYYA Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	Photo  19/06/2024	Finger Print  Captured LTI 19/06/2024	Signature  19/06/2024
, BD-1/15 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: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: ANxxxxxx2K, Aadhaar No: 41xxxxxxxx3691, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				
5	Name Miss SHIBANI BHATTACHARYA Daughter of Late AJIT KUMAR BHATTACHARYYA Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	Photo  19/06/2024	Finger Print  Captured LTI 19/06/2024	Signature  19/06/2024
, BD-1/15 DESHBANDHU NAGAR, City:- , P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: CHxxxxxx9J, Aadhaar No: 46xxxxxxxx7107, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri DEBASHIS CHAKRABORTY (Presentant) Son of Late BRAJA GOPAL CHAKRABORTY Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office		 Captured	
	19/06/2024	19/06/2024	19/06/2024	
Son of Late BRAJA GOPAL CHAKRABORTY ,BC-1/10, 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: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: ACxxxxxx6R, Aadhaar No: 64xxxxxxxx6517, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri SUBHAJIT DAS Son of Shri GOPAL DAS , BC 36, D.B.NAGAR, City:- , P.O:- D B NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059		 Captured	
	19/06/2024	19/06/2024	19/06/2024
Identifier Of Shri ARUN BHATTACHARYA, Shri BARUN KUMAR BHATTACHARYA, Shri TARUN BHATTACHARYA, Shri BIJAN BHATTACHARJEE, Miss SHIBANI BHATTACHARYA, Shri DEBASHIS CHAKRABORTY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
2	Shri BARUN KUMAR BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
3	Shri TARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
4	Shri BIJAN BHATTACHARJEE	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
5	Miss SHIBANI BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri ARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec

2	Shri BARUN KUMAR BHATTACHARYYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
3	Shri TARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
4	Shri BIJAN BHATTACHARJEE	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
5	Miss SHIBANI BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri ARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
2	Shri BARUN KUMAR BHATTACHARYYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
3	Shri TARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
4	Shri BIJAN BHATTACHARJEE	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
5	Miss SHIBANI BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri ARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
2	Shri BARUN KUMAR BHATTACHARYYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
3	Shri TARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
4	Shri BIJAN BHATTACHARJEE	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
5	Miss SHIBANI BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri ARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
2	Shri BARUN KUMAR BHATTACHARYYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
3	Shri TARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
4	Shri BIJAN BHATTACHARJEE	Shri DEBASHIS CHAKRABORTY-0.508567 Dec
5	Miss SHIBANI BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-0.508567 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri ARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-310.00000000 Sq Ft
2	Shri BARUN KUMAR BHATTACHARYYA	Shri DEBASHIS CHAKRABORTY-310.00000000 Sq Ft
3	Shri TARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-310.00000000 Sq Ft

4	Shri BIJAN BHATTACHARJEE	Shri DEBASHIS CHAKRABORTY-310.00000000 Sq Ft
5	Miss SHIBANI BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-310.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Shri ARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-20.00000000 Sq Ft
2	Shri BARUN KUMAR BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-20.00000000 Sq Ft
3	Shri TARUN BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-20.00000000 Sq Ft
4	Shri BIJAN BHATTACHARJEE	Shri DEBASHIS CHAKRABORTY-20.00000000 Sq Ft
5	Miss SHIBANI BHATTACHARYA	Shri DEBASHIS CHAKRABORTY-20.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar(Raghunathpur), Mouza: Raghunathpur, Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 645/865, LR Khatian No:- 3470	Owner:অবুল কুমার ভট্টাচার্য্য, Gurdian:অজিত , Address:নিজ , Classification:বান্ধ, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 645/865, LR Khatian No:- 3471	Owner:ববুল কুমার ভট্টাচার্য্য, Gurdian:অজিত , Address:নিজ , Classification:বান্ধ, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 645/865, LR Khatian No:- 3472	Owner:তবুল কুমার ভট্টাচার্য্য, Gurdian:অজিত , Address:নিজ , Classification:বান্ধ, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 645/865, LR Khatian No:- 3473	Owner:বিজন কুমার ভট্টাচার্য্য, Gurdian:অজিত , Address:নিজ , Classification:বান্ধ, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 645/865, LR Khatian No:- 3474	Owner:শিবানী ভট্টাচার্য্য, Gurdian:অজিত , Address:নিজ , Classification:বান্ধ, Area:0.02000000 Acre,	Owner Name not selected by applicant.

On 19-06-2024

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 17:39 hrs on 19-06-2024, at the Office of the A.D.S.R. RAJARHAT by Shri DEBASHIS CHAKRABORTY ,Claimant.

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 1,63,64,950/-

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

Execution is admitted on 19/06/2024 by 1. Shri ARUN BHATTACHARYA, Alias Shri ARUN KUMAR BHATTACHARYA, Son of Late AJIT KUMAR BHATTACHARYA, , BD -1/15 DESHBANDHU NAGAR, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business. 2. Shri BARUN KUMAR BHATTACHARYA, Son of Late AJIT KUMAR BHATTACHARYA, , BD-1/15 DESHBANDHU NAGAR, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service. 3. Shri TARUN BHATTACHARYA, Alias Shri TARUN KUMAR BHATTACHARYA, Son of Late AJIT KUMAR BHATTACHARYA, , BD-1/15 DESHBANDHU NAGAR, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service. 4. Shri BIJAN BHATTACHARJEE, Alias Shri BIJAN KUMAR BHATTACHARJEE, Son of Late AJIT KUMAR BHATTACHARYA, , BD-1/15 DESHBANDHU NAGAR, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service. 5. Miss SHIBANI BHATTACHARYA, Daughter of Late AJIT KUMAR BHATTACHARYA, , BD-1/15 DESHBANDHU NAGAR, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife. 6. Shri DEBASHIS CHAKRABORTY, Son of Late BRAJA GOPAL CHAKRABORTY, ,BC-1/10, DESHBANDHU NAGAR, P.O: DESHBANDHU NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Shri SUBHAJIT DAS, , Son of Shri GOPAL DAS, , BC 36, D.B.NAGAR, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Service

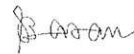
Payment of Fees

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 66513, Amount: Rs.100.00/-, Date of Purchase: 12/06/2024, Vendor name: A K Saha



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

Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2024, Page from 360138 to 360159
being No 152309623 for the year 2024.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2024.06.26 13:03:38 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 26/06/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

