

02023/2024

1980/24

भारतीय गैर न्यायिक

पचास
रुपये
रु. 50



FIFTY
RUPEES
Rs. 50

INDIA NON JUDICIAL

अन्तिमबन्ध पश्चिम बंगाल WEST BENGAL

A.R.A.
III

AH 667289

certified that the Document is admissible to
registration The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document

Additional Registrar of
Assurances III Kolkata

15 MAR 2024

Additional Register
of Assurance-III, Kolkata

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT**

TO ALL TO WHOM THESE PRESENTS shall come, We, 1. SRI
MIHIR DEY (PAN NO. ABTPD4010H) (AADHAAR No. 6873-4117-
0449), (Mobile No. 9432020288), by faith-Hindu, by Nationality-
Indian, by occupation-Retired Person, S/o, Late Balai Chandra Dey
residing at 82 Bangur Avenue, Flat No. 4, 4th Floor, Block-B, P.S.
Lake Town, P.O. Bangur Avenue, Kolkata-700055,

Contd to page...2

25 SEP 2023

27566
SL. NO. DATE
NAME
ADD. 589
AMT.

H. N. Chakrabarty
B. Sc. L.L.B. Advocate

Required that a stamp of the value
1000 is required for the
document is not available and that the
smallest number of stamp of the value
furnished so as to make up the requisite
amount are as follows:-

20 500 = 1000

For

8
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



Identified by me:-
K. N. Chakrabarty Advocate
S/o Late *H. N. Chakrabarty*
High Court
Calcutta.

15 MAR 2024

2505 932 8 8

भारतीय गैर न्यायिक

भारत

पचास
रुपये
रु.50FIFTY
RUPEES
Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 667290

2

2. SHRI SHYAMAL DEY (PAN No. AAPPD4487P), (AADHAAR No. 6947-3510-1815), (PHONE No. 9432020136), S/o, late Balai Chandra Dey, by faith-Hindu, by occupation-Retired Person, by Nationality-Indian, residing at P-17, Block-A, Bangur Avenue, P.S. Lake Town, P.O. Bangur Avenue, Kolkata-700055, 3. SHRI SWAPAN KUMAR DEY ALIAS SWAPAN DEY (PAN No. ACUPD8095Q), (AADHAAR NO. 5512-4689-4244), (PHONE No. 9830311804) by faith-Hindu, by occupation-Business, by Nationality-Indian, S/o, Late Balai Chandra Dey residing at P-17, Block-A, Bangur Avenue, P.S. Lake Town, P.O. Bangur Avenue, Kolkata-700055

Contd to page...3

25 SEP 2023

27566

SL. NO. DATE
NAME
ADD
AMT.

N. Chakraborty
B. Sc. LLB Advocate

Required for the
Account is not Available and that the
Number of Stamp which I have
furnished to make up the Required
Amount are as follows.....

20 502 = 1002

For

[Signature]

MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE

SHRI SHYAMAL DEY (PAN No. AADPD487P) (AADHAAR
No. 6947-3510-1813) (PHONE No. 913220136) S/o. Late Balai
Chandra Dey, by wife-Hindu, by occupation-Retired Person, by
Nationality-Indian, residing at F-17, Block-A, Bangur Avenue, P.S.
Lake Town, P.O. Bangur Avenue, Kolkata-700055. 3 SHRI
SWAPAN DEY ALIAS SWAPAN DEY (PAN No.
AADPD895Q) (AADHAAR NO. 5512-469-4344) (PHONE No.
9330311804) by wife-Hindu, by occupation-Business, by
Nationality-Indian, S/o. Late Balai Chandra Dey, residing at F-17,
Block-A, Bangur Avenue, P.O. Bangur Avenue, Kolkata-700055.

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4. SMT. PUTUL BASU (PAN No. ASLPB6116H), (AADHAAR No. 7083-7808-6203), (PHONE No. 9874212528) D/o, late Balai Chandra Dey, by faith-Hindu, by occupation-Housewife, by Nationality-Indian, W/o, Dilip Kumar Basu, residing at 528 Dum Dum Park, 3 No. Tank, P.S. Lake Tow, P.O. Bangur Avenue, Kolkata-700055,

5. SMT. SNIGDHA DEY (PAN No. ACYPD6029L), (AADHAAR No. 6291-1654-0746), (PHONE No. 9830704184) by faith-Hindu, by occupation-Housewife, by Nationality-Indian, W/o, late Utpal Dey, residing at 17, Bangur Avenue, Block-A, P.S. Lake Town, P.O. Bangur Avenue, Kolkata-700055, 6. SMT. ANKITA DEY (PAN No. BEJPD5597M), (AADHAAR No. 3804-1495-5449), (PHONE No. 8013960513), by faith-Hindu, by occupation-Service, by Nationality-Indian, D/o, late Utpal Dey, residing at 17, Bangur Avenue, Block-A, P.S. Lake Town, P.O. Bangur Avenue, Kolkata-700055, hereinafter referred to and called as the LANDOWNERS/EXECUTANTS.

SEND GREETINGS

WHEREAS 1. SRI MIHIR DEY, 2. SHRI SHYAMAL DEY, 3. SRI SWAPAN KUMAR DEY ALIAS SWAPAN DEY 4. SMT. PUTUL BASU,

5. SMT. SNIGDHA DEY, 6. SMT. ANKITA DEY the Landowners/Executants hereof seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring an area of 2(Two) Cottahs 13(Thirteen) Chittacks and 33(Thirty Three) Sq.ft be the same a little more or less situated lying at and being plot No. 17 of Block 'A' of Bangur Avenue comprised with Mouza- Krishanpur, J.L. No. 17(Old), 32/20(New), R.S. No 180, Touzi No. 228 and 229, and C.S./R.S./L.R Dag No., 1258, C.S./R.S./L.R Khatian No. 823, within the local limits and jurisdiction of South Dum Dum Municipality, under Ward No. 29, Municipal Holding No. 44, in the District of North 24 Parganas, BY VIRTUE OF INHERITANCE from their mother Smt. Reba Rani Dey hereinafter referred to as the said Property which is morefully described in the Schedule below:-

NOW KNOW ALL MEN BY THESE PRESENTS:

1. SRI MIHIR DEY S/o, Late Balai Chandra Dey, residing at 82 Bangur Avenue, Flat No. 4, 4th Floor, Block-B, P.S. Lake Town, P.O. Bangur Avenue, Kolkata-700055, 2. SHRI SHYAMAL DEY S/o, Late Balai Chandra Dey, residing at P-17, Block-A, Bangur Avenue, P.S. Lake Town, P.O. Bangur

Avenue, Kolkata-700055, 3. **SRI SWAPAN KUMAR DEY ALIAS SWAPAN DEY** S/o, Late Balai Chandra Dey residing at P-17, Block-A, Bangur Avenue, P.S. Lake Town, P.O. Bangur Avenue, Kolkata-700055, 4. **SMT. PUTUL BASU** D/o Late Balai Chandra Dey W/o, Dilip Kumar Basu, residing at 528 Dum Dum Park, 3 No. Tank, P.S. Lake Tow, P.O. Bangur Avenue, Kolkata-700055, 5. **SMT. SNIGDHA DEY** W/o, Late Utpal Dey, residing at 17, Bangur Avenue, Block-A, P.S. Lake Town, P.O. Bangur Avenue, Kolkata-700055, 6. **SMT. ANKITA DEY** D/o, Late Utpal Dey, residing at 17, Bangur Avenue, Block-A, P.S. Lake Town, P.O. Bangur Avenue, Kolkata-700055 do hereby nominate, authorise, constitute and appoint in our place and stead **SIGNATURE GROUP** (PAN No. **AENFS9138N**) a registered Partnership Firm having its principal place of Business at 136B, Dum Dum Park, P.S- Lake Town, P.O – Bangur Avenue, Kolkata-700055, and duly represented by its Managing Partners namely 1. **SRI ASHIS SARKAR**, (PAN No. **ALSPS9979B**) (Aadhaar No. **8010-4003-1422**), (Phone No. **9331045312**) son of Late Gokul Behari Sarkar, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 17(Old), 157/1 (New), Dakshin Para Road, P.S. Previously Dum Dum presently Nager

Bazar, P.O. Dum Dum, Kolkata-700028, 2. SRI KALYAN SAHA (PAN NO. ANMPS2533D), (AADHAAR NO 7486-5746-7626), (Phone No. 7003420784) son of Late Srikrishna Saha, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 908, Lake Town, Block-A, 3rd Floor, P.O & P.S. Lake Town, Kolkata-700089, 3. SRI DIBYENDU SAHA (PAN NO. ALPPS7552), (AADHAAR NO. 7301-0336-8667), (Phone No. 9123982750) son of Late Srikrishna Saha, by faith-Hindu, by occupation-Business, by Nationality-Indian residing at Block- BL, 259 Salt Lake, Sector-2, P.O. Sech Bhavan, P.S. Bidhannagar, Kolkata-700091, as our true and lawful "ATTORNEY" for ourselves and in our names and/or our behalf to do, execute and perform or cause to be done, executed, performed all are any of the following acts, Deeds and things, relating to our said multi-storied building as per Registered Agreement which was Registered on 14.03.2024 in the office of the Additional Registrar of Assurances, III Kolkata and recorded in Deed No. 1972/24 for the year 2024, for multi storied Building.

1. To appear and represent us before the authorities of South Dum Dum Municipality, Kolkata Electric Supply Corporation, Kolkata

Metropolitan Development Authority, Income Tax Department and before all other statutory and local bodies as and when necessary for the said premises/property in our names and on our behalf.

2. To defend possession, manage and maintain the said Premises/Property on our behalf.
3. To sign, verify and file applications form, building plans, revised building plan documents and relevant papers before the South Dum Dum Municipality or before other statutory authorities for the purpose of maintenance, protection, preservation and construction of building over and above our said Premises.
4. To pay all Municipal Taxes and other statutory Taxes, rates and charges in respect of the said Premises on our behalf and in our names as and when the same will become due and payable.
5. To sign and execute any Deed, instrument, document for the purpose of transferring the said premises or any part or portion thereof to the intending purchaser(s) as per Registered Development Agreement.

6. To accept any money in cash or by cheque, Draft, through online payment, RTGS etc. against the said Premises from the intending purchaser or purchasers for lease and/or conveyance in respect of the said premises.
7. To execute Deed of conveyance or conveyances in our names and on our behalf as we act and deed in favour of intending Purchasers(s) of the said Premises and to present the said Conveyance(s) for Registration before the competent Registering Authority, saved and except of our allocated portion of the said Premises as per Development Agreement dated 14.03.2024
8. To instruct the Advocates/Lawyers for preparing of Drafting of Deeds, Agreement, documents and other such papers as may be necessary for the purpose of selling our said Premises as per Development Agreement dated 14.03.2024
9. To Execute and/or negotiate and/or to enter into any Agreement for Sale of the said premises in the name of the ATTORNEY as and on our behalf as our lawful authorized representatives.

10. To grant receipt and to give full discharge to the Purchaser(s) in the name of our Attorney as our Lawful representatives as per Development Agreement dated 14.03.2024.
11. To commence, prosecute, defend, answer all oppose all actions, demands and other legal proceedings touching any of the matter concerning my said Premises or any part or portion thereof.
12. To sign, declare and/or affirm and plaint, written statement, Petition, affidavit, verification, Vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said Premises in any way connected therewith.
13. To appear and represent us before any Notary, Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate and other officer or officers or Authority or Authorities having jurisdiction over and above our said Premises and to present for registration and to acknowledge and register or have registered and perfected all Deeds, instruments

and writings executed by our said ATTORNEY relating to the said Premises as per Development Agreement dated 14.03.2024

14. For all or any of the purpose hereinbefore stated and to appear and represent on our behalf before the authorities having Jurisdiction over and above our said Premises and to sign, execute and submit papers and documents relating thereto.
15. AND GENERALLY to do all acts, deeds and things in the name of ourselves and we, Executants doth hereby ratify and confirm and agree to ratify and confirm all and whatsoever acts, deeds and things that our said ATTORNEY shall lawfully do or cause to be done in or about the said Premises.

SCHEUDLE OF PROPERTY

ALL THAT piece and parcel of land measuring an area of 2(Two) Cottahs 13(Thirteen) Chittacks and 33(Thirty Three) Sq.ft be the same a little more or less situated lying at and being plot No. 17 of Block 'A' of Bangur Avenue comprised with Mouza- Krishanpur, J.L. No. 17(Old), 32/20(New), R.S. No 180, Touzi No. 228 and 229, and C.S./R.S./L.R. Dag No., 1258, C.S./R.S./L.R. Khatian No. 823, within the

local limits and jurisdiction of South Dum Dum Municipality, under Ward No. 29, Municipal Holding No. 44, in the District of North 24 Parganas. **SAVE AND EXCEPT** Entire Owners allocation which shall mean all the entire 2nd Floor, 3rd Floor, and 4th Floor front side and 02(Two) car parking space/garage on the Ground Floor Front side.

The Plot is butted and bounded

- On the North - 30' Wide Road**
- On the South - Plot No., 29/30**
- On the west - Plot No. 16**
- On the East - Plot No., 18 & 19**

IN WITNESS WHEREOF we, the Landowners / Executants and Attorney hereof doth hereunto set and subscribe our respective hands and seal in presence of the witnesses named hereinbelow this the 15th day of March 2024.

SIGNED, SEALED AND DELIVERED

At Kolkata in presence of :-

WITNESSES:-

1. Kripanath Chakraborty
A d v o c a t e
High Court, Calcutta.

2. Deb Das Banerjee
264, Dun Dun Park
Kolkata - 55.

Mihir Dey
Shyamal Dey
Pragyan Dey
Putul Basu
Snigdha Dey
Ankita Dey

(Signature of the Executants)

Chhis Sarker
Rayan Das
Sondhi Das

(Signature of the Attorney)

Mihir Dey
Shyamal Dey
Pragyan Dey
Putul Basu
Snigdha Dey
Ankita Dey

(Signature of the Attorney)
is attested by the Executants)

Prepared by me:

Chakraborty

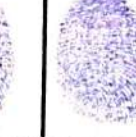
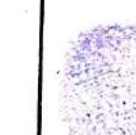
Advocate,
Kolkata High Court

K. N. Chakraborty

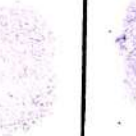
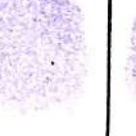
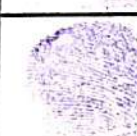
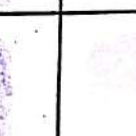
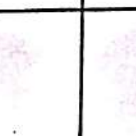
Advocate

No-F-439/426 of 1994

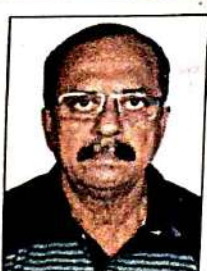
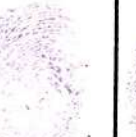
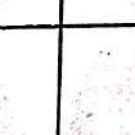
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	Left Hand					
	Right Hand					

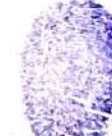
Name MIHIR DEY
 Signature Mihir De

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	Left Hand					
	Right Hand					

Name SHYAMAL DEY
 Signature Shyamal De

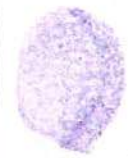
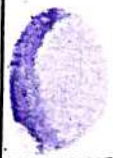
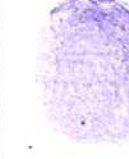
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	Left Hand					
	Right Hand					

Name SWAPAN DEY
 Signature Swapan De

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	Left Hand					
	Right Hand					

Name PUTUL BASU

Signature Putul Basu

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name SNIGDHA DEY

Signature Snigdha Dey

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name ANKITA DEY

Signature Ankita Dey

		Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
	Left Hand					
	Right Hand					

Name ASHIS SARKAR
 Signature Ashis Sarkar

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name KALYAN SAHA
 Signature Kalyan Saha

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name DEBBYENDHU SAHA
 Signature Debbyendhu Saha

Major Information of the Deed

Deed No :	I-1903-01980/2024	Date of Registration	15/03/2024
Query No / Year	1903-8000724930/2024	Office where deed is registered	
Query Date	15/03/2024 1:35:08 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	K N CHAKRABORTY HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836160522, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Stamp duty Paid(SD)	Rs. 1,02,89,999/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 73/- (Article:E, M(a),)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190301972/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

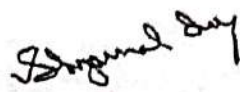
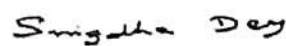
Land Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-A, Mouza: ShyamNagar, , Ward No: 029 Pin Code : 700055

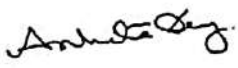
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1258	LR-823	Bastu	Bastu	2 Katha 13 Chatak 33 Sq Ft		1,02,89,999/-	Width of Approach Road: 30 Ft., , Project Name :
Grand Total :					4.7163Dec	0 /-	102,89,999 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri MIHIR DEY Son of Late Balai Chandra Dey Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office	 15/03/2024	 Captured 15/03/2024	 15/03/2024
	82, Bangur Avenue, Flatt No. 4, 4th Floor, Block B, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: abxxxxxx0h, Aadhaar No: 68xxxxxxxx0449, Status :Individual, Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office			

Name	Photo	Finger Print	Signature
Shri SHYAMAL DEY Son of Late Balai Chandra Dey Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office	 15/03/2024	 Captured LTI 15/03/2024	 15/03/2024
P-17, Block A, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: aaxxxxxx7p, Aadhaar No: 69xxxxxxxx1815, Status :Individual, Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
Shri SWAPAN KUMAR DEY, (Alias: Shri SWAPAN DEY) Son of Late Balai Chandra Dey Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office	 15/03/2024	 Captured LTI 15/03/2024	 15/03/2024
P-17, Block A, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx5Q, Aadhaar No: 55xxxxxxxx4244, Status :Individual, Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt PUTUL BASU Wife of Dilip Kumar Basu Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office	 15/03/2024	 Captured LTI 15/03/2024	 15/03/2024
528, Dum Dum Park, 3 No. Tank, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: asxxxxxx6h, Aadhaar No: 70xxxxxxxx6203, Status :Individual, Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt SNIGDHA DEY Wife of Late Utpal Dey Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office	 15/03/2024	 Captured LTI 15/03/2024	 15/03/2024

P-17, Block A, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxxx9l, Aadhaar No: 62xxxxxxxx0746, Status :Individual, Executed by: Self, Date of Execution: 15/03/2024, Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office

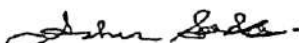
Name	Photo	Finger Print	Signature
6 Smt ANKITA DEY Daughter of Late Utpal Dey Executed by: Self, Date of Execution: 15/03/2024 Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office		 Captured	
15/03/2024	LTI 15/03/2024	15/03/2024	

P-17, Block A, Bangur Avenue, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bexxxxxx7m, Aadhaar No: 38xxxxxxxx5449, Status :Individual, Executed by: Self, Date of Execution: 15/03/2024, Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office

Attorney Details :

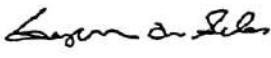
Sl No	Name,Address,Photo,Finger print and Signature
1	SIGNATURE GROUP 136B, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: AExxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri ASHIS SARKAR (Presentant) Son of Late Gokul Behari Sarkar Date of Execution - 15/03/2024, , Admitted by: Self, Date of Admission: 15/03/2024, Place of Admission of Execution: Office	 Mar 15 2024 2:17PM	 Captured LTI 15/03/2024	 15/03/2024
157/1, Dakshin Para Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxxx9b, Aadhaar No: 80xxxxxxxx1422 Status : Representative, Representative of : SIGNATURE GROUP (as Managing Partner)				

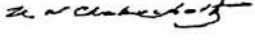
Name	Photo	Finger Print	Signature
Shri KALYAN SAHA Son of Late Srikrishna Saha Date of Execution - 15/03/2024, , Admitted by: Self, Date of Admission: 15/03/2024, Place of Admission of Execution: Office	 Mar 15 2024 2:17PM	 Captured LTI 15/03/2024	 15/03/2024

908, Lake Town, Block A, 3rd Floor, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: anxxxxxx3d, Aadhaar No: 74xxxxxxx7626 Status : Representative, Representative of : SIGNATURE GROUP (as Managing Partner)

Name	Photo	Finger Print	Signature
Shri DIBYENDU SAHA Son of Late Srikrishna Saha Date of Execution - 15/03/2024, , Admitted by: Self, Date of Admission: 15/03/2024, Place of Admission of Execution: Office	 Mar 15 2024 2:18PM	 Captured LTI 15/03/2024	 15/03/2024

Block BL, 259 Salt Lake, Sector 2, City:- Not Specified, P.O:- Sech Bhavan, P.S:-Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx2M, Aadhaar No: 73xxxxxxx8667 Status : Representative, Representative of : SIGNATURE GROUP (as Managing Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
K C CHAKRABORTY Son of Late N N CHAKRABORTY HIGH COURT, CALCUTTA, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 15/03/2024	 Captured 15/03/2024	 15/03/2024

Identifier Of Shri MIHIR DEY, Shri SHYAMAL DEY, Shri SWAPAN KUMAR DEY, Smt PUTUL BASU, Smt SNIGDHA DEY, Smt ANKITA DEY, Shri ASHIS SARKAR, Shri KALYAN SAHA, Shri DIBYENDU SAHA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri MIHIR DEY	SIGNATURE GROUP-0.786042 Dec
2	Shri SHYAMAL DEY	SIGNATURE GROUP-0.786042 Dec
3	Shri SWAPAN KUMAR DEY	SIGNATURE GROUP-0.786042 Dec
4	Smt PUTUL BASU	SIGNATURE GROUP-0.786042 Dec
5	Smt SNIGDHA DEY	SIGNATURE GROUP-0.786042 Dec
6	Smt ANKITA DEY	SIGNATURE GROUP-0.786042 Dec

and Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-A,
Mouza: ShyamNagar, , Ward No: 029 Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1258, LR Khatian No:- 823		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190301980 / 2024

On 15-03-2024

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 13:40 hrs on 15-03-2024, at the Office of the A.R.A. - III KOLKATA by Shri ASHIS SARKAR ..

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 1,02,89,999/-

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

Execution is admitted on 15/03/2024 by 1. Shri MIHIR DEY, Son of Late Balai Chandra Dey, 82, Bangur Avenue, Flatt No. 4, 4th Floor, Block B, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person, 2. Shri SHYAMAL DEY, Son of Late Balai Chandra Dey, P-17, Block A, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person, 3. Shri SWAPAN KUMAR DEY, Alias Shri SWAPAN DEY, Son of Late Balai Chandra Dey, P-17, Block A, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 4. Smt PUTUL BASU, Wife of Dilip Kumar Basu, 528, Dum Dum Park, 3 No. Tank, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife, 5. Smt SNIGDHA DEY, Wife of Late Utpal Dey, P-17, Block A, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person, 6. Smt ANKITA DEY, Daughter of Late Utpal Dey, P-17, Block A, Bangur Avenue, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Others

Indetified by K C CHAKRABORTY, , , Son of Late N N CHAKRABORTY, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-03-2024 by Shri DIBYENDU SAHA, Managing Partner, SIGNATURE GROUP, 136B, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by K C CHAKRABORTY, , , Son of Late N N CHAKRABORTY, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 15-03-2024 by Shri ASHIS SARKAR, Managing Partner, SIGNATURE GROUP, 136B, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by K C CHAKRABORTY, , , Son of Late N N CHAKRABORTY, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 15-03-2024 by Shri KALYAN SAHA, Managing Partner, SIGNATURE GROUP, 136B, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by K C CHAKRABORTY, , , Son of Late N N CHAKRABORTY, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 27566, Amount: Rs.100.00/-, Date of Purchase: 25/09/2023, Vendor name: Mousumi Ghosh

Sa

Samar Kumar Pramanick
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903/2024, Page from 82943 to 82967
being No 190301980 for the year 2024.



La

Digitally signed by SAMAR KUMAR PRAMANICK
Date: 2024.04.01 12:13:49 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 01/04/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

DATED THE 15th DAY OF
March 2024

**GENERAL POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT
BETWEEN**

1. SRI MIHIR DEY
2. SHRI SHYAMAL DEY
3. SHRI SWAPAN DEY
4. SMT. PUTUL BASU
5. SMT. SNIGDHA DEY
6. SMT. ANKITA DEY

LANDOWNERS

AND

SIGNATURE GROUP

REPRESENTED BY

1. SRI ASHIS SARKAR
2. SRI KALYAN SAHA
3. SRI DIBYENDU SAHA

DEVELOPER

DRAFTED & PREPARED BY:-

MR. K.N. CHAKRABORTY,

ADVOCATE
HIGH COURT, CALCUTTA