

DATED THIS THE 19TH DAY OF JULY, 2023.

B E T W E E N

- 1) (a) SMT. CHITRA BISWAS
(b) SRI DIPAYAN BISWAS
(c) SRI ANANYA BISWAS
- 2) (a) MRS. PURABI BISWAS
(b) MRS. PARAMITA GHOSH
- 3) MR. TIMIR BARAN BISWAS
- 4) MR. ARIJIT BISWAS
...OWNERS/ FIRST PART

A N D

- 1) SRI SHYAMAL DHAR
- 2) SRI DEBASHIS DHAR
BOTH PARTNERS OF
DHAR PROPERTIES
...DEVELOPER/SECOND PART

**SUPPLEMENTARY DEVELOPMENT
POWER OF ATTORNEY**

Drafted by:

MR. MANIK LAL DE
ADVOCATE
HIGH COURT, CALCUTTA
RES: A-12/2, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, KOLKATA - 700 089

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I- 5579/2023

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HUNDRED RUPEESभारत INDIA
INDIA NON JUDICIAL

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

20 JUL 2023

Registrar U/S 7(2)
District Sub Registrar-II
North 24 Parganas, Barasat

SUPPLEMENTARY DEVELOPMENT POWER OF ATTORNEY

In connection of registered Supplementary Development Agreement executed on 18th day of July, 2023, registered at DSR -II, Barasat, North-24-Parganas, recorded in Book No. I, as Being No. 150205520 for the year 2023.

THIS SUPPLEMENTARY DEVELOPMENT POWER OF ATTORNEY

is made on this the 19th day of July, Two Thousand Twenty Three (2023).

BETWEEN

1) (a) SMT. CHITRA BISWAS, wife of Late Mihir Kumar Biswas, having PAN No. AJDPB2996G, and AADHAAR

Contd..P/2.

(2)

No.8071 7210 6064, and Voter Identity Card No. WB/20/139/369227, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at P-239, Lake Town, Block - 'B, P.O.- & Police Station - Lake Town, Kolkata - 700089, District - 24-Parganas (North), (b) SRI DIPAYAN BISWAS, son of Late Mihir Kumar Biswas, having PAN No.AMTPB2271P, and AADHAAR No. 3800 5511 6754, and Voter Identity Card No. WB/20/139/369228, by Religion - Hindu, by Occupation - Service, by Nationality - Indian, residing at P-239, Lake Town, Block - 'B, P.O.- & Police Station - Lake Town, Kolkata - 700089, District - 24-Parganas (North), (c) SRI ANANYA BISWAS, son of Late Mihir Kumar Biswas, having PAN No.AJNPB4583B, and AADHAAR No. 5620 3419 1210, and Voter Identity Card No. DKN3486552, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at P-239, Lake Town, Block - 'B, P.O.- & Police Station - Lake Town, Kolkata - 700089, District - 24-Parganas (North), 2) (a) MRS. PURABI BISWAS, wife of Late Prabir Kumar Biswas, having PAN No. AHPPB8786J, and AADHAAR No. 7513 2914 9979, and Voter Identity Card No. WB/20/091/969187, by faith Hindu, by occupation - Housewife, by Nationality - Indian, resident of Sitalatala Road, Hatlira, Hind Sangha Club, P.O. Hatiara, Police Station - Bagulati, Kolkata - 700157, in the District of North-24-Parganas, (b) MRS. PARAMITA GHOSH wife of Arjit Ghosh and daughter of Late Prabir Kumar Biswas, having PAN No. AILPG7336A, and AADHAAR No. 6364 7509 3119, and Voter Identity Card No. DKN4126934, by faith Hindu, by occupation - Housewife, by Nationality - Indian, resident of P-78, Bangur Avenue, Block - B, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700089, in the District of North-24-Parganas, 3) SRI TIMIR BARAN BISWAS, son of Late Surendra Nath Biswas, having PAN No.AKPPB5626E, and

Contd.P/3.

AADHAAR No. 4374 4438 8791, and Voter Identity Card No. WB/20/139/354594, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 56, Bangur Avenue, Block - 'B, Police Station - Lake Town, Kolkata - 700055, District - 24-Parganas (North), AND 4) SRI ARIJIT BISWAS, son of Late Samir Kumar Biswas, having PAN No.AEBPB8790F, and AADHAAR No. 3174 2683 4472, and Voter Identity Card No. WB/20/139/354576, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 56, Bangur Avenue, Block - 'B, Police Station - Lake Town, Kolkata - 700055, District - 24-Parganas (North), hereinafter jointly referred to as the "OWNERS" (which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

AND

DHAR PROPERTIES, a partnership firm, having PAN No.AAPFD4128B, having its principal place of business at Premises No.328, Bangur Avenue, Block - 'A', P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, District - 24-Parganas (North), represented by its Partners namely (1) SRI SHYAMAL DHAR, son of Late Debendra Bijay Dhar, having PAN No.ADOPD6771E, and AADHAAR No. 3920 1805 0334, and Voter Identity Card No. WB/20/139/342791, by Religion-Hindu, by Occupation - Business, by Nationality - Indian, residing at Premises No.335, Bangur Avenue, Block - 'A', P.O.- Bangur, Police Station - Lake Town, Kolkata - 700055, District - 24-Parganas (North), and (2) SRI DEBASHIS DHAR, son of Sri Dulal Chandra Dhar, having PAN No.AFXPD3529B, and AADHAAR No. 5263 6630 3669, and Voter Identity Card No. WB/20/139/349560, by Religion - Hindu,

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by Occupation - Business, residing at 328, Bangur Avenue, Block - 'A', P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District - 24-Parganas (North), hereinafter called the "DEVELOPER", (which term or expression shall unless excluded by or repugnant to the context and subject hereof be deemed to mean and include its successor-in-office heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS by a deed of Indenture executed on 24th day of July, 1958, registered at the office of the Sub-Registrar Cossipore Dum Dum, and recorded in Book No.I, Volume No. 82, pages 93 to 100 as Being No. 5440 for year 1958, one Saila Bala Biswas, purchased the property being ALL THAT piece or parcel of bastu land, measuring area 8 (eight) cotthas 9 (nine) chittaks 24 (twenty four) square feet, more or less, lying and situated at Premises No.56, Bangur Avenue, Block - 'B', Municipal Holding No.694, Bangur Avenue, Block - 'B', in Mouza - Shyamnagar (formerly Krishnapur), J.L.No.32/20 (formerly 17), Re.Sa. No.180, Touzi No.228 and 229, C.S./R.S./L.R. Dag No.1305 under C.S./R.S./L.R. Khatian No.61, measuring area 2 (two) cotthas 6 (six) chittaks 20 (twenty) square feet, more or less, and C.S./R.S./L.R. Dag No.1305/1328 under C.S./R.S./L.R. Khatian No.834, measuring area 6 (six) cotthas 3 (three) chittaks 4 (four) square feet, more or less, Police Station - Lake Town, Kolkata - 700 055, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar, Bidhannagar, Salt Lake City, District - 24-Parganas (North), from The Amalgamated Development Limited the vendor therein, for valuable consideration as mentioned, morefully and particularly described in the Schedule thereunder written and thereafter.

AND WHEREAS the said Saila Bala Biswas, during her life time executed her Last Will and Testament dated 24th day of August,

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1991, and she appointed her two sons namely Sri Samir Kumar Biswas and Sri Prabir Kumar Biswas jointly as executors to her last Will and testament.

AND WHEREAS the said Salla Bala Biswas died testated on 26.09.1992, in terms of the said Will the said executor namely Sri Prabir Kumar Biswas and Sri Samir Kumar Biswas jointly filed an application for grant of Probate of the said Will before the Ld. District Delegate, at Barasat, North-24-Parganas, vide Mise case No.495/2002 (Probate) and the said probate was granted on 11-10-2004, and thereafter in terms of the said Will the said Sri Mihir Kumar Biswas, Sri Prabir Kumar Biswas, Sri Timir Baran Biswas and Sri Arijit Biswas, became joint beneficiaries of the said property in terms of the said Will and by virtue thereof they have acquired the right title and interest in the said property under the said Will absolutely;

AND WHEREAS the said Samir Kumar Biswas, one of the executor died on 13.10.2015 and thereafter the other executor namely Prabir Kumar Biswas, after grant of probate, filed an inventory of the said property and credits and exhibits before the Ld. District Delegate, at Barasat, North-24-Parganas, on 11th day of September, 2018.

AND WHEREAS in terms of the said Will the said Prabir Kumar Biswas one of the executor of the said last Will and testament of Late Salla Bala Biswas, executed a Deed of Assent dated, 12th day of October, 2018, registered at the office of the Additional Registrar of Assurances - IV, Kolkata, and recorded in Book No. I, Volume No.1904-2018, Pages from 445640 to 445658, as Being No.190411357 for the year 2018, in favour of the legatees in terms of the said Will and the said executor discharge his duty and/or handedover the possession being the aforesaid property to the legatees/beneficiaries of the said Will according to the Indian Succession Act, 1925.

AND WHEREAS by a registered Deed of Release executed on 30th day of November, 2018, registered at the office of the Additional Registrar of Assurances - IV, Kolkata, recorded in Book No. I, Volume No.1904-2018, Pages from 488899 to 488925, as Being No.190412526 for the year 2018, one Jyotsna Biswas, doth thereby and thereunder relinquish, release, disclaim her life interest in terms of the said Will as a Releasor of the one part and Sri Mihir Kumar Biswas, Sri Prabir Kumar Biswas, Sri Timir Baran Biswas and Sri Arijit Biswas, as a Releasee of the other part and further declare that no such interest and/or right of the said property.

AND WHEREAS In accordance of the terms of the said Will, the said MR. MIHIR KUMAR BISWAS ALIAS MIHIR BISWAS, MR. PRABIR KUMAR BISWAS, MR. TIMIR BARAN BISWAS, MR. ARIJIT BISWAS, became co-owners of the property and jointly seized and possessed of or otherwise become well or sufficiently entitled to ALL THAT piece or parcel of bastu land, measuring area 8 (eight) cotthas 9 (nine) chittaks 24 (twenty four) square feet, more or less, lying and situated at Premises No.56, Bangur Avenue, Block - 'B', Municipal Holding No.694, Bangur Avenue, Block - 'B', in Mouza - Shyamnagar (formerly Krishnapur), J.L.No.32/20 (formerly 17), Re.Sa. No.180, Touzi No.228 and 229, C.S./R.S./L.R. Dag No.1305 under C.S./R.S./L.R. Khatian No.61, measuring area 2 (two) cotthas 6 (six) chittaks 20 (twenty) square feet, more or less, and C.S./R.S./L.R. Dag No.1305/1328 under C.S./R.S./L.R. Khatian No.834, measuring area 6 (six) cotthas 3 (three) chittaks 4 (four) square feet, more or less, Police Station - Lake Town, Kolkata - 700 055, in Ward No.29, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar, Bidhannagar, Salt Lake City, District - 24-Parganas (North), togetherwith one tiles shed structure standing thereon, and thereafter jointly mutated their name in the record of the South Dum

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Dum Municipality and obtained a Municipal Holding No.1343, Bangur Avenue, Block - 'B', morefully and particularly described in the First Schedule hereunder written.

AND WHEREAS said Mihir Kumar Biswas, died Intestate on 17-12-2018, leaving behind his widow namely, Smt. Chitra Biswas and two sons namely Sri Dipayan Biswas and Sri Ananya Biswas, as his only legal heirs, heiresses and successors in the said property in accordance of The Hindu Succession Act, 1956 as amended up till date.

AND WHEREAS the said Smt. Chitra Biswas Sri Dipayan Biswas, Sri Ananya Biswas, Mr. Prabir Kumar Biswas, Mr. Timir Baran Biswas and Mr. Arijit Biswas, jointly seized and possessed of of otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of bastu land, measuring area 8 (eight) cotthas 9 (nine) chittaks 24 (twenty four) square feet, more or less, lying and situated at Premises No.56, Bangur Avenue, Block - 'B', Municipal Holding No.694, Bangur Avenue, Block - 'B', in Mouza - Shyamnagar (formerly Krishnapur), J.L.No.32/20 (formerly 17), Re.Sa. No.180, Touzi No.228 and 229, C.S./R.S./L.R. Dag No.1305 under C.S./R.S./L.R. Khatian No.61, measuring area 2 (two) cotthas 6 (six) chittaks 20 (twenty) square feet, more or less, and C.S./R.S./L.R. Dag No.1305/1328 under C.S./R.S./L.R. Khatian No.834, measuring area 6 (six) cotthas 3 (three) chittaks 4 (four) square feet, more or less, Police Station - Lake Town, Kolkata - 700 055, in Ward No.29, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar, Bidhannagar, Salt Lake City, District - 24-Parganas (North), togetheriwith two storeyed building, and thereafter jointly mutated their name in the record of the South Dum Dum Municipality and obtained a Municipal Holding No.1343, Bangur Avenue, Block - 'B', morefully and particularly described in the First Schedule hereunder written.

AND WHEREAS the the said Smt. Chitra Biswas Sri Dipayan Biswas, Sri Ananya Biswas, Mr. Prabir Kumar Biswas, Mr. Timir Baran Biswas and Mr. Arijit Biswas, jointly declare that the aforesaid property containing land as aforesaid is free from all sorts of encumbrances, charges, lispends, liens and attachments, and there is no notice in existence respecting acquisition or requisition thereof by any Governmental or Semi Governmental Authorities or statutory or any other authorities;

AND WHEREAS the said Smt. Chitra Biswas Sri Dipayan Biswas, Sri Ananya Biswas, Mr. Prabir Kumar Biswas, Mr. Timir Baran Biswas and Mr. Arijit Biswas, decided to develop their land, morefully and particularly described in the FIRST SCHEDULE hereunder, entered into a Development Agreement dated 25th day of July, 2019, registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, and recorded in Book no.I, Volume No.1504-2019, at pages 71520 to 71588, as Being No.150401742 for the year 2019, with the developer herein, togetherwith certain terms and conditions mentioned thereunder written.

AND WHEREAS in terms of the said Development Agreement the said Smt. Chitra Biswas Sri Dipayan Biswas, Sri Ananya Biswas, Mr. Prabir Kumar Biswas, Mr. Timir Baran Biswas and Mr. Arijit Biswas, executed a Development Power of Attorney dated 25th day of July, 2019, registered at the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, and recorded in Book no.I, Volume No.1504-2019, at pages 71906 to 71954, as Being No.150401750 for the year 2019, in favour of the developer herein, to sign and execute different Agreement(s) of sale and Deed of Conveyance(s) in respect of the Developer's Allocation to the intending purchaser or purchasers in the building of the said plot of land and other terms and conditions mentioned therein.

AND WHEREAS as per terms thereof the said registered development agreement dated 25th day of July, 2019, and also Development Power of Attorney, dated, 25th day of July, 2019, the said owners, entitled to have their allocation as mentioned in the said registered Development Agreement in details therein.

AND WHEREAS the said Prabir Kumar Biswas, died intestate on 12th day of February, 2019, leaving behind his widow namely, Smt. Purabi Biswas and only married daughter namely Mrs. Paramita Ghosh, as his only legal heirs, heiresses and successors in the said property in accordance of The Hindu Succession Act, 1956 as amended upto date.

AND WHEREAS after the death of the said Prabir Kumar Biswas and in continuation of the said development agreement 25th day of July, 2019, the said Smt. Chitra Biswas Sri Dipayan Biswas, Sri Ananya Biswas, Smt. Purabi Biswas, Mrs. Paramita Ghosh, Mr. Timir Baran Biswas and Mr. Arijit Biswas, the owners herein, jointly entered into a Supplementary Development Agreement dated 19th day of July, 2022, registered at the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No. I, Volume No. 1504-2022, Page Nos. 129681 to 129733, as Being No. 150402939 for the year 2022, with the Developer herein, togetherwith certain terms and conditions mentioned thereunder written.

AND WHEREAS in terms of the said Supplementary Development Agreement dated 19th day of July, 2022, the said Smt. Chitra Biswas Sri Dipayan Biswas, Sri Ananya Biswas, Smt. Purabi Biswas, Mrs. Paramita Ghosh, Mr. Timir Baran Biswas and Mr. Arijit Biswas, executed a Supplementary Development Power of Attorney dated 19th day of July, 2022, registered at the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded

In Book no.I, Volume No.1504-2022, at pages 129799 to 129831, as Being No.150402942 for the year 2022, in favour of the developer herein, for sign and execute different Agreement of sale and Deed of Conveyances in respect of the Developer's Allocation to the intending purchaser or purchasers in the building of the said plot of land and other contains mentioned therein.

Waboo (Dhs)
AND WHEREAS the Owners herein enter into a Supplementary Development Agreement executed on 18th day of July, 2023, registered in the office of the District Sub-Registrar - II, Barasat, North-24-Parganas, recorded in Book No.I, as Being No. 150205520, for the year 2023, with the developer herein, togetherwith certain terms and conditions mentioned thereunder written.

AND WHEREAS the said Supplementary Development Agreement executed on 18th day of July, 2023, registered at the office of the D.S.R. - II, Barasat, North-24-Parganas, recorded in Book No. I, as Being No. 150205520 for the year 2023, shall be *Subordind (Dhs)* incontinuation of the said Development Agreement dated 25th day of July, 2019, registered at the Office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, recorded in Book no.I, Volume No.1504-2019, at pages 71520 to 71588, as Being No.150401742 for the year 2019 and also Supplementary Development Agreement dated 19th day of July, 2022, registered at the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No. I, Volume No. 1504-2022, Page Nos. 129681 to 129733, as Being No. 150402939 for the year 2022, due to addition of floor in the sanction plan of the said building and therefore the parties herein have agreed to execute these presents.

AND WHEREAS In terms of the said Supplementary Development Agreement executed on 18th day of July, 2023,

registered at the office of the D.S.R. - II, Barasat, North-24-Parganas, recorded in Book No. I, as Being No. 150205520, for the year 2023, the Owners hereby executed this supplementary Development Power of Attorney regarding construction and all related work of construction including right to sale the Developer's allocation and other terms and condition stated in the said Development Agreement and Owners herein execute this Power of Attorney as follows:—

SUPPLEMENTARY DEVELOPMENT POWER OF ATTORNEY

BE it known to all that we, **1) (a) SMT. CHITRA BISWAS**, wife of Late Mihir Kumar Biswas, having PAN No. AJDPB2996G, and AADHAAR No. 8071 7210 6064, and Voter Identity Card No. WB/20/139/369227, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at P-239, Lake Town, Block - 'B, P.O.- & Police Station - Lake Town, Kolkata - 700089, District - 24-Parganas (North), **(b) SRI DIPAYAN BISWAS**, son of Late Mihir Kumar Biswas, having PAN No. AMTPB2271P, and AADHAAR No. 3800 5511 6754, and Voter Identity Card No. WB/20/139/369228, by Religion - Hindu, by Occupation - Service, by Nationality - Indian, residing at P-239, Lake Town, Block - 'B, P.O.- & Police Station - Lake Town, Kolkata - 700089, District - 24-Parganas (North), **(c) SRI ANANYA BISWAS**, son of Late Mihir Kumar Biswas, having PAN No. AJNPB4583B, and AADHAAR No. 5620 3419 1210, and Voter Identity Card No. DKN3486552, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at P-239, Lake Town, Block - 'B, P.O.- & Police Station - Lake Town, Kolkata - 700089, District - 24-Parganas (North), **2) (a) MRS. PURABI BISWAS**, wife of Late Prabir Kumar Biswas, having PAN No. AHPPB8786J, and AADHAAR No. 7513 2914 9979, and Voter Identity Card No. WB/20/091/969187, by faith Hindu, by

occupation - Housewife, by Nationality - Indian, resident of Sitalatala Road, Hatlara, Hind Sangha Club, P.O. Hatlara, Police Station - Baguiati, Kolkata - 700157, in the District of North-24-Parganas, **(b) MRS. PARAMITA GHOSH** wife of Arijit Ghosh and daughter of Late Prabir Kumar Biswas, having **PAN No. AILPG7336A**, and **AADHAAR No. 6364 7509 3119**, and **Voter Identity Card No. DKN4126934**, by faith Hindu, by occupation - Housewife, by Nationality - Indian, resident of P-78, Bangur Avenue, Block - B, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700089, in the District of North-24-Parganas, **3) SRI TIMIR BARAN BISWAS**, son of Late Surendra Nath Biswas, having **PAN No. AKPPB5626E**, and **AADHAAR No. 4374 4438 8791**, and **Voter Identity Card No. WB/20/139/354594**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 56, Bangur Avenue, Block - 'B, Police Station - Lake Town, Kolkata - 700055, District - 24-Parganas (North), AND **4) SRI ARIJIT BISWAS**, son of Late Samir Kumar Biswas, having **PAN No. AEBPB8790F**, and **AADHAAR No. 3174 2683 4472**, and **Voter Identity Card No. WB/20/139/354576**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 56, Bangur Avenue, Block - 'B, Police Station - Lake Town, Kolkata - 700055, District - 24-Parganas (North), herein mentioned as the **OWNERS—the EXECUTANTS** hereof, in terms of the Supplementary Development Agreement executed on 18th day of July, 2023, execute this Development Power of Attorney in favour of the Developer herein respecting the land as aforesaid, that being necessary for completion of the development project respecting the same.

NOW IT BE KNOWN TO ALL MEN BY THESE PRESENTS that we, the Executants jointly, nominate, constitute and appoint, **DHAR PROPERTIES**, a partnership firm, having **PAN No. AAPFD4128B**,

having its principal place of business at Premises No.328, Bangur Avenue, Block - 'A', P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, District - 24-Parganas (North), represented by its Partners namely **(1) SRI SHYAMAL DHAR**, son of Late Debendra Bijay Dhar, having PAN No.ADOPD6771E, and AADHAAR No. 3920 1805 0334, and Voter Identity Card No. WB/20/139/342791, by Religion-Hindu, by Occupation - Business, by Nationality - Indian, residing at Premises No.335, Bangur Avenue, Block - 'A', P.O.- Bangur, Police Station - Lake Town, Kolkata - 700055, District - 24-Parganas (North), and **(2) SRI DEBASHIS DHAR**, son of Sri Dulal Chandra Dhar, having PAN No.AFXPD3529B, and AADHAAR No. 5263 6630 3669, and Voter Identity Card No. WB/20/139/349560, by Religion - Hindu, by Occupation - Business, residing at 328, Bangur Avenue, Block - 'A', P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, District - 24-Parganas (North), being the Developer, the party of the Second part herein, as our true and lawful ATTORNEY for ourselves and in our names and on our behalf, and to act and/or represent us to do, execute and perform or cause to be done all acts, deeds and things, that is to say :—

1. To construct the building so to be constructed at the land, morefully and particularly described in the First Schedule hereunder written.
2. To sign application affidavits and affirm the same on behalf of the Owners herein which may be necessary for the construction of the said building and to carry correspondence on behalf of the Owners herein with all concerned authorities and body/bodies including the chairman South Dum Dum Municipality, Government of West Bengal, Police, Fire Brigade etc. in connection with the said construction and development of the said premises under reference to make sign and submit application, letters and other

writings to the appropriate authorities local bodies for all and any licences, permission, sanctions and consents required for the proposed construction and development of the said premises.

3. To sign and execute any Agreement for Sale, Deed of Conveyance(s) and rectification deed and cancellation agreement for sale on behalf of the Owners herein in respect of the flats, commercial space and carparking space and other spaces togetherwith proportionate share of land, morefully and particularly described in the FIRST SCHEDULE hereunder written, wherein the said proposed building to be constructed by the said Attorney, which have been allotted to the Developer in accordance with the said Supplementary Development Agreement executed on 18th day of July, 2023, as mentioned in the Article - II (2) therein, as contained in the building mentioned in the Second Schedule hereunder written save and except the Owners allocation mentioned in Article - II (1) of the said Supplementary Development Agreement executed on 18th day of July, 2023, and the developer herein to receive consideration money from the intending purchaser/purchasers and to grant receipt to them subject always to the terms, conditions, stipulations and undertakings contained in these presents.
4. To represent before the Registrar of any appropriate registration office, for the purpose of registration of the Agreement(s) for Sale and Deed of Conveyances or Conveyances.
5. To enter into, hold, defend, possession of the said land and every part thereof and also to manage, maintain, and administer the said land and every part thereof.
6. To develop the said land by construction of building and/or structure thereon and for the said purpose to do all soil testing, excavation and all other related work whatsoever.

7. To sign and submit all papers, documents, applications, undertakings, declarations and building plan to be required for having building plan sanctioned respecting the said plot and to have the said plan modified and/or altered if necessary, at any point of time by the South Dum Dum Municipality, other competent authorities, and in connection therewith to make, sign, execute and submit necessary applications and declarations by giving undertakings paying fees, obtaining, sanction and such order or orders and permission as shall be expedient and also obtain sanction of the building plan and Completion Certificate in respect of proposed building upon the said plot mentioned as aforesaid.
8. To appear before the necessary authorities in connection with sanction of plan and other purpose.
9. To apply for and obtain such permission as shall be necessary for obtaining steel, cement, bricks, and other materials for construction of building, and constructional equipments and to appoint Architects and contractors for the purpose of the development and construction of the said land.
10. To apply for, appear before, and obtain electricity, water, sewerage and or other connections of any other essential utilities from appropriate authorities and/or other competent authorities.
11. To ward off and prohibit, if necessary and to proceed to due forum of Law against any trespassers on the said lands or any part thereof, and to take appropriate steps there by against action or otherwise, and to abate all nuisance.
12. To accept notice, and serve papers from any Courts, Tribunal and/or Authority and/or persons.

13. To receive and pay and/or deposit all monies, Court fees, receive refunds and grant valid receipts, and discharges in respect thereof.
14. To sign and submit papers applications and documents for having the mutation affected in all public and with all authorities and/or persons including B.L. & L.R.O. and the said South Dum Dum Municipality having jurisdiction in respect of the said land, or any portion thereof, and to deal with such authority and/or authorities in any manner to have mutation effected.
15. To pay all outgoings from the date of execution of these present including fees for obtaining, Municipal tax, rent, revenue and other charges whatsoever payable for and on account of the said land and building and receive refund and/or have other monies including compensation for requisition and/or acquisition from appropriate authorities and to grant valid receipt, and/or discharge thereof.
16. To take bookings from the intending buyers, to enter into Agreement(s) for sale and Deed of conveyance(s) of the said developer's allocation mentioned in the Article - II (2) of the Supplementary Development Agreement executed on 18th day of July, 2023, with the intending purchaser or purchasers from the nominee/nominees of the developer and to receive booking money or earnest money for the flats, commercial spaces, shops and car parking spaces, and to receive the full amount of consideration for sale of any portion within the allocation of the developer.
17. For all any of the purpose herein before stated to appear and represent the principal before all authorities having jurisdiction and to sign execute and submit papers and documents for the purpose.

18. To ask, demand, receive, to appoint lawyers, solicitors, advocates on my behalf and to defend suits of cases for or against us in any Court of Law, execution proceeding or otherwise all moneys payments etc. ins and out of any transaction related to and/or connected with any dues claims and demands arising from the dealings including the sale of our said property.
19. To institute, contest, commence, compromise, withdraw, submit to arbitration any suit, actions, proceedings, claims, demand etc. and to all reasonable matters and things as may appear to my said Attorney necessary for such sale.
20. To commence, prosecute, enforce, defend, answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning my said property or any part thereof.
21. To sign any correspondences any letter, declare and/or affirm any plaint written statement, petition, affidavit, verification, vakalatnama memo of appeal, any declaration or any other documents or papers in any proceedings or in any way connected therewith before any Government or Semi Government authorities and also represent the same provided the attorney shall do or perform all work legally and perfectly according to law.
22. To give adduce evidence before any court of law respecting the plot and/or the project or matters arising out of the same.

And the Principal/Owners hereby ratify confirm and agree or undertake to ratify and confirm all whatsoever their said Attorney or agents appointed under this power hereinabove contained shall lawfully do, or cause to be done in the right of, or by virtue of these presents.

FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of bastu land, measuring area 8 (eight) cotthas 9 (nine) chittaks 24 (twenty four) square feet, more or less, lying and situated at Premises No.56, Bangur Avenue, Block - 'B', Municipal Holding No.1343, Bangur Avenue, Block - 'B', in Mouza - Shyamnagar (formerly Krishnapur), J.L.No.32/20 (formerly 17), Resa No.180, Touzi No.228 and 229, C.S./R.S./L.R. Dag No.1305 under C.S./R.S./L.R. Khatian No.61, measuring area 2 (two) cotthas 6 (six) chittaks 20 (twenty) square feet, more or less, and C.S./R.S./L.R. Dag No.1305/1328 under C.S./R.S./L.R. Khatian No.834, measuring area 6 (six) cotthas 3 (three) chittaks 4 (four) square feet, more or less, Police Station - Lake Town, Kolkata - 700 055, in Ward No.29, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar, Bidhannagar, Salt Lake City, District - 24-Parganas (North), the said property is butted and bounded as follows:—

- ON THE NORTH** : By Plot No.46, Bangur Avenue.
ON THE SOUTH : By 20' wide Road;
ON THE EAST : By 25' wide Road,
ON THE WEST : By Plot No.55, Bangur Avenue,
 All of Bangur Avenue, Block - 'B'.

SECOND SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT proposed to be constructed G+VII-Storeyed brick-built messuage tenement hereditament and premises and/or building **TOGETHER WITH** the piece or parcel of bastu land there unto belonging whereon or on Part whereof the same is erected and built building, containing area 8 (eight) cotthas 9 (nine) chittaks 24 (twenty four) square feet, more or less, lying and situated at Premises No.56, Bangur Avenue, Block - 'B', Municipal Holding No.1343, Bangur Avenue, Block - 'B', in Mouza - Shyamnagar (formerly Krishnapur), J.L.No.32/20 (formerly 17), Resa No.180, Touzi No.228 and 229, C.S./R.S./L.R. Dag No.1305 under C.S./R.S./L.R. Khatian No.61, measuring area 2 (two) cotthas 6 (six) chittaks 20 (twenty) square feet, more or less, and C.S./R.S./L.R. Dag No.1305/1328 under C.S./R.S./L.R. Khatian No.834, measuring area 6 (six) cotthas 3 (three) chittaks 4 (four) square feet, more or less, Police Station - Lake Town, Kolkata - 700 055, in Ward No.29, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar, Bidhannagar, Salt Lake City, District - 24-Parganas (North), *save and except the owners allocation mentioned in the Article - II (1) of the said Supplementary Development Agreement executed on 18th day of July, 2023, as aforesaid, butted and bounded as follows:—*

ON THE NORTH	: By Plot No.46, Bangur Avenue.
ON THE SOUTH	: By 20' wide Road;
ON THE EAST	: By 25' wide Road,
ON THE WEST	: By Plot No.55, Bangur Avenue, All of Bangur Avenue, Block - 'B'.

IN WITNESS WHEREOF we the executants hereof, have hereunto set and subscribe our hands and/or signature on this the 19th day of July, 2023, A.D.

SIGNED, SEALED & DELIVERED
BY THE OWNERS AT KOLKATA
IN THE PRESENCE OF:

1. Besant Smajda
312, Bangor Avenue
Block - A, KOL-55.

2. Rachel Mondal
Grainnet, Grantatola
Bongom, 743251

SIGNED AND ACCEPTED
BY THE CONSTITUTED ATTORNEY/
DEVELOPER AT CALCUTTA
IN THE PRESENCE OF:

1. Besant Smajda
2. Rachel Mondal

Drafted by :

Manik Lal De
Mr. Manik Lal De
Advocate,
High Court, Calcutta.
WB/632/1988.

Chitra Biswas.
1)(a) SMT. CHITRA BISWAS

Dipayan Biswas
(b) SRI DIPAYAN BISWAS

Ananya Biswas
(c) SRI ANANYA BISWAS

Purabi Biswas.
2) (a) MRS. PURABI BISWAS

Paramita Ghosh
(b) MRS. PARAMITA GHOSH

Timir Baran Biswas.
3) MR. TIMIR BARAN BISWAS

Arijit Biswas
4) MR. ARIJIT BISWAS
...OWNERS/ FIRST PART

Dhar Properties

Shyamal Dhar
Partner

1) SRI SHYAMAL DHAR

Dhar Properties

Debashis Dhar
Partner

2) SRI DEBASHIS DHAR

BOTH PARTNERS OF

DHAR PROPERTIES

...DEVELOPER/SECOND PART



Little	Ring	Middle (Left)	Fore Hand	Thumb
Thumb	Fore	Middle (Right)	Ring Hand	Little



Little	Ring	Middle (Left)	Fore Hand	Thumb
Thumb	Fore	Middle (Right)	Ring Hand	Little



Little	Ring	Middle (Left)	Fore Hand	Thumb
Thumb	Fore	Middle (Right)	Ring Hand	Little

10.



Purabi Bignas.

Little	Ring	Middle (Left)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right)	Ring Hand)	Little



Anamita Ghosh

Little	Ring	Middle (Left)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right)	Ring Hand)	Little



Sanjay Kumar

Little	Ring	Middle (Left)	Fore Hand)	Thumb
Thumb	Fore	Middle (Right)	Ring Hand)	Little

					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little
	Little	Ring	Middle (Left	Fore Hand)	Thumb
					
	Little	Ring	Middle (Left	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right	Ring Hand)	Little
	Little	Ring	Middle (Left	Fore Hand)	Thumb



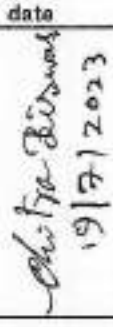
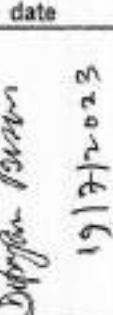
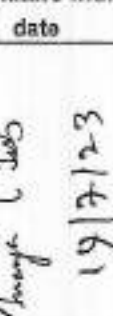
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15028001842128/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs CHITRA BISWAS P-239, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700089	Principal			 19/7/2023
2	Mr DIPAYAN BISWAS P-239, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700089	Principal			 19/7/2023
3	Mr ANANYA BISWAS P-239, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700089	Principal			 19/7/23



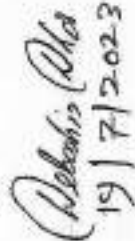
I. Signature of the Person(s) admitting the Execution at Private Residence.

S. No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs PURABI BISWAS Sitalatala Road, Haliara, Hind Sangha Club, City:- Not Specified, P.O:- Haliara, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700157	Principal			Purabi Biswas. 19/7/2023
5	Mr TIMIR BARAN BISWAS 56, Bangur Avenue, Block/Sector: B, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700055	Principal			Timir Baran Biswas 19/7/23
6	Mr ARIJIT BISWAS 56, Bangur Avenue, Block/Sector: B, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Principal			Arijit Biswas 19/7/23



Query No:- 150200019411232023, 150200019411232023 04:46:41 PM D.S.R. - NORTH 24 PARGANAS

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr SHYAMAL DHAR 335, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Represent ative of Attorney [DHAR PROPER TIES]			 19/7/23.
8	Mr DEBASHIS DHAR 326, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Represent ative of Attorney [DHAR PROPER TIES]			 19/7/2023
9	Mrs PARAMITA GHOSH P-78, Bangur Avenue, Block/Sector: B, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Principal			 19/7/2023



No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Alok Das Son of Late K M Das 32, Vivekananda Nagar, City:- , P.O:- Belgharia, P.S:- Belgharia, District:- North 24-Parganas, West Bengal, India. PIN:- 700058	Mrs CHITRA BISWAS, Mr DIPAYAN BISWAS, Mr ANANYA BISWAS, Mrs PURABI BISWAS, Mr TIMIR BARAN BISWAS, Mr ARIJIT BISWAS, Mr SHYAMAL DHAR, Mr DEBASHIS DHAR, Mrs PARAMITA GHOSI			Alok Das 19-07-2023

(Rita Lepcha)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
II NORTH 24-PARGANAS
North 24-Parganas, West
Bengal




 भारत के निर्वाचन आयोग
 भारत का
 ELECTION COMMISSION OF INDIA
 ELECTORAL IDENTITY CARD
 DIW 2950449



निर्वाचक नाम : अलोक दास
 Elector's Name : Alok Das
 पिता का नाम : कृष्णमोहन दास
 Father's Name : Krishnamohan Das
 लिंग / Sex : पुरुष / M
 जन्म तिथि : XX / XX / 1975
 Date of Birth : XX / XX / 1975

DIW2950449
 प्रिण्टिंग
 32 विरेकानन्दा नागार्कमार्हाट्टी 33 बेलघाट्टी डिवीजन 24
 पार्गना 700056

Address:
 32 Virekananda Nagarkamarhatti 33
 Belgharia North 24 Parganas 700056



Date: 11/08/2007
 33-कमार्हाट्टी निर्वाचन क्षेत्र के निर्वाचन अधिकारी का प्रमाणित हस्ताक्षर
 Facsimile Signature of the Electoral
 Registration Officer for
 33-Kamarhatti Constituency

प्रिण्टिंग अधिकारी द्वारा प्रिण्टिंग के दौरान प्रिण्टिंग कार्ड का
 प्रयोग के अंतर्गत प्रिण्टिंग अधिकारी का प्रमाणित हस्ताक्षर
 प्रमाणित हस्ताक्षर के अंतर्गत प्रिण्टिंग के अंतर्गत प्रमाणित हस्ताक्षर।
 In case of change in address mention the 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.

Major Information of the Deed

Deed No.:	I-1502-08145/2023	Date of Registration	13/10/2023
Query No / Year	1502-8001842128/2023	Office where deed is registered	
Query Date	19/07/2023 4:17:49 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	MANIK LAL DE Kalindi Housing Estate, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830056633, 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)		
SetForth value	Market Value		
	Rs. 3,11,20,495/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 150205520/2023 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-3, Mouza: ShyamNagar, Premises No: 56, , Ward No: 29, Holding No:1343 Pin Code : 700055

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-1305	LR-61	Bestu	Bestu	2 Katha 6 Chatak 20 Sq Ft		85,49,999/-	Width of Approach Road: 25 Ft. , Project Name :
L2	RS-1305/1328	RS-634	Bestu	Bestu	6 Katha 3 Chatak 4 Sq Ft		2,22,94,995/-	Width of Approach Road: 25 Ft. , Project Name :
		TOTAL :			14.1831Dec	0/-	309,44,995 /-	
		Grand Total :			14.1831Dec	0/-	309,44,995 /-	

Structure Details :

Sch No.	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	650 Sq Ft.	0/-	1,75,500/-	Structure Type: Structure

Gr. Floor, Area of floor : 650 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

	Total :	650 sq ft	0/-	1,75,500 /-	
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Principal Details :

Sl. No.	Name-Address-Photo, Stamp and Signature
1	Mrs CHITRA BISWAS Wife of Late Mihir Kumar Biswas P-239, Lake Town, Block/Sector: B, City:- Not Specified, P.O:- Lake Town, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AJxxxxxx8G, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence
2	Mr DIPAYAN BISWAS Son of Late Mihir Kumar Biswas P-239, Lake Town, Block/Sector: B, 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: Service, Citizen of: India, PAN No.: AMxxxxxx1P, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence
3	Mr ANANYA BISWAS Son of Late Mihir Kumar Biswas P-239, Lake Town, Block/Sector: B, 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.: AJxxxxxx3B, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence
4	Mrs PURABI BISWAS Wife of Late Prabir Kumar Biswas Sitalatala Road, Hatlana, Hind Sangha Club, City:- Not Specified, P.O:- Hatlana, P.S:-Bagulati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AHxxxxxx6J, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence
5	Mr TIMIR BARAN BISWAS Son of Late Surendra Nath Biswas 56, Bangur Avenue, Block/Sector: 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: Business, Citizen of: India, PAN No.: AKxxxxxx6E, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence
6	Mr ARIJIT BISWAS Son of Samir Kumar Biswas 56, Bangur Avenue, Block/Sector: 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: Business, Citizen of: India, PAN No.: AExxxxxx0F, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/07/2023 , Admitted by: Self, Date of Admission: 19/07/2023 ,Place : Pvt. Residence

Mrs PARAMITA GHOSH

Wife of Arijit Ghosh P-75, Bangur Avenue, Block/Sector: B, 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.:: Axxxxxx6A, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/07/2023
Admitted by: Self, Date of Admission: 19/07/2023, Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/07/2023
Admitted by: Self, Date of Admission: 19/07/2023, Place : Pvt. Residence

Attorney Details :

Sl No	Name, Address, Photo, Finger-print and Signature
1	DHAR PROPERTIES 328, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, PAN No.:: AAxxxxxx8B, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger-print and Signature
1	Mr SHYAMAL DHAR Son of Late Debendra Bijay Dhar 335, Bangur Avenue, Block/Sector: A, 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.:: ADxxxxxx1E, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DHAR PROPERTIES (as Partner)
2	Mr DEBASHIS DHAR (Presentant) Son of Mr Dulal Chandra Dhar 328, Bangur Avenue, Block/Sector: A, 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.:: AFxxxxxx9B, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DHAR PROPERTIES (as Partner)

Identifier Details :

Name	Photo	Finger-Print	Signature
Alok Das Son of Late K M Das 32, Vivekananda Nagar, City:-, P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056			
Identifier Of Mrs CHITRA BISWAS, Mr DIPAYAN BISWAS, Mr ANANYA BISWAS, Mrs PURABI BISWAS, Mr TIMIR BARAN BISWAS, Mr ARIJIT BISWAS, Mr SHYAMAL DHAR, Mr DEBASHIS DHAR, Mrs PARAMITA GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs CHITRA BISWAS	DHAR PROPERTIES-0.330646 Dec
2	Mr DIPAYAN BISWAS	DHAR PROPERTIES-0.33025 Dec
3	Mr ANANYA BISWAS	DHAR PROPERTIES-0.33025 Dec
4	Mrs PURABI BISWAS	DHAR PROPERTIES-0.495573 Dec
5	Mr TIMIR BARAN BISWAS	DHAR PROPERTIES-0.891146 Dec
6	Mr ARIJIT BISWAS	DHAR PROPERTIES-0.891146 Dec
7	Mrs PARAMITA GHOSH	DHAR PROPERTIES-0.495573 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs CHITRA BISWAS	DHAR PROPERTIES-0.852226 Dec
2	Mr DIPAYAN BISWAS	DHAR PROPERTIES-0.851205 Dec
3	Mr ANANYA BISWAS	DHAR PROPERTIES-0.851205 Dec
4	Mrs PURABI BISWAS	DHAR PROPERTIES-1.27732 Dec
5	Mr TIMIR BARAN BISWAS	DHAR PROPERTIES-2.55464 Dec
6	Mr ARIJIT BISWAS	DHAR PROPERTIES-2.55464 Dec
7	Mrs PARAMITA GHOSH	DHAR PROPERTIES-1.27732 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs CHITRA BISWAS	DHAR PROPERTIES-54.21000000 Sq Ft
2	Mr DIPAYAN BISWAS	DHAR PROPERTIES-54.14500000 Sq Ft
3	Mr ANANYA BISWAS	DHAR PROPERTIES-54.14500000 Sq Ft
4	Mrs PURABI BISWAS	DHAR PROPERTIES-81.25000000 Sq Ft
5	Mr TIMIR BARAN BISWAS	DHAR PROPERTIES-162.50000000 Sq Ft
6	Mr ARIJIT BISWAS	DHAR PROPERTIES-162.50000000 Sq Ft
7	Mrs PARAMITA GHOSH	DHAR PROPERTIES-81.25000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Bangur Avenue, Block-B,
Mouza: ShyamNagar, Premises No: 56, Ward No: 29, Holding No:1343 Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1305, LR Khatian No:- 61		Owner Name not selected by applicant.
L2	RS Plot No:- 1305/1328, RS Khatian No:- 834		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150208145 / 2023

On 19-07-2023

Presentation (Under Section 62 & Rule 22A(3) 46(1) W.B. Registration Rules, 1962)

Presented for registration at 20:40 hrs on 19-07-2023, at the Private residence by Mr DEBASHIS DHAR .

Certification 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 3,11,20,495/-

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

Execution is admitted on 19/07/2023 by 1. Mrs CHITRA BISWAS, Wife of Late Mihir Kumar Biswas, P-239, Lake Town, Sector: B, P.O: Lake Town, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession House wife, 2. Mr DIPAYAN BISWAS, Son of Late Mihir Kumar Biswas, P-239, Lake Town, Sector: B, P.O: Lake Town, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Service, 3. Mr ANANYA BISWAS, Son of Late Mihir Kumar Biswas, P-239, Lake Town, Sector: B, P.O: Lake Town, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Business, 4. Mrs PURABI BISWAS, Wife of Late Prabir Kumar Biswas, Sitalata Road, Hatlira, Hind Bangla Club, P.O: Hatlira, Thana: Bagulati, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife, 5. Mr TIMIR BARAN BISWAS, Son of Late Surendra Nath Biswas, 58, Bangur Avenue, Sector: B, P.O: Bangur Avenue, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 6. Mr ARIJIT BISWAS, Son of Samir Kumar Biswas, 58, Bangur Avenue, Sector: B, P.O: Bangur Avenue, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 7. Mrs PARAMITA GHOSH, Wife of Arijit Ghosh, P-78, Bangur Avenue, Sector: B, P.O: Bangur Avenue, Thana: Lake Town, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession House wife

Identified by Alok Das, , Son of Late K M Das, 32, Vivekananda 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 19-07-2023 by Mr SHYAMAL DHAR, Partner, DHAR PROPERTIES, 328, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Alok Das, , Son of Late K M Das, 32, Vivekananda Nagar, P.O: Belgharia, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

Execution is admitted on 19-07-2023 by Mr DEBASHIS DHAR, Partner, DHAR PROPERTIES, 328, Bangur Avenue, Block/Sector: A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Identified by Alok Das, , Son of Late K M Das, 32, Vivekananda Nagar, P.O: Belgharia, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

Rita Lepcha

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

North 24-Parganas, West Bengal

On 23-03-2023

Payment of Fees

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

Payment of Stamp Duty

Certified that required **Stamp Duty** payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. **Stamp Type:** Imprinted, Serial no 894, Amount: Rs.100.00/-, Date of Purchase: 14/10/2022, Vendor name: Rajita Paul



Rita Lepcha

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS

North 24-Parganas, West Bengal

On 23-10-2023

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

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



Rita Lepcha

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS

North 24-Parganas, West Bengal



DATED THIS THE 19TH DAY OF JULY, 2023.

B E T W E E N

- 1) (a) SMT. CHITRA BISWAS
(b) SRI DIPAYAN BISWAS
(c) SRI ANANYA BISWAS
- 2) (a) MRS. PURABI BISWAS
(b) MRS. PARAMITA GHOSH
- 3) MR. TIMIR BARAN BISWAS
- 4) MR. ARIJIT BISWAS
...OWNERS/ FIRST PART

A N D

- 1) SRI SHYAMAL DHAR
- 2) SRI DEBASHIS DHAR
BOTH PARTNERS OF
DHAR PROPERTIES
...DEVELOPER/SECOND PART

**SUPPLEMENTARY DEVELOPMENT
POWER OF ATTORNEY**

Drafted by:

**MR. MANIK LAL DE
ADVOCATE**

HIGH COURT, CALCUTTA

**RES: A-12/2, KALINDI HOUSING ESTATE
P.S. LAKE TOWN, KOLKATA - 700 089**