

SL-4336/24

I-4260/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

Additional District Sub-Registrar
Belghoria 24 (N)

Development Agreement &

DEVELOPMENT POWER OF ATTORNEY

12 SEP 2024

THIS POWER OF ATTORNEY is made on this 12th day of September Two Thousand Twenty Four (2024) of the Christian era BETWEEN SRI AMIT KUMAR SAHA (PAN APMP53745M), son of Arun Kumar Saha, residing at 52, Sree Pally, Deshapriya Nagar, P.O & P.S Belghoria, Kolkata 700056, Dist 24 pgs(N), by nationality Indian, by faith Hindu, by occupation Business, hereinafter jointly called and referred to as the **OWNERS** (which term or expression shall unless be excluded by or repugnant to the context shall mean and include their heirs, successors, administrators, executors, and assigns) of the **LAND OWNERS. / EXECUTOR,**

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 নং ১৩৮৫ উত্তর ২৪ পরগণা
 নহাটি এ.ডি.এস. অফিস, সাবরেজিস্ট্রার অফিস
 তারিখ _____
 নাম _____
 পিতা _____
 মূল্য _____
 ভেতর স্বাক্ষর _____

23/8/2024

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ভেতরের নাম-পত্নীর নাম
 ট্রেডারি নাম বারাকপুর-
 টি.ডি. নং _____
 ক্রয়-বিক্রয় প্রদান
 এই টি.ডি. মধ্যস্থতায় মোট কত টাকা
 প্রদান হইয়াছে _____

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Addl. District Sub-Registrar
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EXECUTORS SEND GREETING:

WHEREAS the Government of West Bengal with the intent to rehabilitate the Refugees of East Bengal acquired a vast track of land at Mouza Basudebpur in C.S Dag No 141(P) of the District 24 Parganas, now under the Dist North 24 Parganas.

AND WHEREAS the state of West Bengal Sub divided the said vast track of land into small residential plots of land and one of such plot measuring 02 Cottahs 09 Chittaks and 16 sq ft, being a piece and parcel of homestead land in E.P No 558, S.P No 693, comprising in C.S Dag No 141(P) under J.L No 2, of Mouza Basudebpur.

AND WHEREAS his Excellency, the Governor of the state of West Bengal by a registered Deed of gift executed and registered in the office of the A.D.R Barasat, District North 24 Parganas, and recorded in Book No 1, Volume No 37, Pages 53 to 56 being No 2714 for the year 1988, gifted absolutely and forever the above mentioned plot of land measuring an area of 02 Cottahs 09 Chittaks and 16 sq ft, be the same a little more or less, favour of Smt Usha Rani Chakraborty Wife of late Devi Prasad Chakraborty.

AND WHEREAS one Smt Usha Rani Chakraborty Wife of late Devi Prasad Chakraborty herein is seized and possessed of and sufficient entitled to ALL THAT piece and parcel of land measuring about 2(Two) Cottahs 9(Nine) Chittaks and 16 (Sixteen) sq ft more or less together with structure standing thereon lying and situated at Dist North 24



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Parganas, Police station Belgharia, A.D.S.R Office Belgharia, under Kamarhati Municipality ward No 25, Holding No 29, Mouza Basudebpur, J.L No 02, C.S & R.S Dag No 141(P), Re Sa No 13, E.P No 558, S.P NO 693, morefully describe in the schedule hereunder written and hereinafter called the said property.

AND WHEREAS the said Usha Rani Chakraborty (now deceased) during her lifetime constructed a multi storied building as per sanctioned plan.

AND WHEREAS during his life time said Smt Usha Rani Chakraborty (now deceased), Wife of late Devi Prasad Chakraborty out of love and affection out of total land gifted a portion of land ad measuring about 1(one) Cottah 5(Five) Chittaks along with two storied building (Ground floor 583 sft & 641 sft first floor area) total 1224 sq.ft building area executed a Deed of Gift in favour of her son namely Sri Pradip Chakraborty which is registered in the office of A.D.S.R Cossipur Dumdum being Deed No 6839, which is recorded in Book No I, Volume NO 167, Pages 195 to 204, for the year 2000.

AND WHEREAS now due to his urgent need of money Sri Pradip Chakraborty, son of Late Devi Prasad Chakraborty, the vendor herein approached Sri Amit Kumar Saha, son of Late Arun Kumar Saha, the purchaser herein to sell **All That** piece and parcel of a plot of Bastu land measuring more or less 01 (one) cottah 05 (Five) chittacks along with two storied pucca building standing thereon measuring 583 sq.ft. on



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Ground Floor and 641 sq.ft on First Floor total 1224 sq.ft lying and situated at **Mouza – Basudebpur**, J.L. No.2, comprised in R.S. Dag No. 141(P), L.R Dag No 141/2707, L.R Khatian No 1575, E.P No 558, S.P No 693, within the local limits of Kamarhati Municipality, Ward No. 25, Holding No. 29, Adarsha Pally, D.P Nagar, P.O & P.S Belgharia, Kolkata 700056, District – North 24 Parganas, West Bengal, and under the Jurisdiction of A.D.S.R.O. Belgharia together with all easement rights thereto for a total consideration of **Rs.40,00,000/- (Rupees Forty Lakh) only**.

AND WHEREAS Sri Amit Kumar Saha, son of Late Arun Kumar Saha, the purchaser hereinafter being satisfied with the title of the property agreed to purchase the same and as per the present market value and accordingly offered the highest price of **Rs.40,00,000/- (Rupees Forty Lakh) only** for the absolute sale and transfer of the same and this was gladly accepted by the **VENDOR**.

AND WHEREAS the said Pradip Chakraborty by dint of a registered deed of conveyance made 02/08/2023 being Deed No 152603512 for the year 2023 which is recorded in Book No 1, Volume No 1526-2023 pages 96782 to 96804 transfer the said property to Mr Amit Kumar Saha which is morefully described in SCHEDULE A Property.

WHEREAS after partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the state of West



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Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal hereinafter referred to as the Government offered all reasonable facilities to such persons hereinafter referred to as Refugees for residence in West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstance to use vacant lands in the urban areas for homestead purpose.

AND WHEREAS one Sri Kamala Prasad Chakraborty (now deceased), being a refugee displaced from East Pakistan now Bangladesh approached the Government of West Bengal for a plot of land for his rehabilitation.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the Refugees of East Pakistan now Bangladesh acquired a vast track of land at Mouza Basudebpur in C.S Dag No 141(Part) of the District 24 Parganas, now under the Dist North 24 Parganas in the urban area under the provision of L.D.P Act 1948/ L.A Act I of 1894 including the plot in occupation of the said Kamala Prasad Chakraborty (now Deceased).

AND WHEREAS his Excellency, the Governor of the state of West Bengal by a registered Deed of gift executed on 16/10/1992 and registered in the office of the A.D.R Barasat, District North 24 Parganas,



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and recorded in Book No 1, Volume No 21, Pages 81 to 84 being No 1521 for the year 1992, gifted absolutely and forever the above mentioned plot of land measuring an area of 01 Cottah 12 Chittaks and 08 sq.ft, be the same a little more or less comprised in E.P No 559, S.P No 694, C.S Plot No 141(P), lying and situated at Mouza Basudebpur, J.L No 02, P.S Belghoria, Kolkata 700056, District 24 Parganas North in favour of Sri Kamala Prasad Chakraborty (now deceased) Son of Late Provash Chandra Chakraborty.

AND WHEREAS thus by virtue of aforesaid Deed of Gift said Sri Kamala Prasad Chakraborty (now deceased) become the absolute owner of the said land measuring about 1(One) Cottah 12(twelve) Chittaks and 08 (Eight) Sq.ft more or less and thereafter duly mutated his name in the record of the Kamarhati Municipality by paying taxes and rents to the concerned authority and constructed a structure upon the said land for residential purpose and was enjoying the same without any disturbances from any corner whatsoever.

AND WHEREAS the said Kamala Prasad Chakraborty died intestate on 29/05/2005 leaving behind his wife namely Smt Smritikana Chakraborty, one Son namely Tanmoy Chakraborty and one daughter namely Tapati Chanda to hold and inherit the property of the said Kamala Prasad Chakraborty.



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AND WHEREAS said Tanmoy Chakraborty also died intestate on 24/03/2019 leaving behind his wife namely Anima Chakraborty, one son namely Shamik Chakraborty and one daughter namely Tanwi Mukherjee, to hold and inherit the share of late Tanmoy Chakraborty in the joint property.

AND WHEREAS the said Shamik Chakraborty and Tanwi Mukherjee out of love and affection gift their share in the undivided property to their mother namely ANIMA CHAKRABORTY which is registered on 07 Day Of August 2023 in the office of A.D.S.R Belghoria vide Deed No 152603625 for the year 2023 which is recorded in Book No 1, Volume No 1526-2023 pages 99685 to 99704 .

AND WHEREAS by way of the registered Gift Deed the Anima Chakraborty become the sole joint owner to hold and inherit the share of Tanmoy Chakraborty in the property.

AND WHEREAS the said Smritikana Chakraborty, Anima Chakraborty and Tapati Chanda with a view to enjoy the property without any interference from other co owners executed a registered partition Deed being No 152603628 for the year 2023 which is registered in the office of A.D.S.R Belghoria in between themselves and partition the said property in parts and bounds by demarcating the property as LOT A, LOT B, and LOT C respectively.



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AND WHEREAS the present vendor by way of the registered Deed of partition become the absolute owner of LOT C property which is more fully describe in the schedule below measuring about 9 Chittaks and 18 sq.ft more or less alongwith 100 sq.ft R.T Shed standing thereon which is lying and situated at Dist North 24 Parganas, Police station Belgharia, A.D.S.R Office Belgharia, under Kamarhati Municipality ward No 25, Holding No 35, Mouza Basudebpur, J.L No 02, C.S & R.S Dag No 141(P), E.P No 559, S.P NO 694.

AND WHEREAS now due to her urgent need of money Smt Tapati Chanda, Wife of Goutam Chanda, the vendor herein approached Sri Amit Kumar Saha, son of Late Arun Kumar Saha, the purchaser herein to sell **All That** piece and parcel of Bastu land measuring more or less 9 Chittaks and 18 Sq.ft along with 100 Sq.ft R.T Shed standing thereon lying and situated at **Mouza – Basudebpur**, J.L. No.2, comprised in R.S. Dag No. 141(P), E.P No 559, S.P No 694, within the local limits of Kamarhati Municipality, Ward No. 25, Holding No. 35, 63 Adarsha Pally, D.P Nagar, P.O & P.S Belgharia, Kolkata 700056, District – North 24 Parganas, West Bengal, and under the Jurisdiction of A.D.S.R.O. Belgharia together with all easement rights thereto for a total consideration of **Rs.23,00,000/- (Rupees Twenty Three Lakh) only.**

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AND WHEREAS Sri Amit Kumar Saha, son of Late Arun Kumar Saha, the purchaser hereinafter being satisfied with the title of the property agreed to purchase the same and as per the present market value and accordingly offered the highest price of **Rs.23,00,000/- (Rupees Twenty Three Lakh) only** for the sale and transfer of the same and this was gladly accepted by the **VENDOR**.

AND WHEREAS the present land owner by way of registered Deed of conveyance dated 07/08/2023 being Deed No 152603634 for the year 2023 which is recorded in Book No 1, Volume No 1526-2023 pages 99638 to 99660 purchased the said property from the said Tapati Chanda which is morefully described in SCHEDULE B property.

WHEREAS after partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the state of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal hereinafter referred to as the Government offered all reasonable facilities to such persons hereinafter referred to as Refugees for residence in West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstance to use vacant lands in the urban areas for homestead purpose.



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AND WHEREAS one Sri Uma Prasad Chakraborty (now deceased), being a refugee displaced from East Pakistan now Bangladesh approached the Government of West Bengal for a plot of land for his rehabilitation.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the Refugees of East Pakistan now Bangladesh acquired a vast tract of land at Mouza Basudebpur in C.S Dag No 141(Part) of the District 24 Parganas, now under the Dist North 24 Parganas in the urban area under the provision of L.D.P Act 1948/ L.A Act I of 1894 including the plot in occupation of the said Uma Prasad Chakraborty (now Deceased).

AND WHEREAS his Excellency, the Governor of the state of West Bengal by a registered Deed of gift executed on 16/10/1992 and registered in the office of the A.D.R Barasat, District North 24 Parganas, and recorded in Book No 1, Volume No 21, Pages 85 to 88 being No 1522 for the year 1992, gifted absolutely and forever the above mentioned plot of land measuring an area of 01 Cottah 09 Chittaks and 15 sq.ft, be the same a little more or less comprised in E.P No 559A, S.P No 694/1, C.S Plot No 141(P), lying and situated at Mouza Basudebpur, J.L No 02, P.S Belgharia, Kolkata 700056, District 24 Parganas North in favour of Sri Uma Prasad Chakraborty (now deceased) Son of Late Provash Chandra Chakraborty.

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AND WHEREAS thus by virtue of aforesaid Deed of Gift the said Sri Uma Prasad Chakraborty (now deceased) become the absolute owner of the said land measuring about 1(One) Cottah 9(Nine) Chittaks and 15 (fifteen) Sq.ft more or less and thereafter duly mutated his name in the record of the Kamarhati Municipality by paying taxes and rents to the concerned authority and constructed a structure upon the said land for residential purpose and was enjoying the same without any disturbances from any corner whatsoever.

AND WHEREAS while in possession of the aforesaid property, the Said Sri Uma Prasad Chakraborty (now deceased) during his life time out of Natural love and affection by virtue of Registered Deed of Gift dated 18/05/2009 gifted a part of land measuring about 09 (Nine) Chittaks 33 (Thirty Three) Sq.ft out of total land measuring about 1(one) Cottah 09 (Nine) Chittaks and 15 (fifteen) Sq.ft more or less classified as Bastu together with Cemented Flooring one Storied Asbestor Shaded residential house measuring about 101 sq.ft, lying and sitauted in Mouza Basudebpur, J.L No 02, E.P No 559A, S.P 694/1 comprised in C.S & R.S Dag No 141(P) under Ward No 25 of Kamarhati Municipality, premises No 63, Adarsha Pally, D.P Nagar, P.O & P.S Belgharia, Kolkata 700056, District North 24 Parganas to his son namely Chinmoy Chakraborty which was registered in the office of A.D.S.R Cossipore, Dumdum, North 24 Parganas and recorded in Book No 1, Volume No 110, Pages 187 to 189 being Deed No 4352 for the year 2009.



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AND WHEREAS thus by virtue of aforesaid Deed of Gift, said Chinmoy Chakraborty become the absolute owner of the said property measuring an area 09(Nine) Chittaks 33(Thirty Three) Sq.Ft more or less and duly mutated his name in the records of Kamarhati Municipality being Municipal Holding No 32 ward no 25 and was paying taxes and rents to the concerned authorities an Govt. Sherastha.

AND WHEREAS subsequently the said Chinmoy Chakraborty after getting the schedule below property constructed a one storied dwelling house measuring about 245 sq.ft pucca construction along with 103 sq.ft R.T Shed thereon and enjoying the property free from all encumbrances and interference from any corner.

AND WHEREAS the said Chinmoy Chakraborty (now deceased) during his life time out of Natural love and affection by virtue of Registered Deed of Gift dated 23/10/2021 being Deed No 152605088, wick is recorded in Book No 1, Volume No 1526-2021, pages 187540 to 187561 gifted the said property measuring about 09 (Nine) Chittaks and 33 (Thirty Three) sq.ft alongwith one storied dwelling house measuring about 245 sq.ft pucca construction along with 103 sq.ft R.T Shed standing thereon, lying and sitauted in Mouza Basudebpur, E.P No 559A, S.P 694/1 comprised in C.S & R.S Dag No 141(P) under Ward No 25 of Kamarhati Municipality, PremisesNo 63, Adarsha Pally, D.P Nagar, P.O & P.S Belgharia, kolkata 700056, District 24 Parganas North to his Son Sandip Chakraborty which was registered in the office of A.D.S.R Belghoria, North 24 Parganas and



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recorded in Book No 1, Volume No 1526-2021, Pages 187540 to 187561 being Deed No 152605088 for the year 2021.

AND WHEREAS by virtue of the aforesaid Gift Deed, the present land owner i.e., Sandip Chakraborty become the sole and absolute owner of the plot of land measuring about 09 (Nine) Chittaks and 33(Thirty Three) Sq.ft more or less together with **old dilapidated structure** measuring about 245 (Two Hundred Forty Five) Sq.Ft pucca construction and 103 sq.ft R.T Shed, which is lying and situated at Mouza Basudebpur, J.L No 02, C.S & R.S Dag No 141 (Part) and E.P No 559A, S.P No 694/1 under Ward No 25 of Kamarhati Municipality, Premises No 63 Adarsha Pally, D.P Nagar, P.O & P.S Belgharia, Kolkata 700056, District 24 Parganas North, morefully described in **SCHEDULE "A"** herein below which is free from all encumbrances.

AND WHEREAS now due to his urgent need of money Sri Sandip Chakraborty, son of Chinmoy Chakraborty, the vendor herein approached Sri Amit Kumar Saha, son of Late Arun Kumar Saha, the purchaser herein to sell **All That** piece and parcel of Bastu land measuring more or less 9 Chittaks and 33 Sq.ft along with **old dilapidated structure** measuring about 245 (Two Hundred Forty Five) Sq.Ft pucca construction and 103 sq.ft R.T Shed standing thereon lying and situated at **Mouza – Basudebpur**, J.L. No.2, comprised in R.S. Dag No. 141(P), E.P No 559A, S.P No 694/1, within the local limits of



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Kamarhati Municipality, Ward No. 25, Holding No. 32, 63 Adarsha Pally, D.P Nagar, P.O & P.S Belgharia, Kolkata 700056, District – North 24 Parganas, West Bengal, and under the Jurisdiction of A.D.S.R.O. Belgharia together with all easement rights thereto for a total consideration of **Rs.23,00,000/- (Rupees Twenty Three Lakhs) only.**

AND WHEREAS Sri Amit Kumar Saha, son of Late Arun Kumar Saha, the purchaser hereinafter being satisfied with the title of the property agreed to purchase the same and as per the present market value and accordingly offered the highest price of **Rs.23,00,000/- (Rupees Twenty Three Lakhs) only** for the sale and transfer of the same and this was gladly accepted by the **VENDOR.**

AND WHEREAS the present land owner by way of registered Deed of conveyance dated 17/08/2023 being Deed No 152603849 for the year 2023 which is recorded in Book No 1, Volume No 1526-2023 pages 104245 to 104267 purchased the said property from the said Sandip Chakraborty which is morefully described in SCHEDULE C property.

AND WHEREAS after purchasing the said property the present Land owner discover that the as per the mother Deed of Uma Prasad Chakraborty the remaining land after the previous two gift Deeds i.e Deed No 5652 & Deed No 9169 is 08 Chittaks and 35 Sq.Ft and as such a Deed of Declaration was executed by the present Land owner vide



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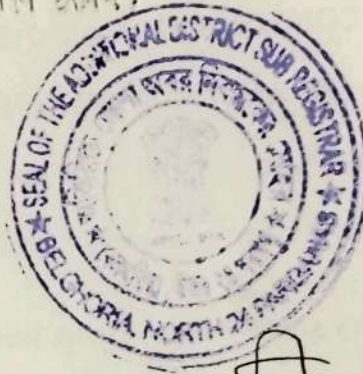
Deed No 152605556 for the year 2023 which is recorded in Book No 1, Volume No 1526-2023 pages 156854 to 156869 wherein the declarant has declare his property as per present Schedule.

AND WHEREAS the land owner is desirous of developing and promote the said A.B & C schedule property by constructing Multi storied building. But due to technical problem, the present land owner decided to develop the said land through their company namely **MAA JAGADHATRI CONSTRUCTION** ^(PAN ABXFM7789G) a Partnership Firm, being represented by its partners **1) SRI AMIT KUMAR SAHA**, and **2) SMT SUSMITA SAHA** for developing the said property according to the building plan to be approved and sanctioned by the Kamarhati Municipality.

AND WHEREAS since I have been busy with my day to day affairs it is necessary and also expedient for me to appoint and engage an Attorney for myself in my name and on my behalf to do all acts, deeds and things as I could do myself.

NOW KNOW BY THESE PRESENTS, I SRI AMIT KUMAR SAHA (PAN APMPS3745M), son of Arun Kumar Saha, do hereby nominate, constitute and appoint **MAA JAGADHATRI CONSTRUCTION** a partnership firm reprrsented by its partner **SRI AMIT KUMAR SAHA (PAN APMPS3745M) (AADHAAR NO 5082 1432 2722)** S/o Late Arun Kumar Saha one of Partners of **MAA JAGADHRTRI CONSTRUCTION**, residing at 52 Sree Pally, D.P Nagar, P.O & P.S Belgharia, Kolkata

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700056, as my true and lawful Attorney to do the following acts ,deeds, and things in respect of the premises:

- To develop my said property and to construct a multi storied building at the said premises in accordance with Building plan that may be sanctioned by the Kamarhati Municipality.
- To negotiate on terms for and to agrees and enter into and to conclude any agreement/s for sale in respect of the proposed building absolutely with the intending buyer or buyers and to receive valid receipt for the same by way of putting signature on behalf of us.
- To sign and execute any agreement/s in respect of multi storied building in favour of any person/ association of persons/company and to any other business and partnership firm and to receive from them any earnest money in their name and to give or issue valid receipt for the same.
- To sign, submit and obtain site plan, building plan, etc and all other documents relating to the property situated at Premises 21, Sahid Mahal, D.P Nagar, P.O & P.S Belghoria, Kolkata 700056, District 24 Parganas North, under Ward No 28 of Kamarhati Municipality, which is fully described in the schedule herein below before the Kamarhati Municipality.




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- To deposit all fees, charges, money before the authority concerned in my name and on my behalf for obtaining sanctioned building plan from the Kamarhati Municipality and to receive the same for me and on my behalf.
- To issue forms, brochures, designs, plan and booklets and to invite intending purchaser/s at such price as my said Attorney in its absolute discretion, thinks fit and proper.
- To Supervise, manage and conduct all sorts of administration in respect of the demised plot of land which I now have to handle and all sorts of official matters, letters arisen in course of concerned matters relating to my said property/ premises and to sign, submit before the registrar the documents, deeds for registering the property under the provision of West Bengal Apartment Ownership Act 1972 with all its latest modification /amendments etc.
- To appear for me and on my behalf before any officer, collector, Magistrate, Judge, Munsif, Notary Public, Additional District Sub Registrar and in all Government Offices, Municipality in all matters and things relating to my aforesaid property which is fully described in the schedule herein below.
- To file, institute, contest, carry on, commence, compromise, withdraw any suits, actions, proceedings, claims, demands etc. to any concerned lower and higher courts and to appear for me and



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on my behalf in all the courts, civil/ Criminals and to sign, execute verify and file plaint, written statement and petitions and also to prevent appeals in any courts and to accept services of all summons notices and other process of law.

- To appoint/engage on my behalf pleader, advocates or solicitors, whenever our said Attorney shall think proper to do so.
- To do all acts and deeds and to obtain all necessary permission or clearance from the appropriate authority for sale of the portion of the said property.

AND generally to do, execute and perform any other acts, deeds, matter or things whatsoever in the opinion of my said Attorney ought to be done, executed and performed in relation to my property or affairs ancillary or incidental thereto as fully and effectually as I myself could do the same if I am personally present.

AND I do hereby, agrees that all acts, deeds and things, lawfully done by me said Attorney, within the jurisdiction of this power of Attorney, shall be construed as acts, deeds and things done by me and I undertake to rectify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done by the virtue of the powers hereby given.



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SCHEDULE A PROPERTY HEREBY GIVEN POWER OF ATTORNEY

All That piece and parcel of a plot of **Bastu** land measuring more or less **01 (one) cottah 05 (Fifteen) chittacks** along with Two storied pucca building standing thereon measuring **583 sq.ft Ground floor & 641 sq.ft on First floor total 1224 sq.ft (Twelve Thousand Two Hundred Twenty Four) sq.ft.** lying and situated at **Mouza – Basudebpur, J.L. No.2,** comprised in R.S. Dag No. 141(P), E.P No 558, S.P No 693, L.R Dag No 141/2707 and L.R Khatian No 1575, within the local limits of Kamarhati Municipality, Ward No. 25, Holding No. 29, Adarsha Pally, D.P Nagar, P.O & P.S Belgharia, Kolkata 700056, District – North 24 Parganas, West Bengal, within the jurisdiction of the office of A.D.S.R Belgharia.

ON THE NORTH : H/o K.P Chakraborty

ON THE SOUTH : H/o Santanu Chkaraborty .

ON THE EAST : H/o. Jyotish Prasad Chakraborty & 4-6 ft common pasage.

ON THE WEST : H/o. Renu Kasen.

SCHEDULE B PROPERTY HEREBY GIVEN POWER OF ATTORNEY

All That piece and parcel of a plot of **Bastu** land measuring more or less **9 Chittaks and 18 sq.ft** along with 100 sq.ft R.T Shed lying and situated at **Mouza – Basudebpur, J.L. No.2,** comprised in R.S. Dag No. 141(P), E.P




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No 559, S.P No 694, within the local limits of Kamarhati Municipality, Ward No. 25, Holding No. 35, premises No 63, Adarsha Pally, D.P Nagar, P.O & P.S Belgharia, Kolkata 700056, District – North 24 Parganas, West Bengal, within the jurisdiction of the office of A.D.S.R Belgharia togetherwith all easement rights thereto, which is butted and bounded by :-

ON THE NORTH : 25 ft vide Adarsha Pally Road

ON THE SOUTH : LOT A

ON THE EAST : H/o Soumya Chakraborty

ON THE WEST : LOT B

SCHEDULE C PROPERTY HEREBY GIVEN POWER OF ATTORNEY

All That piece and parcel of a plot of **Bastu** land measuring more or less **08 Chittaks and 35 sq.ft** along with **old dilapidated structure** measuring about 245 (Two Hundred Forty Five) Sq.Ft pucca construction and 103 sq.ft R.T Shed lying and situated at **Mouza – Basudebpur, J.L. No.2,** comprised in R.S. Dag No. 141(P), E.P No 559A, S.P No 694/1, within the local limits of Kamarhati Municipality, Ward No. 25, Holding No. 32, premises No 63, Adarsha Pally, D.P Nagar, P.O & P.S Belgharia, Kolkata 700056, District – North 24 Parganas, West Bengal, within the



8
Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

12 SEP 2024

jurisdiction of the office of A.D.S.R Belgharia togetherwith all easement rights thereto, which is butted and bounded by :-

ON THE NORTH : 20ft wide Municipal Road

ON THE SOUTH: House of Soumya Chakraborty

ON THE EAST : 6 ft vide common passage

ON THE WEST: property of Kamala Prasad Chakraborty & other

IN WITNESSES WHEREOF I the executor herein put my own signature on this indenture on 12th day of September, 2024.

WITNESSES

1. Krishnendu Dutta
Barrister at Law
2. Sanjay Ghosh
of 36 Panna Road
Mimik Kail - C/2
Drafted and prepared by me

Krishnendu Dutta

Krishnendu Dutta

Advocate Barrackpore Court

F 1158/2007

Amit Kumar Sahra

Signature of the executors

MAA JAGADHARTI CONSTRUCTION
Amit Kumar Sahra
Partner

Signature of the attorney



[Handwritten signature]

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

12 SEP 2024

MAA JAGADHARTI CONSTRUCTION

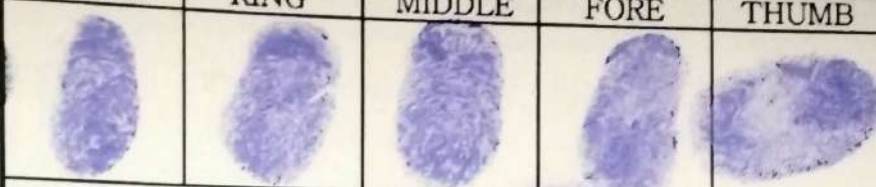
Partner

Signature of the
Executants / Presentants

SPECIMEN FOR TEN FINGERPRINTS

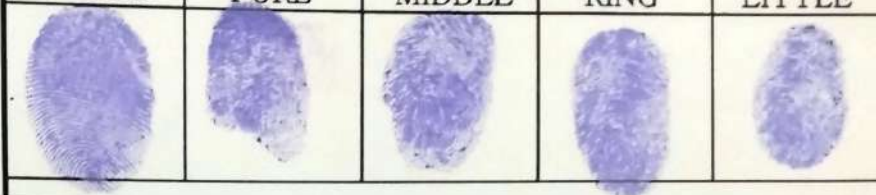
LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB
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RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE
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LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB
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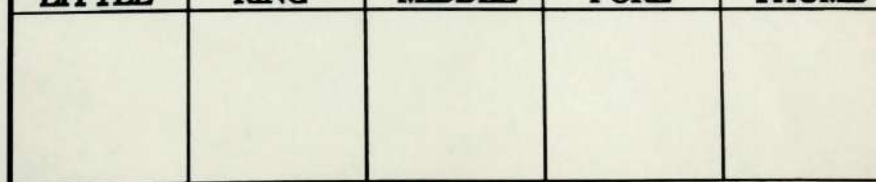
RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE
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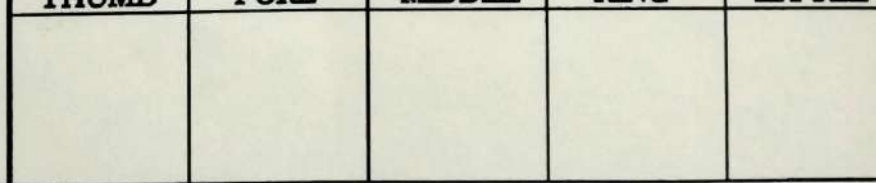
LEFT HAND

LITTLE	RING	MIDDLE	FORE	THUMB
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RIGHT HAND

THUMB	FORE	MIDDLE	RING	LITTLE
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Armit Kumar Saha



Armit Kumar Saha



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

12 SEP 2024

Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250205703558

Details

GRN:	192024250205703558	Payment Mode:	SBI Epay
GRN Date:	12/09/2024 13:55:08	Bank/Gateway:	SBlePay Payment Gateway
BRN :	4175310048825	BRN Date:	12/09/2024 13:55:50
Gateway Ref ID:	425678825907	Method:	State Bank of India UPI
GRIPS Payment ID:	120920242020570354	Payment Init. Date:	12/09/2024 13:55:08
Payment Status:	Successful	Payment Ref. No:	2002429799/5/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr Amit Saha
Address:	52 Sree pally, P.O- Belghoria, P.S- Belghoria, Kolkata-700056
Mobile:	9883383583
Period From (dd/mm/yyyy):	12/09/2024
Period To (dd/mm/yyyy):	12/09/2024
Payment Ref ID:	2002429799/5/2024
Dept Ref ID/DRN:	2002429799/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002429799/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	5040
2	2002429799/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	35
Total				5075

IN WORDS: FIVE THOUSAND SEVENTY FIVE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1526-04260/2024	Date of Registration	12/09/2024
Query No / Year	1526-2002429799/2024	Office where deed is registered	
Query Date	12/09/2024 1:31:44 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Krishnendu Dutta Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9883383583, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 86,00,000/-	Rs. 97,62,650/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,040/- (Article:48(g))	Rs. 35/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAH KAMARHATI, Road: Adarsa Pally (Belghoria), Mouza: Basudebpur, , Ward No: 25, Holding No:29 JI No: 2, Pin Code : 700056

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-141	RS-558	Bastu Bastu	1 Katha 5 Chatak	40,00,000/-	40,00,000/-	Width of Approach Road: 25 Ft.,

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAH KAMARHATI, Road: Adarsa Pally (Belghoria), Mouza: Basudebpur, , Ward No: 25, Holding No:35 JI No: 2, Pin Code : 700056

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-141	RS-559	Bastu Bastu	9 Chatak 18 Sq Ft	23,00,000/-	23,00,000/-	Width of Approach Road: 25 Ft.,

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAH KAMARHATI, Road: Adarsa Pally (Belghoria), Mouza: Basudebpur, , Ward No: 25, Holding No:32 JI No: 2, Pin Code : 700056

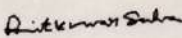
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-141	RS-559	Bastu Bastu	8 Chatak 35 Sq Ft	23,00,000/-	23,00,000/-	Width of Approach Road: 25 Ft.,
Grand Total :				4.0402Dec	86,00,000 /-	86,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1224 Sq Ft.	0/-	9,18,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 583 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 641 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					

S2	On Land L2	100 Sq Ft.	0/-	30,000/-	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					
S3	On Land L3	245 Sq Ft.	0/-	1,83,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 245 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S4	On Land L3	103 Sq Ft.	0/-	30,900/-	Structure Type: Structure
Gr. Floor, Area of floor : 103 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1672 sq ft	0 /-	11,62,650 /-	

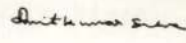
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Amit Kumar Saha (Presentant) Son of Arun Kumar Saha Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office	 12/09/2024	 Captured LTI 12/09/2024	 12/09/2024
52 Sree Pally, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: apxxxxx5m,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 12/09/2024 , Admitted by: Self, Date of Admission: 12/09/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Maa Jagadhatri Construction 52 Sree Pally D P Nagar, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Date of Incorporation:XX-XX-2XX3 , PAN No.: abxxxxx9g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Amit Kumar Saha Son of Late Arun Kumar Saha Date of Execution - 12/09/2024, , Admitted by: Self, Date of Admission: 12/09/2024, Place of Admission of Execution: Office	Photo  Sep 12 2024 2:31PM	Finger Print  Captured LTI 12/09/2024	Signature  12/09/2024
52 Sree Pally, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: apxxxxx5m, Aadhaar No: 50xxxxxxxx2722 Status : Representative, Representative of : Maa Jagadhatri Construction (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Krishnendu Dutta Son of Late K N Dutta Barrackpore Court, City:- , P.O:- Barrackpore, P.S:-Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN:- 700120	 12/09/2024	 Captured 12/09/2024	 12/09/2024
Identifier Of Shri Amit Kumar Saha, Shri Amit Kumar Saha			

Endorsement For Deed Number : I - 152604260 / 2024

On 12-09-2024

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 13:43 hrs on 12-09-2024, at the Office of the A.D.S.R. Belghoria by Shri Amit Kumar Saha ,Executant.

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 97,62,650/-

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

Execution is admitted on 12/09/2024 by Shri Amit Kumar Saha, Son of Arun Kumar Saha, 52 Sree Pally, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business

Indetified by Mr Krishnendu Dutta, , Son of Late K N Dutta, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-09-2024 by Shri Amit Kumar Saha, PARTNER, Maa Jagadhatri Construction (Partnership Firm), 52 Sree Pally D P Nagar, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Indetified by Mr Krishnendu Dutta, , Son of Late K N Dutta, Barrackpore Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35.00/- (E = Rs 35.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 35/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2024 1:55PM with Govt. Ref. No: 192024250205703558 on 12-09-2024, Amount Rs: 35/-, Bank: SBI EPay (SBlePay), Ref. No. 4175310048825 on 12-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,040/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,040/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3785, Amount: Rs.5,000.00/-, Date of Purchase: 29/08/2024, Vendor name: Samir Samanta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/09/2024 1:55PM with Govt. Ref. No: 192024250205703558 on 12-09-2024, Amount Rs: 5,040/-, Bank: SBI EPay (SBlePay), Ref. No. 4175310048825 on 12-09-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69,

Registered in Book - I

Volume number 1526-2024, Page from 127682 to 127711

being No 152604260 for the year 2024.



[Handwritten signature]

Digitally signed by SOUGATA DAS
Date: 2024.09.12 15:00:45 +05:30
Reason: Digital Signing of Deed.

(Sougata Das) 12/09/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.