

5/01/2024

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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It is hereby certified that the document is admitted to registration, The Signatures Sheet & the document sheet attached with this document as part of this document.

Arumita Basu

Addl. Dist. Sub Registrar
Naihati, North 24 Parganas

7 JUL 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, **SREEJA CHATTERJEE** (PAN- CMCPC4709A), daughter of- Late Suvra Chatterjee, by faith- Hindu, by occupation- student, Nationality- Indian, residing at- 2/2, Subarna Apartment Sent A1, Baishnab Ghata Lane, P.O. Naktala, Circus Avenue, P.S. Netaji Nagar, Kolkata- 700047 (i.e. the executant herein), **SEND GREETINGS:-**

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WHEREAS one Smt. Mrinalini Debi (wife of- Sri Haripada Bidyaratna Smrititirtha) purchased a plot of land measuring about 15 Cottah 09 Chittaks, laying and situated at Mouza- Mulajore, within the local limit of Bhatpara Municipality under P.S. Jagatdal, the then District- 24 Parganas from the then owner Sri Banomali Bandhopadhyay, by virtue of a Registered Deed of Sale (Bengali Kayemi Sattwiya Patta) dated 21/04/1925 and the same was registered in the office of the Sub-Registrar, Naihati, the then 24 Parganas and recorded in the said office in Book No. I, Volume No. 20, pages from 95 to 97, Being No. 1349 for the year 1925.

WHEREAS said Smt. Mrinalini Debi also purchased a plot of land measuring about 01 Cottah 08 Chittaks, laying and situated at Mouza- Mulajore, within the local limit of Bhatpara Municipality under P.S. Jagatdal, the then District- 24 Parganas from the then owner Sri Bamacharan Ghosal, by virtue of a Registered Deed of Sale dated 03/08/1925 and the same was registered in the office of the Sub-Registrar, Naihati, the then 24 Parganas and recorded in the said office in Book No. I, Volume No. 29, pages from 295 to 297, Being No. 2591 for the year 1925.

AND WHEREAS by purchasing aforesaid two adjacent plot of land said Smt. Mrinalini Debi became the absolute owner of 15 Cottah 09 Chittaks + 01 Cottah 08 Chittaks = 17 Cottah 01 Chittaks of land. After purchaing the aforesaid property said Mrinalini Debi while so seized and possessed of the same she died intestate leaving behind her husband Sri Haripada Bidyaratna Smrititirtha and two sons namely Sri Nilapada Bhatacharjee and

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Sri Kamalapada Bhattacharjee as her only legal heirs and successors. After demise of said Mrinalini Debi her husband said Haripada Bidyaratna Smrititirtha and said two sons Sri Nilapada Bhattacharjee and Sri Kamalapada Bhattacharjee became the joint owners of the said property by way of inheritance each having undivided 1/3rd share therein.

AND WHEREAS said Haripada Bidyaratna Smrititirtha, Nilapada Bhattacharjee and Kamalapada Bhattacharjee while so seized and possessed the said property jointly said Haripada Bidyaratna Smrititirtha died intestate leaving behind his two sons said Nilapada Bhattacharjee and Kamalapada Bhattacharjee as his only legal heirs and successors. Therefore, after demise of Haripada Bidyaratna Smrititirtha his undivided 1/3rd share in the said property devolved upon his said two sons namely Nilapada Bhattacharjee and Kamalapada Bhattacharjee. Thus said Nilapada Bhattacharjee and Sri Kamalapada Bhattacharjee jointly became the owners of the said property by way of inheritance each having equal share therein.

AND WHEREAS said Nilapada Bhattacharjee and Kamalapada Bhattacharjee while so seized and possessed the said property jointly in R.S. record of right 27 decimal of 'Bastu' land was recorded in the name of said Nilapada Bhattacharjee and Kamalapada Bhattacharjee each having eight annas (half) share therein in R.S. Dag No. 449 under R.S. Khatian No. 425 at Mouza- Mulajore; and 01 decimal of 'Danga' land was recorded in the name of said Nilapada Bhattacharjee in R.S. Dag No. 457 under R.S. Khatian No. 1539 and 01 decimal of

'Danga' land was recorded in the name of Kamalapada Bhattacharjee in R.S. Dag No. 457 under R.S. Khatian No. 1540 at Mouza-Mulajore. Thus total 29 decimal of land was recorded in the name of said Nilapada Bhattacharjee and Kamalapada Bhattacharjee in R.S. record of right (Parcha).

AND WHEREAS said Kamalapada Bhattacharjee was bachelor (unmarried). Said Nilapada Bhattacharjee and Kamalapada Bhattacharjee while so seized and possessed the said property jointly said Kamalapada Bhattacharjee died intestate leaving behind his full blooded brother said Nilapada Bhattacharjee as his only legal heir and successor. Therefore, after demise of Kamalapada Bhattacharjee his undivided half share in the said property devolved upon his brother Nilapada Bhattacharjee. Thus said Nilapada Bhattacharjee became the absolute owner of the said property by way of inheritance.

AND WHEREAS said Nilapada Bhattacharjee while so seized and possessed 29 decimal of land by causing his name mutated before the office of the Bhatpara municipality and by recording his name in the Revisional settlement and by paying Municipal taxes and Govt. rents regularly and by making construction over the said property, he died intestate on 08/10/1989 leaving behind his wife Smt. Binapani Bhattacharjee, four sons namely Sri Nirmalendu Bhattacharjee, Sri Dibyendu Bhattacharjee, Sri Harsendu Bhattacharjee, Sri Labdhendu Bhattacharyya and one daughter namely Smt. Chhanda Bhattacharjee as his only legal heirs and successors. Therefore, after demise of said Nilapada Bhattacharjee his

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wife Smt. Binapani Bhattacharjee, four sons namely Sri Nirmalendu Bhattacharjee, Sri Dibyendu Bhattacharjee, Sri Harsendu Bhattacharjee, Sri Labdhendu Bhattacharyya and one daughter namely Smt. Chhanda Bhattacharjee became the joint owners of the said property by way of inheritance each having undivided 1/6th share therein.

AND WHEREAS said Binapani Bhattacharjee, Nirmalendu Bhattacharjee, Dibyendu Bhattacharjee, Harsendu Bhattacharjee, Labdhendu Bhattacharyya and Smt. Chhanda Bhattacharjee while so seized and possessed the said property jointly said Binapani Bhattacharjee died intestate leaving behind her said four sons Sri Nirmalendu Bhattacharjee, Sri Dibyendu Bhattacharjee, Sri Harsendu Bhattacharjee, Sri Labdhendu Bhattacharyya and one daughter namely Smt. Chhanda Bhattacharjee as her only legal heirs and successors. Therefore, after demise of Binapani Bhattacharjee her undivided 1/6th share in the said property devolved upon his said four sons and one daughter. Thus, said Sri Nirmalendu Bhattacharjee, Sri Dibyendu Bhattacharjee, Harsendu Bhattacharjee, Sri Labdhendu Bhattacharyya and Smt. Chhanda Bhattacharjee became the joint owners of the said property by way of inheritance each having undivided 1/5th share therein; and they jointly have absolute right, title, interest over the said property and they jointly seized and possessed the same by causing their names mutated before the office of the Bhatpara Municipality having **Holding No. 56, Bharat Chandra Roy Path** (Ganguly Para) in Ward No. 25.

AND WHEREAS in the L.R. record of right (Parcha) 0580 decimal of land in L.R. Dag No. 959, L.R. Khatian No. 1330 has

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been recorded in the name of Nirmalendu Bhattacharjee; 0580 decimal of land in L.R. Dag No. 959, L.R. Khatian No. 1331 has been recorded in the name of Dibyendu Bhattacharjee; 0580 decimal of land in L.R. Dag No. 959, L.R. Khatian No. 1332 has been recorded in the name of Harsendu Bhatacharjee; 0580 decimal of land in L.R. Dag No. 959, L.R. Khatian No. 1333 has been recorded in the name of Labdhendu Bhattacharyya; and 0580 decimal of land in L.R. Dag No. 959, L.R. Khatian No. 1334 has been recorded in the name of Smt. Chhanda Bhattacharjee. Thus **total 29 decimal** of "**Bastu**" land has been recorded in the names of said Nirmalendu Bhattacharjee, Dibyendu Bhattacharjee, Harsendu Bhatacharjee, Labdhendu Bhattacharyya and Smt. Chhanda Bhattacharjee in L.R. Dag No. 959, L.R. Khatian No. 1330, 1331, 1332, 1333 & 1334 corresponding to R.S. Dag No. 449 and 457 under R.S. Khatian No. 425, 1539 & 1540.

AND WHEREAS said Nirmalendu Bhattacharjee, Dibyendu Bhattacharjee, Harsendu Bhatacharjee, Labdhendu Bhattacharyya and Smt. Chhanda Bhattacharjee while so seized and possessed the said property jointly said Harsendu Bhatacharjee died intestate on 31/03/2010 leaving behind his wife Smt Krishna Bhattacharjee and two daughters namely Sree Bhattacharjee (Chatterjee) and Smt Srawita Bhattacharjee as his only legal heirs and successors. Therefore, after demise of Harsendu Bhatacharjee his undivided 1/5th share in the said property devolved upon his wife Smt Krishna Bhattacharjee and two daughters Sree Bhattacharjee and Smt Srawita Bhattacharjee.

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AND WHEREAS said Sree Bhattacharjee got married two times during her lifetime. Firstly she was married with Sri Suvra Chatterjee; and out of wedlock of said Sree Bhattacharjee and Suvra Chatterjee one daughter namely Sreeja Chatterjee was born on 31/03/2003. But ultimately their marriage was dissolved and they got divorce. Thereafter, said Sree Bhattacharjee was married with Sri Kedar Nath Bhattacharjee. But no issue was born out of wedlock of Sree Bhattacharjee and Kedar Nath Bhattacharjee. Beside, said Kedar Nath Bhattacharjee died before the date of Sree Bhattacharjee.

AND WHEREAS said Sree Bhattacharjee had undivided 1/15th share in the said joint property. Said Sree Bhattacharjee while so seized and possessed her respective share in the said property together with other co-sharers, she died intestate on 24/10/2020 leaving behind her daughter Sreeja Chatterjee, daughter of- Suvra Chatterjee, as her only legal heir and successor. Therefore, after demise of Sree Bhattacharjee her said daughter Sreeja Chatterjee being her only legal heir and successor inherited her undivided 1/15th share in the said property by way of inheritance.

AND WHEREAS thus said (1) Nirmalendu Bhattacharjee, (2) Dibyendu Bhattacharjee, (3) Smt Krishna Bhattacharjee (4) Smt Srawita Bhattacharjee, (5) Sreeja Chatterjee, (6) Smt. Chhanda Bhattacharjee and (7) Labdhendu Bhattacharyya jointly became the absolute owners of ALL THAT piece and parcel of "Bastu" land measuring 29 decimal (more or less) lying and situated at Mouza- Mulajore, J.L. No. 18, in R.S. Dag No. 449 and 457 under R.S. Khatian No. 425, 1539 & 1540 corresponding to L.R. Dag No. 959,

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L.R. Khatian No. 1330, 1331, 1332, 1333 & 1334 within Block-Barrackpore-I, within the jurisdiction of A.D.S.R.O. Naihati, Under Police Station Jagatdal, in the District of North 24 Parganas; and they have absolute right, title, interest over the said property and they jointly seized and possessed the same by paying Municipal taxes and Govt. rents regularly and they are still occupying and enjoying the same as absolute owners without any disturbance from any corner whatsoever.

AND WHEREAS I, Sreeja Chatterjee, i.e. the executant herein, got **1.932** decimals (i.e. more or less **1.93** decimals) of land as per undivided **1/15th** share in the said property out of total 29 decimal of land. And my other co-sharers namely (1) Nirmalendu Bhattacharjee, (2) Dibyendu Bhattacharjee, (3) Smt Krishna Bhattacharjee (4) Smt Srawita Bhattacharjee, (5) Smt. Chhanda Bhattacharjee and (6) Labdhendu Bhattacharyya jointly owned **27.06 decimals** of land as per undivided **14/15th** share in the said property out of total 29 decimal of land.

AND WHEREAS except me the other co-sharers namely (1) Nirmalendu Bhattacharjee, (2) Dibyendu Bhattacharjee, (3) Smt Krishna Bhattacharjee (4) Smt Srawita Bhattacharjee, (5) Smt. Chhanda Bhattacharjee and (6) Labdhendu Bhattacharyya already entered into a Development Agreement with the present Developer herein on 15/01/2021 and cause registration of the same before the office of the A.D.S.R. Naihati, North 24 Parganas and recorded in Book No. I, volume No. 1507-2021, pages from 10404 to 10495, being No. 150700455, for the year 2021.

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AND WHEREAS I, the land owner herein, am now desirous of developing multi-storied buildings over my said **1.932** decimals (i.e. more or less **1.93** decimals) of land out of 29 decimal of land after demolishing the aforesaid old structure; but due to my lack of financial capacity as well as experience in construction work I have been in search of Developer who can undertake the responsibility of the proposed new building for commercial as well as residential purpose as per the plan to be sanctioned by the Bhatpara Municipality in respect of the aforesaid property and as per specification with floor, plans, elevation, sections made in compliance with the statutory requirements in the said plot of land at the cost to be paid by the Developer and/or received or obtained from time to time from the intending buyers of the flats or shops to be constructed and will be comprised in the new building.

AND WHEREAS (1) SANJOY MONDAL alias **SANJAY MANDAL** (PAN- CSBPM0276R), son of Late Ashim Mondal alias Asim Mandal , residing at- Sthir Para Vivek Pally, Mondal Para, P.O. & P.S. Jagatdal, District- North 24 Parganas, Pin- 743127, **(2) PINTOO KUMAR SHAW SONAR**, (PAN-AXUPS8288B), son of- Late Sarjoo Prasad Shaw Sonar, residing at- 146/147, Kantadanga Road, P.O. Fingapara, P.S. Bhatpara, District- Noth 24 Parganas, Pin.- 743129, **(3) SRI RANJEET PRASAD SHAW**, (PAN- ALGPS3261C), son of- Late Chiranji Shaw, residing at- 18/5, Kankinara Station Road, P.O. Kankinara, P.S.- Bhatpara, District- North 24 Parganas, Pin- 743126, **(4) GAURAB PRASAD**, (PAN- AWIPP1619G), son of- Sri Dayanand Prasad, residing at- 30/2, South A. B. Road, Uttar Kantadanga, P.O.- Fingapara, P.S.- Bhatpara, District- North 24 Parganas, Pin- 743129,

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all by faith- Hindu, by Nationality- Indian, by occupation- business, **all** are partners of "**OM SHREE CONSTRUCTION**" (PAN-AAHFO1544N), having its office at- 18/5, Kankinara Station Road, P.O.- Kankinara, P.S.- Bhatpara, District- North 24 Parganas, Pin- 743126, and having immense experience as builders and having financial capacity have accepted my said offer so as to effecting development upon the said land as described in the Schedule written hereunder after having due satisfaction as to my right, title and interest over the said land as described in the Schedule written hereunder on such terms and conditions mutually agreed upon by and between I and the said Developer. And finally a "**Development Agreement**" has been executed in between me and the said Developer on day of July 2021 and the same was registered before the office of the A.D.S.R. Naihati, North 24 Parganas on the said date and recorded in the said office in Book No. 1, Volume No. 1507-2021, pages from to , Being No. 1507 5033 for the year 2021.

AND WHEREAS as per said Development Agreement I am entitled to get from the said Developer **one** self-contained residential flat having covered area of **316 sq. ft.** (a little more or less) at **2nd floor of Block- "A"** (front side tower) towards **south-west** side in the proposed front side Building to be constructed upon the land described in the SCHEDULE hereunder written with undivided proportionate share of land underneath the building together with common facilities, areas, utilities and civic amenities as to be provided in the newly constructed buildings at the said premises **TOGETHER WITH** total **Rs. 20,00,000/-** (Rupees Twenty Lakh) only

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as **owners' allocation**. Our allocation, i.e. to say the owner's allocation is more fully and particularly mentioned in the SECOND SCHEDULE in the Development Agreement.

AND WHEREAS Save and except the Owner's Allocation of the proposed multi-storied buildings, to be constructed over the land specifically mentioned in the Schedule herein above, the rest constructed area of the proposed buildings with undivided proportionate share of land underneath the building together with common facilities, areas, utilities and civic amenities as to be provided in the newly constructed buildings at the said premises, will be allotted in favour of the Developer as **Developer's allocation**.

AND WHEREAS I, the executant herein, do hereby **nominate, constitute, appoint, engage, authorize and empowered** (1) **SANJOY MONDAL** alias **SANJAY MANDAL** (PAN-CSBPM0276R), son of Late Ashim Mondal alias Asim Mandal, residing at- Sthir Para, Vivek Pally, Mondal Para, P.O. & P.S. Jagatdal, District- North 24 Parganas, Pin- 743127, (2) **PINTOO KUMAR SHAW SONAR**, (PAN-AXUPS8288B), son of- Late Sarjoo Prasad Shaw Sonar, residing at- 146/147, Kantadanga Road, P.O. Fingapara, P.S. Bhatpara, District- North 24 Parganas, Pin.- 743129, (3) **SRI RANJEET PRASAD SHAW**, (PAN- ALGPS3261C), son of- Late Chiranji Shaw, residing at- 18/5, Kankinara Station Road, P.O. Kankinara, P.S.- Bhatpara, District- North 24 Parganas, Pin- 743126, (4) **GAURAB PRASAD**, (PAN- AWIPP1619G), son of- Sri Dayanand Prasad, residing at- 30/2, South A. B. Road, Uttar Kantadanga, P.O.- Fingapara, P.S.- Bhatpara, District- North 24 Parganas, Pin- 743129,

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all by faith- Hindu, by Nationality- Indian, by occupation- business, **all** are partners of "**OM SHREE CONSTRUCTION**" (PAN-AAHFO1544N), having its office at- 18/5, Kankinara Station Road, P.O.- Kankinara, P.S.- Bhatpara, District- North 24 Parganas, Pin- 743126, as my true and lawful constituted **ATTORNEYS** to do, exercise, execute and perform for me in my name and on my behalf, inter alia the following acts, deeds and things mentioned hereunder, i.e. do say:

- 1) To enter into, demand and hold possession of the First schedule below property and every part thereof and to develop the said premises specifically mentioned in the schedule hereunder written or any part thereof and also to manage, maintain and administer the said premises.
- 2) To develop the schedule mentioned premises by construction of multi-storied buildings and/or structures thereon consisting of several residential flats, shop rooms, office room, garages etc. and to do survey, soil testing excavation, cleaning the site and all other works at the cost and expenses of the Attorneys as necessary for the development of the property.
- 3) To appoint architects and contractor for the purpose of construction and/or development of the said premises; and to prepare plan/plans for development of the said property, specifically described in the schedule hereunder written and submit the same before the Bhatpara Municipality or other authority concern for obtaining approval of the same.

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- 4) To apply from time to time for modification of the building plan in respect of the buildings to be constructed over the property specifically mentioned in the schedule herein below written.
- 5) To supervise the development works and to carry out and/or to get carried out through contractors, architects and surveyors as may be required by my said attorneys for constructing the proposed buildings over the said property in accordance with the sanction plan/plans and specifications to be sanctioned by the appropriate authorities.
- 6) To cause mutation, amalgamation and/or any other things in relation to the said premises and any other adjoining premises as my attorneys may deem fit and proper, but at the risk, cost and responsibility of the attorneys.
- 7) To 'sign' and submit all papers, documents, statements, undertaking, declarations and plans as may be required for having the plan and/or plans sanctioned on the premises and/or part of portions thereof and to have the same sanctioned modified and/or altered by the Bhatpara Municipality and/or other authorities; and to make, sign, execute and submit necessary applications and declarations, give undertakings and fees, obtain sanction and such orders and permissions at the cost of the attorneys.
- 8) To appear before the necessary authorities including Bhatpara Municipality, B.L. & L.R.O. Barrackpore-I, Fire Brigade, Competent Authority under Urban Land (Ceiling & Regulation)

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Act,1976, Police Station etc. in connection with the sanctioning of plan and/or plans and also for raising construction of the building after having the plan sanctioned from the Municipality.

- 9) To apply for and obtain temporary and/or permanent electricity, water, gas, sewerages connection and/or connection of any utilities.
- 10) To apply for and obtained the completion certificates from the Bhatpara Municipality and/or from other concerned authorities after completion of the buildings as per sanction plan and/or revised plan.
- 11) To warn off and prohibit and if necessary to proceed against all or any trespasser on the premises or any part thereof and to take appropriate steps whether by action or otherwise and to abate all nuisance.
- 12) To negotiate for sale, lease and/or transfer of the residential flats and shop rooms, garage etc. to be constructed over the said premises as per sanction plan together with undivided and impartible share of land underneath the building or buildings and or structures thereof together with the rights and appurtenant thereto including common facilities, right of easement, right of passage etc. in respect of the Developer's allocation portion at such price which my said attorneys, in their absolute discretion, thinks proper and/or to cancel and/or repudiate the same; and to receive earnest money and/or part and/or full mutual considerations and to give good, valid receipt thereof for selling any flats/units/shops/office

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room/garages or portion/portions of the said multi-storied building from the Developer's allocation. But save and except the owners' Allocation portion which has been specifically mentioned in the above-said Development Agreement.

- 13) To apply for and obtain such certificates and/or other permission and clearance certificates and/or permission under any act or from any Government Authority as may be required for execution and/or registration of the Documents for transfer in respect of the Developer's Allocation which has been mentioned in the above-said Development Agreement.
- 14) To sign, execute, enter into, modify, cancel, alter, withdraw, approve, any Agreement for Sale and all papers, documents, contracts, agreements, declarations, affidavits, applications, return, confirmation and other documents as may be required in connection with the development of the property or any part thereof and to receive consideration, rents, service charge, taxes and other amounts thereof and grant valid receipts and discharge for the same.
- 15) To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including arbitration proceedings and demands touching any of the matters aforesaid or any part thereof and also, fit to compromise, refer to arbitration, abandon, submit the judgment or become non suited, in any court, civil or criminal or Revenues, including Rent Controller and small causes court.

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- 16) To accept notice and service of paper from any Court, Tribunal and postal and/or other authority and/or person/persons.
- 17) To receive and pay and/or deposit all money including court fees, receive, refunds and to receive and grant valid receipts and discharge in respect thereof.
- 18) To sign and submit all papers, applications and documents for having mutation, amalgamation and separation effected in all public records and with all authorities and/or persons including the Bhatpara Municipality in respect of the premises and to deal with such authority and Authorities in any manner to have such mutation, amalgamation and separation affected.
- 19) To appear and represent us before the Bhatpara Municipality, Electricity Authority and before all other statutory and local bodies as and when necessary for the purpose of construction of new buildings over and above our said premises.
- 20) To appear and represent us before the Registry office for registration of "Agreement for Sale", "Deed of Conveyance" or any other Documents/instruments of for selling the residential flats, shop rooms, office rooms, garages etc. in respect of Developer's allocation in the proposed multi-storied building to be constructed as per sanctioned Building Plan to be sanctioned by the Bhatpara Municipality over my said premises in my name and on my behalf.
- 21) To sign and execute Agreement for Sale, Deed of Conveyance/ Sale Deeds, other instruments or documents which our said

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attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the Flats/Shops/ Offices/Garages and spaces of the proposed multi-storied building in favour of the intending purchaser/purchasers in respect of the developer's allocation only (i.e. to say, save and except the portion of the Owner's allocation) as I could do myself, if I personally present.

- 22) To present any such Agreement, Conveyance or Conveyances for registration, to admit execution and receipt of consideration before the A.D.S.R.O. Naihati, District Registrar at Barasat and Additional Registrar of Assurances, Kolkata having authority for and to have the said Agreements Conveyances registered and to do all acts, deeds and things which my said attorneys will think necessary for conveying the said Flats/Shops/Offices/Garages and spaces of the proposed multi-storied building in respect of the developer's allocation to the purchaser or purchasers as fully and effectually in all respects as I could do the same myself save and except the Owner's Allocation.
- 23) To appear before the Registry Office and to rectify all Deed/Deeds and to sign on my behalf all Rectification Deed/Deeds and cause registration of Deed of Rectification/Declaration in respect of the Deed/Deeds to be made for selling the Flats/Shops/Offices/Garages and spaces of the proposed multi-storied building in respect of the developer's allocation.
- 24) To receive the consideration money in part or full in cash or by cheque/draft or through RTGS/NEFT or any kind of digital

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transaction from the intending purchaser/purchasers for selling or booking of the Flats/Shops/Offices/Garages and spaces of the proposed multi-storied building in respect of the developer's allocation and to grant receipts thereof in my name and on my behalf and to give full discharge to the purchaser/purchasers.

- 25) To execute and/or negotiate and/or enter into any Agreement for Sale of the Flats/Shops/Offices/Garages and spaces of the proposed new buildings in respect of the developer's allocation in my name and on my behalf as my lawful authorized representatives; and to accept consideration money thereof and to execute Deed of Conveyance of the Flats/Shops/Offices/Garages and spaces of the proposed multi-storied building in respect of the developer's allocation in favour of the intending purchaser/ purchasers in our names and on my behalf.
- 26) To instruct the Advocate/Lawyer for preparing and/or drafting such Agreements, Deeds of Conveyances, documents and other such paper as may be necessary for the purpose of Booking and/or selling of the Flats/Units/Shops/Offices/Garages and spaces of the proposed multi-storied buildings to be constructed over and my said premises. in respect of the developer's allocation.
- 27) To appear before the Bhatpara Municipality and other Authorities and Government Departments and/or offices and also/all other states, Executives, judicial or Quasi Judicial, Municipal and other Authorities and also all Courts of Law and Tribunals or Forums for all matters connected with the Development and Construction.

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- 28) To pay all outgoings including Municipal Taxes, Urban Land Tax, Rent, Revenues and other Charges whatsoever payable for and on account of the premises and receive refund and other money including compensation of any nature from requisition and/or acquisition authorities and to grant valid receipts and/or discharge thereof.
- 29) To employ Solicitors, Advocates, Chartered Accountants, Income Tax Practitioners and/or agents.
- 30) To give undertakings, assurances and indemnities as may be required for the purpose aforesaid.
- 31) To appear and represent us before all authorities and to make commitments, give undertakings as may be required for all or any of the purpose herein contained.
- 32) To appoint, substitute or substitutes and to delegate all or any of the powers conferred hereby to the said substitute or substitutes.
- 33) This power of Attorney shall remain restricted only to the said property mentioned in the schedule herein below written and to the building plan thereupon to be sanctioned by the authority concern.
- 34) That my above said Attorneys are the partners of "OM SHREE CONSTRUCTION" (Developers) and they will develop the schedule below premises by constructing Multi-storied buildings thereon as per sanctioned Building Plan to be sanctioned by the Local Bhatpara Municipality.

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- 35) GENERALLY TO DO AND PERFORM all acts, deeds matters and things necessary and convent for all or any of the purpose aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as I could do the same. But our said Attorneys shall have no power to transfer/sale the schedule below land without any development and/or to enter into any Agreement for Sale and/or transfer by way of Sale or lease or by way of any kind of transfer of the residential flats and shop rooms in respect of the Owner's Allocation.
- 36) AND I, hereby agree that all the acts, deeds, things, more fully and particularly described herein above, will lawfully done by my said Attorneys, shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatever other act or acts that my said Attorneys shall lawfully do, execute or perform or cause to be done, executed or performed for me by virtue of the power hereby given.

SCHEDULE OF PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of "Bastu" land measuring **1.932** decimals (i.e. more or less **1.93** decimals) as per undivided 1/15th share of the present land owner out of total 29 decimal (more or less) with old two storied building thereon having covered area of **66.66 sq. ft.** of cemented floor as per undivided 1/15th share out of 1000 sq. ft. covered area at Ground Floor and **66.66 sq. ft.** of cemented floor as per undivided 1/15th share out of 1000 sq. ft. covered area at

Sreeja Chatterjee

room/garages or portion/portions of the said multi-storied building from the Developer's allocation. But save and except the owners' Allocation portion which has been specifically mentioned in the above-said Development Agreement.

- 13) To apply for and obtain such certificates and/or other permission and clearance certificates and/or permission under any act or from any Government Authority as may be required for execution and/or registration of the Documents for transfer in respect of the Developer's Allocation which has been mentioned in the above-said Development Agreement.
- 14) To sign, execute, enter into, modify, cancel, alter, withdraw, approve, any Agreement for Sale and all papers, documents, contacts, agreements, declarations, affidavits, applications, return, confirmation and other documents as may be required in connection with the development of the property or any part thereof and to receive consideration, rents, service charge, taxes and other amounts thereof and grant valid receipts and discharge for the same.
- 15) To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including arbitration proceedings and demands touching any of the matters aforesaid or any part thereof and also, fit to compromise, refer to arbitration, abandon, submit the judgment or become non suited, in any court, civil or criminal or Revenues, including Rent Controller and small causes court.

Sreeja Chatterjee

- 16) To accept notice and service of paper from any Court, Tribunal and postal and/or other authority and/or person/persons.
- 17) To receive and pay and/or deposit all money including court fees, receive, refunds and to receive and grant valid receipts and discharge in respect thereof.
- 18) To sign and submit all papers, applications and documents for having mutation, amalgamation and separation effected in all public records and with all authorities and/or persons including the Bhatpara Municipality in respect of the premises and to deal with such authority and Authorities in any manner to have such mutation, amalgamation and separation affected.
- 19) To appear and represent us before the Bhatpara Municipality, Electricity Authority and before all other statutory and local bodies as and when necessary for the purpose of construction of new buildings over and above our said premises.
- 20) To appear and represent us before the Registry office for registration of "Agreement for Sale", "Deed of Conveyance" or any other Documents/instruments of for selling the residential flats, shop rooms, office rooms, garages etc. in respect of Developer's allocation in the proposed multi-storied building to be constructed as per sanctioned Building Plan to be sanctioned by the Bhatpara Municipality over my said premises in my name and on my behalf.
- 21) To sign and execute Agreement for Sale, Deed of Conveyance/ Sale Deeds, other instruments or documents which our said

Sreeraj Chatterjee

attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the Flats/Shops/ Offices/Garages and spaces of the proposed multi-storied building in favour of the intending purchaser/purchasers in respect of the developer's allocation only (i.e. to say, save and except the portion of the Owner's allocation) as I could do myself, if I personally present.

- 22) To present any such Agreement, Conveyance or Conveyances for registration, to admit execution and receipt of consideration before the A.D.S.R.O. Naihati, District Registrar at Barasat and Additional Registrar of Assurances, Kolkata having authority for and to have the said Agreements Conveyances registered and to do all acts, deeds and things which my said attorneys will think necessary for conveying the said Flats/Shops/Offices/Garages and spaces of the proposed multi-storied building in respect of the developer's allocation to the purchaser or purchasers as fully and effectually in all respects as I could do the same myself save and except the Owner's Allocation.
- 23) To appear before the Registry Office and to rectify all Deed/Deeds and to sign on my behalf all Rectification Deed/Deeds and cause registration of Deed of Rectification/Declaration in respect of the Deed/Deeds to be made for selling the Flats/Shops/Offices/Garages and spaces of the proposed multi-storied building in respect of the developer's allocation.
- 24) To receive the consideration money in part or full in cash or by cheque/draft or through RTGS/NEFT or any kind of digital

Sreeja Chatterjee

transaction from the intending purchaser/purchasers for selling or booking of the Flats/Shops/Offices/Garages and spaces of the proposed multi-storied building in respect of the developer's allocation and to grant receipts thereof in my name and on my behalf and to give full discharge to the purchaser/purchasers.

- 25) To execute and/or negotiate and/or enter into any Agreement for Sale of the Flats/Shops/Offices/Garages and spaces of the proposed new buildings in respect of the developer's allocation in my name and on my behalf as my lawful authorized representatives; and to accept consideration money thereof and to execute Deed of Conveyance of the Flats/Shops/Offices/Garages and spaces of the proposed multi-storied building in respect of the developer's allocation in favour of the intending purchaser/ purchasers in our names and on my behalf.
- 26) To instruct the Advocate/Lawyer for preparing and/or drafting such Agreements, Deeds of Conveyances, documents and other such paper as may be necessary for the purpose of Booking and/or selling of the Flats/Units/Shops/Offices/Garages and spaces of the proposed multi-storied buildings to be constructed over and my said premises. in respect of the developer's allocation.
- 27) To appear before the Bhatpara Municipality and other Authorities and Government Departments and/or offices and also/all other states, Executives, judicial or Quasi Judicial, Municipal and other Authorities and also all Courts of Law and Tribunals or Forums for all matters connected with the Development and Construction.

Sreeraj Chatterjee

- 28) To pay all outgoings including Municipal Taxes, Urban Land Tax, Rent, Revenues and other Charges whatsoever payable for and on account of the premises and receive refund and other money including compensation of any nature from requisition and/or acquisition authorities and to grant valid receipts and/or discharge thereof.
- 29) To employ Solicitors, Advocates, Chartered Accountants, Income Tax Practitioners and/or agents.
- 30) To give undertakings, assurances and indemnities as may be required for the purpose aforesaid.
- 31) To appear and represent us before all authorities and to make commitments, give undertakings as may be required for all or any of the purpose herein contained.
- 32) To appoint, substitute or substitutes and to delegate all or any of the powers conferred hereby to the said substitute or substitutes.
- 33) This power of Attorney shall remain restricted only to the said property mentioned in the schedule herein below written and to the building plan thereupon to be sanctioned by the authority concern.
- 34) That my above said Attorneys are the partners of "OM SHREE CONSTRUCTION" (Developers) and they will develop the schedule below premises by constructing Multi-storied buildings thereon as per sanctioned Building Plan to be sanctioned by the Local Bhatpara Municipality.

Sruja Chatterjee

- 35) GENERALLY TO DO AND PERFORM all acts, deeds matters and things necessary and convent for all or any of the purpose aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as I could do the same. But our said Attorneys shall have no power to transfer/sale the schedule below land without any development and/or to enter into any Agreement for Sale and/or transfer by way of Sale or lease or by way of any kind of transfer of the residential flats and shop rooms in respect of the Owner's Allocation.
- 36) AND I, hereby agree that all the acts, deeds, things, more fully and particularly described herein above, will lawfully done by my said Attorneys, shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatever other act or acts that my said Attorneys shall lawfully do, execute or perform or cause to be done, executed or performed for me by virtue of the power hereby given.

SCHEDULE OF PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of "Bastu" land measuring **1.932** decimals (i.e. more or less **1.93** decimals) as per undivided 1/15th share of the present land owner out of total 29 decimal (more or less) with old two storied building thereon having covered area of **66.66 sq. ft.** of cemented floor as per undivided 1/15th share out of 1000 sq. ft. covered area at Ground Floor and **66.66 sq. ft.** of cemented floor as per undivided 1/15th share out of 1000 sq. ft. covered area at

Sreeja Chatterjee

First Floor, i.e. total covered area **133.32 sq. ft.** in two storied building as per undivided $1/15^{\text{th}}$ share out of total 2000 sq. ft. covered area, lying and situated at Mouza- Mulajore, J.L. No. 18, in R.S. Dag No. 449 and 457 under R.S. Khatian No. 425, 1539 & 1540 corresponding to L.R. Dag No. 959, L.R. Khatian No. 1330, 1331, 1332, 1333 & 1334 within Block- Barrackpore-I, having Holding No. 56, Bharat Chandra Roy Path (Ganguly Para) in Ward No. 25 within the local limit of Bhatpara Municipality, within the jurisdiction of A.D.S.R.O. Naihati, Under Police Station Jagatdal, in the District of North 24 Parganas. Said **1.932** decimals of land in respect of R.S. Dag numbers is as follows:

	<u>R.S. Dag No.</u>	<u>R.S. Khatian No.</u>	<u>Total land Area</u>	<u>$1/15^{\text{th}}$ share of the Owner</u>
1)	449	425	27 decimals	1.8 decimals
2)	457	1539	01 decimals	0.066 decimals
3)	457	1540	01 decimals	0.066 decimals
				<u>Total 1.932 decimals</u>

Total undivided property (29 Dec. of land) is butted and bounded by:

ON THE NORTH : House of Late Gopal Barui,

ON THE SOUTH : House of Shiben Sarkar and Late Mantu Banerjee,

ON THE EAST : Pond of Chanchal Sarkar,

ON THE WEST : 36' wide Bharat Chandra Roy Path.

Sreeja Chatterjee

Handwritten signature/initials

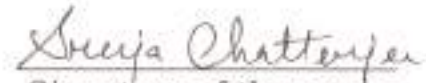
IN WITNESS WHEREOF, I, the above named executant herein, have set and subscribe my hand on this Development Power of Attorney on this 7th day of July 2021.

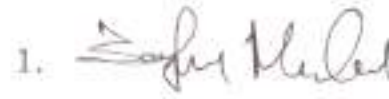
SIGNED, SEALED & DELIVERED

In the presence of: -

1. Gopal Prasad
S/o Anjanand Prasad
Kantadanga Po- Bngapala
P.S- Jagaddal, Distt- North
24 P.S West Bengal
Pin 743129.

Bhadkar Bhattacharya
S/O Nirmalendhu Bhattacharya
56, B.C. Roy Path SNR
24 P.G.S (N)
pin - 743127


Signature of the owner

1. 
2. Pritw x.r. Shaw Smar

3. Ranjeet Pd Shaw

4. 
Signature of the Attorneys

Drafted & typed by me,



Tapan Kumar Debnath
Advocate
Barrackpore court,
District- North 24 Parganas
Enrolment No. WB/373/1997

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : SREEJA CHATTERJEE







LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Sreeja Chatterjee
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : SANJOY MONDAL











LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Sanjoy Mondal
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : PINTOO KUMAR SHAW SONAR

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				














Pintoo Kumar Shaw Sonar
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name RANJEET PRASAD SHAW

LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: right;"> <p>बाय हात</p>  <p>Ranjeet Prasad Shaw</p> </div> <div style="text-align: left;"> <p>ডান হাত</p> </div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Ranjeet Prasad Shaw
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name GAURAB PRASAD

LITTLE	RING	MIDDLE	FORE	THUMB	<div style="text-align: right;">  <p>Gaurab Prasad</p> </div> <div style="text-align: left;"> <p>ডান হাত</p> </div>
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

All the above fingerprints are of the above named person and attested by the said person

Gaurab Prasad
Signature of the Presentant

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

आपकी सेवा संख्या कार्ड
Resident Account Number Card
CMOPG4709A



नाम / Name
SREJA CHATTERJEE

पिता का नाम / Father's Name
SUVRA CHATTERJEE

आपकी सेवा संख्या / Your Service Number
31/03/2013

हस्ताक्षर / Signature

35114

Sreja Chatterjee





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

ডালিকাভুক্তির আই ডি / Enrollment No.: 1040/20519/31689

Y6
 16/11/2013
 সীমা চট্টোপাধ্যায়
 SREEJA CHATTERJEE
 2/2 BASHNABHATA LANE
 Naktala
 Naktala
 Circus Avenue Kolkata
 West Bengal 700047
 70944338

 MN793443381FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9878 7569 3246

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

সীমা চট্টোপাধ্যায়
 SREEJA CHATTERJEE
 পিতা : সুভা চট্টোপাধ্যায়
 Father : SUVRA CHATTERJEE
 জন্ম তারিখ / DOB : 31/03/2003
 লিঙ্গ / Gender : Female

9878 7569 3246




আধার - সাধারণ মানুষের অধিকার

Sreeja Chatterjee



ভারত সরকার

Government of India

সংস্কৃত: भारत सरकार

Pinto Kumar Shaw Smar

সংস্কৃত: पंत कुमर शर्मा स्मर

Title: BAR/DC PROKARI JHAR



সংস্কৃত: পিন্টু কুমার শর্মা স্মার

সঙ্গ: Male



3661 8677 7125

সংস্কৃত: - সাধারণ মানুষের অধিকার



আধার

ভারত সরকার
Unique Identification Authority of India

ঠিকানা: 146/147, কাতাঙ্গা রোড
ভটিপারা (জে), ফিঙ্গারা
উত্তর ২৪ পরগণা, পশ্চিমবঙ্গ,

Address: 146/147,
KATADANGA ROAD,
Bhatpara(M), Fingara,
North Twenty Four
Parganas, West Bengal,
743129

3661 8677 7125

1947
ভারত সরকার

help@uidai.gov.in

www.uidai.gov.in

Pinto Kumar Shaw Smar

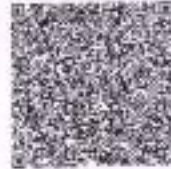
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAHFO1544N



नाम / Name
OM SHREE CONSTRUCTION

10/1/2020

दिनांक / Date of Incorporation
14/09/2020





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন

ভারত সরকার

Unique Identification Authority of India

Government of India

ভাঙ্গিকাকুটির আই ডি / Enrollment No.: 1111/65437/00871

11/01/2016
৯৯ মওল
Janjoy Mondal
STHIR PARA VIVEK PALLY
Bhatpara
Mondalpara
Barrackpur - I North 24 Parganas
West Bengal 743127
32 15600...
MA231560677FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2267 8694 7048

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



৯৯ মওল
Janjoy Mondal
পিতা : অশিম মওল
Father : Ashim Mondal
প্রসারিত / DOB : 06/04/1975
পুরুষ / Male



2267 8694 7048

আধার - সাধারণ মানুষের অধিকার

Janjoy Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RANJEET PRASAD SHAW

CHIRANJI SHAW

28/06/1985

Permanent Account Number

ALGPS3261C

Ranjeet Pd Shaw

Signature



Ranjeet pd Shaw

04.09.2020





भारत सरकार
GOVERNMENT OF INDIA



Ranjeet Prasad Shaw
जन्म तिथि / DOB : 28/06/1965
पुरुष / MALE



5041 6703 4923

मेरा आधार, मेरी पहचान

Ranjeet Prasad Shaw
04.09.2020



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Chiranj Shaw 18/5 Kankinara Station Road Bhatpara
(m) North 24 Parganas Kankinara West Bengal - 743126



1567
1800 305 1567

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001



आवक विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

आवक विभाग संख्या
 Permanent Account Number (PAN)
AW PR1618G

नाम
DAYANAND PRASAD

पति/पत्नी / Father's Name
DAYANAND PRASAD

दिनांक
 21/12/18

हस्ताक्षर
 Signature





The card is valid for PAN only. It is not valid for other purposes.
 The PAN is valid for all purposes.
 The PAN is valid for all purposes.
 The PAN is valid for all purposes.
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 The PAN is valid for all purposes.
 The PAN is valid for all purposes.
 The PAN is valid for all purposes.
 The PAN is valid for all purposes.



Dayanand Prasad



भारत सरकार
GOVERNMENT OF INDIA



व्यक्ति का नाम
Gaurab Prasad
जन्म तिथि : DOB : 21/12/1990
लिंग : MALE



5290 1020 7308

आमार ज्ञापन, आमार पहिचन



भारतीय विशिष्ट पहिचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

Address

541 Deyendra I 216302 SADHANA
Tejawan SUITE RL+711 A B ROAD
DO HINGAPARA UNIT 4
KAWADANGA TINSKI Bhadrakpur
Singapore North 24 Hingapur
West Bengal - 741120

ई-मेल:

541 Deyendra I 216302, SADHANA
KAWADANGA TINSKI, 741120
Bhadrakpur, West Bengal
741120

5290 1020 7308



1881@aicte.gov.in



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P.O. Box No. 1881,
Bhadrakpur-741001



Gaurab Prasad



भारत सरकार
GOVERNMENT OF INDIA



Gopal Prasad
DOB: 04/12/1992
Male / MALE



7262 8231 2294

Aadhaar-Aam Admi ka Adhikar



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O Dayanand Prasad, H/L No- 30/2,
South A.B. Road, Near U.K.U.C.Club,
Kantadanga, P.S- Jagaddal, P.O-Fingapara,
kankinara, North Twenty Four Parganas,
West Bengal - 743129



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2000 300 1947

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P.O. Box No. 1947,
Bengaluru-560 001

Gopal Prasad

आयकर विभाग

INCOME TAX DEPARTMENT

SANJAY MANDAL

ASIM MANDAL

07/04/1978

CSEB/102/68

CSO, New Delhi

भारत सरकार

GOVT OF INDIA



Sanjay Mandal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PINTOO KUMAR SHAW SONAR
SARJOO PRASAD SHAW SONAR

08/05/1976
Permanent Account Number

AXUPS8288B

[Signature]
Signature



Pintoo kumar Shaw Sonar



Major Information of the Deed

Deed No :	I-1507-05094/2021	Date of Registration	07/07/2021
Query No / Year	1507-8001125393/2021	Office where deed is registered	
Query Date	07/07/2021 12:13:07 PM		1507-8001125393/2021
Applicant Name, Address & Other Details	TAPAN KUMAR DEBNATH BARRACKPORE COURT, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, PIN - 700120, Mobile No. : 8777598306, Status : Advocate		
Transaction:	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 14,70,899/-	Rs. 15,75,845/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150705033/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :




District: North 24-Parganas, P.S.- Jagaddal, Municipality: BHATPARA, Road: B. C. Roy Path, Mouza: Mulajore, , Ward No: 25, Holding No:56 Pin Code : 743129

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-449	RS-425	Bastu	Bastu	1.8 Dec	12,83,477/-	13,74,545/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-457	RS-1539	Bastu	Bastu	0.066 Dec	47,061/-	50,400/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road, , Project Name :
L3	RS-457	RS-1540	Bastu	Bastu	0.066 Dec	47,061/-	50,400/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :								
Grand Total :					1.932Dec	13,77,599 /-	14,75,345 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	133.32 Sq Ft.	93,300/-	1,00,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 66.66 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 66.66 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		133.32 sq ft	93,300 /-	1,00,500 /-	



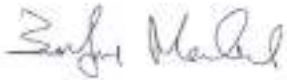


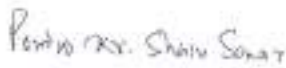


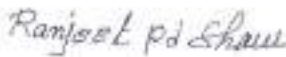
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sreeja Chatterjee (Presentant) Daughter of Late. Suvra Chatterjee Executed by: Self, Date of Execution: 07/07/2021 , Admitted by: Self, Date of Admission: 07/07/2021 ,Place : Office	 07/07/2021	 LTI 07/07/2021	 07/07/2021
2/2, Subarna Apartment Sent A1, Baishnab Ghata La, City:- , P.O:- Naktala Circus Avenue, P.S:- Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.: CMxxxxxx9A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/07/2021 , Admitted by: Self, Date of Admission: 07/07/2021 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Om Shree Construction 18/5, Kankinara Station Road, City:- , P.O:- Kankinara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126 , PAN No.: AAxxxxxx4N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Sanjoy Mondal, (Alias Name: Mr Sanjay Mandal) Son of Late Ashim Mondal Alias Asim Mandal Date of Execution - 07/07/2021, , Admitted by: Self, Date of Admission: 07/07/2021, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jul 7 2021 3:34PM</p>	<p>Finger Print</p>  <p>LTI 07/07/2021</p>	<p>Signature</p>  <p>07/07/2021</p>
<p>Sthir Para Vivek Pally, Mondal Para, City:- , P.O:- Jagaddal, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CSxxxxxx8R,Aadhaar No Not Provided Status : Representative, Representative of : Om Shree Construction (as partners)</p>				
2	<p>Name</p> <p>Mr Pintoo Kumar Shaw Sonar Son of Late Sarjoo Prasad Shaw Sonar Date of Execution - 07/07/2021, , Admitted by: Self, Date of Admission: 07/07/2021, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jul 7 2021 3:33PM</p>	<p>Finger Print</p>  <p>LTI 07/07/2021</p>	<p>Signature</p>  <p>07/07/2021</p>
<p>146/147, Kantadanga Road, City:- , P.O:- Fingapara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AXxxxxxx8B,Aadhaar No Not Provided Status : Representative, Representative of : Om Shree Construction (as partners)</p>				
3	<p>Name</p> <p>Mr Ranjeet Prasad Shaw Son of Late Chiranjit Shaw Date of Execution - 07/07/2021, , Admitted by: Self, Date of Admission: 07/07/2021, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Jul 7 2021 3:32PM</p>	<p>Finger Print</p>  <p>LTI 07/07/2021</p>	<p>Signature</p>  <p>07/07/2021</p>
<p>18/5, Kankinara Station Road, City:- , P.O:- Kankinara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx1C,Aadhaar No Not Provided Status : Representative, Representative of : Om Shree Construction (as partners)</p>				

Name	Photo	Finger Print	Signature
Mr Gaurab Prasad Son of Mr Dayanand Prasad Date of Execution - 07/07/2021, , Admitted by: Self, Date of Admission: 07/07/2021, Place of Admission of Execution: Office	 <small>Jul 7 2021 3:33PM</small>	 <small>L11 07/07/2021</small>	 <small>07/07/2021</small>
30/2, South A. B. Road, Uttar Kantadanga, City:- , P.O:- Fingapara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AWxxxxxx9G,Aadhaar No Not Provided Status : Representative, Representative of : Om Shree Construction (as partners)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOPAL PRASAD Son of Mr DAYANAND PRASAD KANTADANGA, City:- , P.O:- FINGAPARA, P.S:-Jagaddal, District:- North 24-Parganas, West Bengal, India, PIN:- 743129	 <small>07/07/2021</small>	 <small>07/07/2021</small>	 <small>07/07/2021</small>
Identifier Of Sreeja Chatterjee, Mr Sanjoy Mondal, Mr Pintoo Kumar Shaw Sonar, Mr Ranjeet Prasad Shaw, Mr Gaurab Prasad			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Sreeja Chatterjee	Om Shree Construction-1.8 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Sreeja Chatterjee	Om Shree Construction-0.066 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Sreeja Chatterjee	Om Shree Construction-0.066 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Sreeja Chatterjee	Om Shree Construction-133.32000000 Sq Ft

Endorsement For Deed Number : I - 150705094 / 2021

On 07-07-2021

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

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

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:55 hrs on 07-07-2021, at the Office of the A.D.S.R. NAIHATI by Sreeja Chatterjee ,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 15,75,845/-

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

Execution is admitted on 07/07/2021 by Sreeja Chatterjee, Daughter of Late Suvra Chatterjee, 2/2, Subarna Apartment Sent A1, Baishnab Ghata La, P.O: Naktala Circus Avenue, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Student

Identified by Mr GOPAL PRASAD, , Son of Mr DAYANAND PRASAD, KANTADANGA, P.O: FINGAPARA, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743129, by caste Hindu, by profession Business

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

Execution is admitted on 07-07-2021 by Mr Sanjoy Mondal, , Mr Sanjay Mandal partners, Om Shree Construction, 18/5, Kankinara Station Road, City:- , P.O:- Kankinara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126

Identified by Mr GOPAL PRASAD, , Son of Mr DAYANAND PRASAD, KANTADANGA, P.O: FINGAPARA, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743129, by caste Hindu, by profession Business

Execution is admitted on 07-07-2021 by Mr Pintoo Kumar Shaw Sonar, partners, Om Shree Construction, 18/5, Kankinara Station Road, City:- , P.O:- Kankinara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126

Identified by Mr GOPAL PRASAD, , Son of Mr DAYANAND PRASAD, KANTADANGA, P.O: FINGAPARA, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743129, by caste Hindu, by profession Business

Execution is admitted on 07-07-2021 by Mr Ranjeet Prasad Shaw, partners, Om Shree Construction, 18/5, Kankinara Station Road, City:- , P.O:- Kankinara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126

Identified by Mr GOPAL PRASAD, , Son of Mr DAYANAND PRASAD, KANTADANGA, P.O: FINGAPARA, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743129, by caste Hindu, by profession Business

Execution is admitted on 07-07-2021 by Mr Gaurab Prasad, partners, Om Shree Construction, 18/5, Kankinara Station Road, City:- , P.O:- Kankinara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126

Identified by Mr GOPAL PRASAD, , Son of Mr DAYANAND PRASAD, KANTADANGA, P.O: FINGAPARA, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743129, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 14134, Amount: Rs.100/-, Date of Purchase: 30/04/2021, Vendor name: R Sur

Abhisek Banerjee

ABHISEK BANERJEE
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1507-2021, Page from 119438 to 119480
being No 150705094 for the year 2021.



(ABHISEK BANERJEE) 2021/07/22 12:20:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
West Bengal.



(This document is digitally signed.)