

12096

12227/24



पश्चिम बंगाल WEST BENGAL

Certifies that the document is a true and correct copy of the original document and the registration fee has been paid. The document is attached with this document as per part of this document.

8-8-2067175/2024

AN 518704

Additional District Sub-Registrar
Purba New Town, North 24-Pgs

01 AUG 2024

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS shall We, 1. MR. APURBA PAUL,
having PAN- GHRPP5525H, Aadhaar No. 9104 0184 9223, Mob. No.
8697260968, son of Late Pradip Kumar Paul, by occupation - Business and

4987 25-7-24

তা-

মূল্য 100/-

ক্রেতার নাম ও পতা

Namita Dhar

Haliara, Kolkata

ডায়াল (ক্রেতার স্বাক্ষর)

বিধান নম্বর : সনটাল ও সনটাল ১৬ ডি. এন. আর. ও

মোট ডায়াল ক্রয় তা

চালান নং মোট কত টাকা বরাদ্দ

কিল্লি-বারাকপুর, ডেপু-মিতা দহ

04 JUL 2024

998000



2. **SMT. ARUNA PAUL**, having PAN- BRDPP7605M, Aadhaar No. 8182 4311 6435, 7364 4566 1483., Mob. No. 8697260968, wife of Late Pradip Kumar Paul, daughter of Baidyanath Kundu, by occupation House wife, both by faith - Hindu, by nationality -Indian, both residing at 31/6, Barada Basak Street, Post Office- Kuthighat Road, Police Station Baranagar, Kolkata- 700036, District North 24 Parganas, State of West Bengal,, **SEND GREETINGS:**

WHEREAS one Sri Tinkari Bondapadyya is seized and possessed or otherwise well & sufficiently entitled as absolute owner of **.ALL THAT** piece and parcel of revenue paying agricultural land measuring 37 Decimal of the part of C.S. Dag No. 4443, R.S Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, lying at Mouza Hatiara, J.L. No. 14, Re.Sa. No.188, Touzi No. 169, Pargana- Kalikata, S.R.O Cossipore, Dum Dum, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Gopalpur Municipality in ward No. 20, in the District 24-Parganas.

AND WHEREAS by a Bengali Sale Deed (Sub Bikray Kobala) dated 14th day of March, 1967, Registered at the office of the S.R.O Cossipore, Dum Dum, copied in Book No. I, Volume No. 35, Pages from 191 to 196, being No. 2025, for the year 1967, said Sri Tinkari Bondapadyya for the consideration mentioned therein sold, transferred and conveyed his total right, title and interest to one Sri Ram Chandra Das, residing at 21, Rabuiati Road, Police Station Dum Dum, Kolkata- 700028, **ALL THAT** piece and parcel of revenue paying shali land measuring about 37 Decimal of the part of C.S. Dag No. 4443, R.S Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, lying at Mouza Hatiara, J.L. No. 14, Re.Sa. No.188, Touzi No. 169, Pargana- Kalikata, S.R.O Cossipore, Dum Dum, within the jurisdiction of

Rajarhat Police Station, within the local limits of Rajarhat Gopalpur Municipality in ward No. 20 in the District North 24-Parganas.

AND WHEREAS by a Sale Deed, dated 10th day of July, 1967, Registered at the office of the S.R.O Cossipore, Dum Dum, copied in Book No. I, Volume No. 57, Pages 164 to 166, Being Deed No. 5972, for the year 1967, said Sri Ram Chandra Das for the consideration mentioned therein sold, transferred and conveyed his right title and interest to one Sri Ganga Bishnu Shaw and Sri Krishna Shaw, **ALL THAT** piece and parcel of revenue paying shali land measuring about 37 Decimal of the part of C.S. Dag No. 4443, R.S Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, lying at Mouza Hatiara, J.L. No. 14, Re.Sa. No.188, Touzi No. 169, Pargana-Kalikata, S.R.O Cossipore, Dum Dum, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Gopalpur Municipality in ward No. 20 in the District North 24-Parganas.

AND WHEREAS the said co-owner Sri Krishna Shaw died intestate leaving behind his wife Smt. Uma Shaw, two sons namely Sri Rakesh Shaw, Sri Rajen Shaw and one daughter namely Smt. Maya Shaw as his only legal heirs towards his estate, right, title and interest in the aforesaid jointly owners 50% share of land out of 37 Decimal.

AND WHEREAS one Smt. Uma Shaw, Sri Rakesh Shaw, Sri Rajen Shaw and Smt. Maya Shaw was seized and possessed or otherwise well & sufficiently entitled as absolute undivided joint owners of **ALL THAT** piece and parcel of revenue paying agricultural land measuring 18.5 Decimal out of 37 Decimal of the part of C.S. Dag No. 4443, R.S Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, lying at Mouza Hatiara, J.L. No. 14, Re.Sa. No.188, Touzi No. 169, Pargana- Kalikata, S.R.O Cossipore,

Dum Dum, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Gopalpur Municipality in ward No. 20, in the District 24-Parganas.

AND WHEREAS one Sri Ganga Bishnu Shaw was seized and possessed or otherwise well & sufficiently entitled as absolute undivided joint owner of **ALL THAT** piece and parcel of revenue paying agricultural land measuring 18.5 Decimal out of 37 Decimal of the part of C.S. Dag No. 4443, R.S Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, lying at Mouza Hatiara, J.L. No. 14, Re.Sa. No.188, Touzi No. 169, Pargana-Kalikata, S.R.O Cossipore, Dum Dum, within the jurisdiction of Rajarhat Police Station, within the local limits of Rajarhat Gopalpur Municipality in ward No. 20, in the District 24-Parganas.

AND WHEREAS by a Bengali Sale Deed (Sub- Bikray Kobala), Registered at the office of the A.D.S.R Bidhannagar, Salt Lake City, copied in Book No. 1, Volume No. 297, Pages from 78 to 92, being No. 04941, for the year 2006 the said Sri Ganga Bishnu Shaw, Smt. Uma Shaw, Sri Rakesh Shaw, Sri Rajen Shaw and Smt. Maya Shaw jointly for the consideration mentioned therein sold, transferred and conveyed their right title and interest to one Sri Pradip Kumar Paul, **ALL THAT** piece and parcel of revenue paying agricultural land measuring about 2 (Two) Cottah out of 37 Decimal of the part of C.S. Dag No. 4443, R.S Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, lying at Mouza Hatiara, J.L. No. 14, Re.Sa. No.188, Touzi No. 169, Pargana- Kalikata, A.D.S.R Rajarhat formerly S.R.O Cossipore, Dum Dum, within the jurisdiction of Rajarhat after New Town presently Eco Park Police Station, within the local limits of Rajarhat Gopalpur Municipality in ward No. 20, in the District 24-Parganas.

AND WHEREAS the said Sri Pradip Kumar Paul died intestate leaving behind his wife Smt. Aruna Paul, and his one son namely Sri Apurba Paul as his only legal heirs towards his estate, right, title and interest in the aforesaid jointly owners.

AND WHEREAS, while seized and possessed the aforesaid property said Smt. Aruna Paul and Sri Apurba Paul therein mutated and recorded their names in the record of the B.L. & L.R.O. accordingly and the said concerned authority have assessed her name in L.R. Khatian No. 19994 & 19993, under R.S. & L.R. Dag No. 4470 and also recorded in Rajarhat Gopalpur Municipality Ward No. 20, now Bidhannagar Municipal Corporation Ward No 14 and published her name in the concerned authority as the owner in respect of the aforesaid property.

AND WHEREAS said Smt. Aruna Paul and Sri Apurba Paul while jointly enjoying in respect of the property, accordingly became the absolute owners of the aforesaid property of i.e piece and parcel of a plot of shaly land measuring an area of 2 (Two) Cottah of the part of C.S. Dag No. 4443, R.S & L.R.Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, L.R. Khatian No. 19993 & 19994, lying and situated under Mouza Hatiara, J.L. No. 14, Re.Sa. No.188, Touzi No. 169, Pargana- Kalikata, within the jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, New town formerly Bidhannagar, Salt Lake City, within the local limits of under Ward No. 20 of the Rajarhat Gopalpur Municipality, issued a new now under Ward No. 14 of the Bidhannagar Municipal Corporation, issued a new under Locality: Hatiara Arunachal, Post Office Hatiara, Kolkata-700157, under Police Station -Rajarhat [old] New Town (after), Eco Park [new], District North 24-Parganas unto and in favour of owners (Smt. Aruna Paul and Sri Apurba Paul) herein has also acquired the absolute right, title,

interest over the above mentioned property as absolute owners thereof and their has been/is still absolutely and forever, without any claim or demand from any person or persons whatsoever and the said property is free from all encumbrances and the owners herein has also acquired the absolute right, title, interest over above mentioned property as absolute owners thereof and their have been/is still now possessing and enjoying the said property peacefully, freely, absolutely and forever, without any claim or demand from any person or persons whatsoever and the said property is free from all encumbrances, whatsoever which is more fully described in **FIRST SCHEDULE**, hereinafter referred to and called as the **SAID PREMISES**.

AND WHEREAS now the joint owners Smt. Aruna Paul and Sri Apurba Paul herein decided to construct one multi storied residential building morefully described in the **FIRST SCHEDULE** below. But as the present owners do not have required capital to construct the multi storied building on the said land as described in **FIRST SCHEDULE** below, so due to paucity of funds, he decided to get the help of developer who shall invest fund in construction of multi storied building on the said **FIRST SCHEDULE** mentioned land.

AND WHEREAS while peacefully having seized and possessed the said property the aforesaid Smt. Aruna Paul and Sri Apurba Paul therein mutated their names in the record of the Rajarhat Gopalpur Municipality, under Ward No. 20 (Old), now Bidhannagar Municipal Corporation, under Ward No. 14 (new), as absolute sole Owners in respect of the said property subsequently the said concerned authority have assessed their names in the assessment records of the said concerned authority and Police Station – New Town now Eco Park, within the jurisdiction of A.D.S.R. at Bidhan Nagar (Salt Lake City), now A.D.S.R. at Rajarhat, in the District North 24 Parganas and paying the relevant rates and taxes to the concerned authority, which

is more fully described in **SCHEDULE**, hereinafter referred to and called as the **SAID PREMISES**.

We, Smt. Aruna Paul and Sri Apurba Paul the **APPOINTER /PRINCIPAL** hereto absolutely seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of a plot of land measuring an area of 2 (Two) Cottah of the part of C.S. Dag No. 4443, R.S & L.R.Dag No. 4470, under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, L.R. Khatian No. 19993 & 19994, lying and situated under Mouza Hatiara, J.L. No. 14, Re.Sa. No.188, Touzi No. 169, Pargana- Kalikata, within the jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat, New town formerly Bidhannagar, Salt Lake City, within the jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat formerly Bidhannagar, Salt Lake City, within the local limits of Ward No. 20 of the Rajarhat Gopalpur Municipality now under Ward No. 14 of the Bidhannagar Municipal Corporation, under Ward No. 20 (Old), now Bidhannagar Municipal Corporation, under Ward No. 14 (new), under Locality: Arunachal, Hatiara, Post Office Hatiara, Kolkata- 700157, within the jurisdiction of the Office of the Additional District Sub-Registrar Rajarhat formerly Bidhannagar, under Police Station -Rajarhat [old] New Town (after), Eco Park [new], District North 24-Parganas as specifically mentioned in the **SCHEDULE** written hereunder hereinafter referred to as the **SAID PREMISES**.

Apurba Paul
AND WHEREAS I have entered into a **Development Agreement** on **1st day** of **AUGUST**, **2024** with **M/S. DBR ENTERPRISE**, a Proprietorship firm, having its office at- 585, Nilachal Apartment, Nilachal, Hatiara, near Jhilibagan, Post Office Hatiara, Police Station New Town now Eco Park, Kolkata- 700157, District North 24-Parganas, West Bengal and represented by its Proprietor namely **MR. DHIRENDRA KUMAR JHA**, (PAN- AOFPJ8170F), (Aadhaar No. 7364 4566 1483), (Mobile No. 8017464780), son of Late Shyamanand Jha, by faith Hindu, by

Nationality-Indian, by occupation Business, residing at 585, Nilachal Apartment, Nilachal, Hatiara, near Jhilbagan, Post Office Hatiara, Police Station New Town now Eco Park, Kolkata- 700157, District North 24-Parganas, West Bengal, to develop the aforesaid Premises under some terms and conditions mentioned therein which duly registered on recorded dated07.2024, at the Office of the Additional District Sub-Registrar at Rajarhat, New Town and recorded into **Book No. I, Volume No. 1523-2024, Being No. 1523/2.2.2.2.6, for the year 2024;**

AND WHEREAS We are busy with our own day to day business respectively at the same time having no contemplation to construct new building on the land comprised in the **SAID PREMISES** as per plan. It is not possible for us to look after and manage the whole affairs including construction and of the new proposed building on comprised in the **SAID PREMISES**.

NOW KNOW YE AND THESE PRESENTS WITNESSETH We, the **APPOINTER/PRINCIPAL** do hereby nominate, constitute and appoint Proprietor of **M/S. DBR ENTERPRISE**, a Proprietorship firm, having its office at 585, Nilachal Apartment, Nilachal, Hatiara, near Jhilbagan, Post Office Hatiara, Police Station New Town now Eco Park, Kolkata- 700157, District North 24-Parganas, West Bengal and represented by its Proprietor namely **MR. DHIRENDRA KUMAR JHA**, (PAN- AOFPJ8170F), (Aadhaar No. 7364 4566 1483), (Mobile No. 8017464780), son of Late Shyamanand Jha, by faith Hindu, by Nationality-Indian, by occupation Business, residing at 585, Nilachal Apartment, Nilachal, Hatiara, near Jhilbagan, Post Office Hatiara, Police Station New Town now Eco Park, Kolkata- 700157, District North 24-Parganas, West Bengal to be my lawful **ATTORNEY** for use in my name and on my behalf to do all or any of the acts, deeds, matters and things whatsoever relating to the **SAID PREMISES** and/or severally hereinafter mentioned that is to say:

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof.

2. To appear and represent us before any authority and authorities including the Bidhannagar Municipal Corporation, The Calcutta Metropolitan Development Authority, Fire Brigade, West Bengal Police, The Competent Authority under the Urban Land [ceiling and regulation] Act, 1976 and Government of West Bengal in connection with the modification and/or alteration of the sanctioned plans.

3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction the Development Plan and to submit and take delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.

4. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plan to any authority or authorities.

5. To develop the said Premises making construction of building thereon as per plan and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.

6. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purposes to sign, execute and commit the all papers, applications, documents and plans and to do all other acts,

to be done by the said ATTORNEY.

7. To use, shift, or re-adjust the existing electricity connection in the said Premises in such manner, as the said **ATTORNEY** may deem fit and proper.

8. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or licence fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure already demolished as mentioned in the Deed of Agreement for the Development of the said Premises.

9. To appear and represent us before all authorities including those under the Bidhannagar Municipal Corporation for fixation and/or finalization of annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said **ATTORNEY** may deem fit and proper.

10. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.

11. To sign, execute and submit and take delivery of site plan, building plan, application of phase II certificate, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan and/or sanction plans modified and/or altered in Bidhannagar Municipal Corporation in respect of our property more specifically mentioned in the schedule written hereunder;

12. To enter into any agreement for sale with intending buyer/buyers against our Attorneys' allocated portion and also do collect advance and/or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.

13. To enter into all Agreement for sale with the prospective Purchaser/s save and except Owner's/Principal's allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive, realize and obtain payment of all or any money which may hereafter become payable to us by said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said ATTORNEY shall think fit and proper.

14. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said deed of agreement for Development of the said Premises.

15. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of Registration save and except the Owner's allocation as stated in the said Development Agreement.

16. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building save

and except Principal's allocation as stated in the said Development Agreement.

17. To sign and execute any deeds, instruments of documents for the purpose of transferring the said premises or any portion thereof to the intending purchaser or purchasers save and except Principal's allocation as stated in the said Development Agreement.

18. To execute conveyance or conveyances in our names on us behalf to do all acts and deeds in favour of the intending purchaser/s and to present the said conveyance for registration before the competent registering authority save and except Principal's allocation as stated in the said Development Agreement.

19. To instruct the Advocate/Lawyer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling the schedule mentioned property,

20. To execute and/or negotiate and/or entering into any agreement for selling the schedule mentioned property in the name of the Attorney as and on our behalf save and except Principal's allocation as stated in the said Development.

21. To execute and sign any deeds, agreements, memo of understanding with a view to sale of schedule mentioned property in its own name and on our behalf save and except Principal's allocation as stated in the said Development Agreement.

22. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof, including acquisition and/or requisition and/ or in respect of the said Premises or any part thereof in

which the said estate is now may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.

23. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY.

24. To advertise in the newspapers for obtaining Purchaser for selling the flat/commercial and car parking space in the proposed building.

25. To receive compensation becoming receivable in respect of any acquisition and/or requisition of the said constructed building save and except any allocation or any part thereof subject to the conditions stipulated in the deed of agreement for Development.

26. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said Premises and also to present and prosecute writ application in respect thereof.

27. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefore.

28. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the principal.

AND GENERALLY to act as our **ATTORNEY** or agent in relation to all matters touching our said Premise and building, as we could do if we could personally represent.

AND we, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Power in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of shali land measuring an area of **2 (Two) Cottah** more or less under C.S. Dag No. 4443, **R.S & L.R. Dag No. 4470,** under C.S. Khatian No. 1078, R.S. Khatian No. 534/910, L.R. Khatian No. 19993 & 19994, lying and situated under **Mouza - Hatara**, J. L. No. 14, Re. Sa. No. 188, Touzi No. 169, Pargana -Kalikata, within the jurisdiction of the Office of the Additional District Sub-Registrar at Rajarhat formerly Bidhannagar, Salt Lake City, within the local limits of Ward No. 20 of the Rajarhat Gopalpur Municipality, now under Ward No. 14 of the Bidhannagar Municipal Corporation, Locality: **Hatara Arunachal**, Post Office Hatara, Kolkata- 700157, within the jurisdiction of the Office of the Additional District Sub-Registrar Rajarhat formerly Bidhannagar, under Police Station Rajarhat [old] New Town (after), Eco Park [present], District North 24-Parganas, PIN -700157, West Bengal, which is butted and bounded as follows:

ON THE NORTH : By R.S. & L.R. Dag No. 4469.

ON THE SOUTH : By the land of Subrata Paul and 6 ft. wide road.

ON THE EAST ; By the land of Dhirendra Kumar Jha,

ON THE WEST : By the land of Shankar Paul.

IN WITNESS WHEREOF we have hereunto set subscribed and affixed our respective hands and seals on the 1st day of August, 2024 [Two Thousand Twenty Four];

SIGNED, SEALED and DELIVERED

at New Town, Kolkata, in the presence of :

1. *Shamsher Guha*
Sat Sanghe Pally, Halisara
P.S. - Eee Bank, P.O. Halisara
Kolkata 700157

Arundhan Paul
Arundhan Paul
SIGNATURE OF PRINCIPAL



2. *Sanjit Ghosh*
520 Pannaghi, B.O. Noapara
P.O. - Barua at post - N&KPS
Pin - 700125 (DB)

Shimul K. Ghosh
SIGNATURE OF ATTORNEY

Drafted by :-

Tania Guha
(Tania Guha)

Advocate,

Enrollment No. F/465/377/2020.

12, Old Post Office Street,

Kolkata- 700001.

Computer Typed by :-

N. Guha

Guha Type Chamber,

12, Old Post Office Street,

Kolkata- 700001.

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE M.V. ACT 1988

N.B. -

LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

	LH					
	RH.					
Shindora Ka Shekhar						

ATTESTED :- Shindora Ka Shekhar

	LH					
	RH.					
Apurba Paul						

ATTESTED :- Apurba Paul

	LH.					
	RH.					
Soumi Paul						

Soumi Paul

Major Information of the Deed

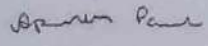
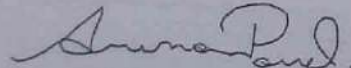
Deed No :	I-1523-12227/2024	Date of Registration	01/08/2024
Query No / Year	1523-8002067175/2024	Office where deed is registered	
Query Date	01/08/2024 3:15:40 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUBRATA SANTRA CITY CIVIL COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903403901, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 24,56,998/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152312226/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Arunachal(Hatiara), Mouza: Hatiara, , Ward No: 14 Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4470	LR-19993	Bastu	Shali	1 Katha	1,00,000/-	12,28,499/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-4470	LR-19994	Bastu	Shali	1 Katha	1,00,000/-	12,28,499/-	Width of Approach Road: 6 Ft., , Project Name :
		TOTAL :			3.3Dec	2,00,000 /-	24,56,998 /-	
		Grand Total :			3.3Dec	2,00,000 /-	24,56,998 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Apurba Paul (Presentant) Son of Late Padip Kumar Paul Executed by: Self, Date of Execution: 01/08/2024 , Admitted by: Self, Date of Admission: 01/08/2024 ,Place : Office	Photo  01/08/2024	Finger Print  Captured LTI 01/08/2024	Signature  01/08/2024
31/6, Barada Basak Street, Village:- Baranagar, P.O:- Kuthighat Road, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-2XX3 , PAN No.: GHxxxxxx5H, Aadhaar No: 91xxxxxxx9223, Status :Individual, Executed by: Self, Date of Execution: 01/08/2024 , Admitted by: Self, Date of Admission: 01/08/2024 ,Place : Office				
2	Name Smt ARUNA PAUL Wife of Late Pradip Kumar Paul Executed by: Self, Date of Execution: 01/08/2024 , Admitted by: Self, Date of Admission: 01/08/2024 ,Place : Office	Photo  01/08/2024	Finger Print  Captured LTI 01/08/2024	Signature  01/08/2024
31/6, BARADA BASAK STREET, Village:- BARANAGAR, P.O:- Kuthighat Road, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: BRxxxxxx5M, Aadhaar No: 81xxxxxxx6435, Status :Individual, Executed by: Self, Date of Execution: 01/08/2024 , Admitted by: Self, Date of Admission: 01/08/2024 ,Place : Office				

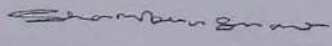
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DBR ENTERPROSE 585, NILACHAL APARTMENT, Nilachal, Hatiara,, Village:- Hatiara, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Date of Incorporation:XX-XX-1XX4 , PAN No.: AOxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr Dhirendra Kumar Jha Son of Late Shyamanand Jha Date of Execution - 01/08/2024, , Admitted by: Self, Date of Admission: 01/08/2024, Place of Admission of Execution: Office		 Captured	
Aug 1 2024 4:41PM	LTI 01/08/2024	01/08/2024	
585, NILACHAL APARTMENT, Nilachal, Hatiara, Village:- Hatiara, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: AOxxxxxx0F, Aadhaar No: 73xxxxxxxx1483 Status : Representative, Representative of : DBR ENTERPROSE (as Sole Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHAMBHU SHAW Son of RAJEN SHAW SATSANGHA PALLY HATIARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157		 Captured	
01/08/2024	01/08/2024	01/08/2024	
Identifier Of Mr Apurba Paul, Smt ARUNA PAUL, Mr Dhirendra Kumar Jha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Apurba Paul	DBR ENTERPROSE-0.825 Dec
2	Smt ARUNA PAUL	DBR ENTERPROSE-0.825 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Apurba Paul	DBR ENTERPROSE-0.825 Dec
2	Smt ARUNA PAUL	DBR ENTERPROSE-0.825 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Arunachal(Hatiara), Mouza: Hatiara, , Ward No: 14 Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4470, LR Khatian No:- 19993	Owner:অপুর গাং, Gurdian:প্রদীপ কুমার গাং, Address:লিঙ্গ, Classification:খালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.

2	LR Plot No:- 4470, LR Khatian No:- 19994	Owner: অরুণা পাল, Gurdian: প্রদীপ কুমার পাল, Address: নিজ , Classification: শালি, Area: 0.01000000 Acre,	Owner Name not selected by applicant.
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Endorsement For Deed Number : I - 152312227 / 2024

On 01-08-2024

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 15:28 hrs on 01-08-2024, at the Office of the A.D.S.R. RAJARHAT by Mr Apurba Paul ,
one of the Executants.

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
24,56,998/-

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

Execution is admitted on 01/08/2024 by 1. Mr Apurba Paul, Son of Late Padip Kumar Paul, 31/6, Barada Basak
Street, P.O: Kuthighat Road, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste
Hindu, by Profession Business, 2. Smt ARUNA PAUL, Wife of Late Pradip Kumar Paul, 31/6, BARADA BASAK
STREET, P.O: Kuthighat Road, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by
caste Hindu, by Profession House wife

Indetified by Mr SHAMBHU SHAW, , Son of RAJEN SHAW, SATSANGHA PALLY HATIARA, P.O: HATIARA, Thana:
New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Others

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

Execution is admitted on 01-08-2024 by Mr Dharendra Kumar Jha, Sole Proprietor, DBR ENTERPROSE, 585,
NILACHAL APARTMENT, Nilachal, Hatiara, , Village:- Hatiara, P.O:- Hatiara, P.S:-New Town, District:-North 24-
Parganas, West Bengal, India, PIN:- 700157

Indetified by Mr SHAMBHU SHAW, , Son of RAJEN SHAW, SATSANGHA PALLY HATIARA, P.O: HATIARA, Thana:
New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by profession Others

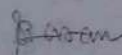
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration
Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 4987, Amount: Rs.100.00/-, Date of Purchase: 25/07/2024, Vendor name: MITA
DUTTA



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



ভারতীয় নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
নির্বাচকের সচিব পরিচয় কার্ড Election's Photo Identity Card



GGC3202967

নাম : শম্ভু শীল



নাম : Shambhu Shaw

পিতার নাম : রাজেন শীল

Father's Name : Rajen Shaw

লিঙ্গ/Gender : পুরুষ/Male

জন্ম তারিখ/বয়স :

Date of Birth/ Age : 39



ঠিকানা : N0021, হাতিয়ারা, সতসং পল্লি, ধানকাল, উত্তর 24 পরগনা,
পশ্চিমবঙ্গ-700157

Address : N0021, HATIARA, SATSANG PALLY, DHANKAL,
NORTH 24-PARGANAS, WEST BENGAL-700157



নির্বাচন নিবন্ধন অধিকারিক, 115-রাজহাট নিউটাউন (সাধারণ)
Electoral Registration Officer, 115-Rajarhat New Town
(GENERAL)

Date : 06-01-2023

নোট : Note

- 1) এই নির্বাচন কার্ড, শুধুমাত্র ভোটারের নিজস্ব ব্যক্তিগত পরিচয় প্রমাণের জন্য ব্যবহার করা হবে।
- 2) ভোটারের কার্ডের উপর ভোটারের নাম এবং বয়সের তথ্য সঠিকভাবে প্রদর্শিত হওয়া উচিত।
- 3) ভোটারের কার্ডের উপর ভোটারের নাম এবং বয়সের তথ্য সঠিকভাবে প্রদর্শিত হওয়া উচিত।
- 4) ভোটারের কার্ডের উপর ভোটারের নাম এবং বয়সের তথ্য সঠিকভাবে প্রদর্শিত হওয়া উচিত।

GGC3202967

17-116-002270

1950

www.eci.gov.in

Shambhu Shaw

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2024, Page from 454457 to 454499
being No 152312226 for the year 2024.



Sanjoy

Digitally signed by SANJOY BASAK
Date: 2024.08.07 17:09:36 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 07/08/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

