

6876/23

I 6728/23

Q-8-2555819/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL admitted to  
 registration. The signature sheet / sheet's  
 and the endorsement sheet/sheet's  
 attached with this document's are the part  
 of this document

AH 543853

15/9/23

15 SEP 2023

### POWER OF ATTORNEY FOR DEVELOPMENT

#### TO ALL TO WHOM THESE :

I, **SRI RAMESH CHANDRA BHOUMICK (PAN: ADNPB5199B)**, Son of Late Hare Krishna Bhowmick, by Nationality-Indian, by Religion-Hindu, by Occupation-Retired, Residing at: 97, Green Park, Howrah, P.O. Bakshara, P.S. Santragachi, District-Howrah, PIN-711110 do hereby appoint, constitute and

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*Alokendu Bandyopadhyay*  
 Advocate

**ANNAPURNA UDYOG**  
*Surend Chandra Choudhary*  
 Partner

nominate "**ANNAPURNA UDYOG**" (**PAN : ACAFA4231D**), a Partnership Firm having it's registered office at: Elias Road, P.O. Kamarhati, P.S. Khardah, Dist: North 24 parganas, Kolkata-700058, hereby represented by it's partners namely,

**(1) SRI BISWAJIT PAUL (PAN: CAFPP3188M)**, Son of Sri Basudeb Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Elias Road, P.O. Kamarhati, P.S. Khardah, Dist: North 24 parganas, Kolkata-700058,

**(2) SRI SUROJIT CHAKRABORTY (PAN: CIWPC6391Q)**, Son of Sri Swapan Chakraborty, by Nationality-Indian, by Religion-Hindu, by Occupation - Business, Residing at: 3/74, Mahajati Nagar, P.O. Agarpara, P.S Khardah, Dist. North 24 Parganas, Kolkata-700109

#### **SEND GREETINGS:-**

**WHEREAS** the Land Owner / Executant hereof is the absolute and lawful owner of a plot of land measuring more or less 01 Cottah 01 Chittaks 24 sq.ft. classified as "Bastu" lying and situates within **Mouza - Agarpara** of the Collectorate of North 24 Parganas, comprised and contained in C.S.& R.S. Dag No. 1217(P), corresponding to **L.R. Dag No. 1217/2555**, under L.R. Khatian No. 888, J.L. No. 11, E.P. No. 25, S.P. No. 509, A.D.S.R.O. Sodepur, District - North 24 Parganas, P.S. Khardah, within the local limits of the Panihati Municipality, bearing Municipal Holding No. 35, 3no. Mahajati Nagar, under Ward No. 9 being morefully described in the Schedule appearing hereinafter alongwith all the estate, right, easement, interest, appendages, hereditament etc. is the subject property and which is the prime object of this Power of Attorney for Development.

**AND WHEREAS** the Govt. of West Bengal by a Deed of Gift, being No. 21, dated 05.01.1994 and registered at A.D.R. North 24 Parganas, Barasat and recorded in Book No. I, Volume No.

  
Alokendu Bandyopadhyay  
Advocate

**ANNAPURNA UDYOG**  
  
Partner

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1, pages from 81 to 89, being No. 21 for the year 1994 gifted a piece and parcel of land admeasuring more or less 01 Cottahs 01 Chittacks 24 Sq.ft. comprised in part of C.S. & R.S. Dag No. 1217(P), E.P. No. 25, S.P. No. 509 of Mouza - Agarpara, J.L. No. 11, P.S. Khardah, District - North 24 Parganas, Kolkata-700109 in favour of Smt. Rai Kishori Roy (Wife of Sri Sureshwar Roy) and delivered possession in her favour.

**AND WHEREAS** while enjoying the same the said Smt. Rai Kishori Roy make a Gift her plot of land i.e. 01 Cottah 01 Chittaks 24 sq.ft. of land classified as "Bastu" togetherwith 350 sq.ft. Asbestos Shaded Residential House Standing thereon with **Cemented Flooring** lying and situates within **Mouza - Agarpara** of the Collectorate of North 24 Parganas, comprised and contained in C.S.& R.S. Dag No. 1217(P), corresponding to **L.R. Dag No. 1217/2555**, under L.R. Khatian No. 888, J.L. No. 11, E.P. No. 25, S.P. No. 509, A.D.S.R.O. Sodepur, District - North 24 Parganas, P.S. Khardah, within the local limits of the Panihati Municipality, bearing Municipal Holding No. 35, 3no. Mahajati Nagar, under Ward No. 9 in favour of the Land Owner hereof by executing a Bengali Deed of Gift which was Executed & Registered on 03.03.2004 at the Office of A.D.S.R. Barrackpore and the same was recorded in Book No. I, Volume No. 43, pages from 115 to 124, being no. 1327 for the year 2004.

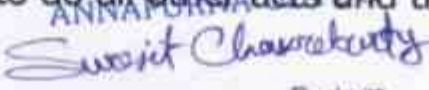
**AND WHEREAS** after obtaining the aforesaid landed property the Land Owner hereof mutated his name in Assessment Registrar of Panihati Municipality bearing Holding No. 35, No. 3 Mahajati Nagar, under Ward No. 9 and enjoying as well as possessing the said land and building by exercising all the rights, authorities and powers and also possessing a good and marketable title over the aforesaid landed property free from all sorts of encumbrances and charges.

**AND WHEREAS** the Executant is now desirous of developing the said land by constructed Multistoreyed building in accordance with the plan sanctioned by the Panihati Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executant.

**AND WHEREAS** I the executant hereof have entered into a **Registered Development Agreement being no. 152406713** in Book no. I, which was executed by me and Registered on 15.09.2023 at the office of A.D.S.R.O. Sodepur, Dist. - North 24 Parganas with the developer "**ANNAPURNA UDYOG**", a Partnership Firm having it's registered office at: Elias Road, P.O. Kamarhati, P.S. Khardah, Dist: North 24 parganas, Kolkata-700058, hereby represented by it's partners namely **(1) SRI BISWAJIT PAUL**, Son of Sri Basudeb Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Elias Road, P.O. Kamarhati, P.S. Khardah, Dist: North 24 parganas, Kolkata-700058, **(2) SRI SUROJIT CHAKRABORTY**, Son of Sri Swapan Chakraborty, by Nationality-Indian, by Religion-Hindu, by Occupation - Business, Residing at: 3/74, Mahajati Nagar, P.O. Agarpara, P.S Khardah, Dist. North 24 Parganas, Kolkata-700109, for construction of a Multistoried Building/Complex, upon the said property consisting of several Numbers of Self Contained and independent Flats, Shop rooms, Godowns, Garages etc. on the terms, conditions and considerations mentioned in the said Agreement.

**AND WHEREAS** at the treaty of the said Agreement I have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Panihati Municipality and other appropriate Authority to do all other acts and things.

  
Alokendu Bandyopadhyay  
Advocate

  
Surojit Chakraborty  
Partner

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Ramesh Chandra Bhattacharya

**AND WHEREAS** the Developers have requested me to grant the said power of Attorney in favour of them "**ANNAPURNA UDYOG**", a Partnership Firm having it's registered office at: Elias Road, P.O. Kamarhati, P.S. Khardah, Dist: North 24 parganas, Kolkata-700058, hereby represented by it's partners namely **(1) SRI BISWAJIT PAUL**, Son of Sri Basudeb Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: Elias Road, P.O. Kamarhati, P.S. Khardah, Dist: North 24 parganas, Kolkata-700058, **(2) SRI SUROJIT CHAKRABORTY**, Son of Sri Swapan Chakraborty, by Nationality-Indian, by Religion-Hindu, by Occupation - Business, Residing at: 3/74, Mahajati Nagar, P.O. Agarpara, P.S Khardah, Dist. North 24 Parganas, Kolkata-700109, which I hereby do :-

**NOW KNOW YE AND THESE PRESENTS WITNESS** that I, **SRI RAMESH CHANDRA BHOUMICK**, Son of Late Hare Krishna Bhowmick, by Nationality-Indian, by Religion-Hindu, by Occupation-Retired, Residing at: 97, Green Park, Howrah, P.O. Bakshara, P.S. Santragachi, District-Howrah, PIN-711110, do hereby nominate, constitute and appoint the within named Developer to be my true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

**1.** To appear and represent me before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting my holding property and sign the relevant applications for that purpose on behalf of me AND to prepare plan on behalf of Executant for development of the said property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.

  
Alokendu Bandyopadhyay  
Advocate

ANNAPURNA UDYOG  
  
Partner

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2. To approach on behalf of Executant all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.
3. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.
4. To supervise the development work in respect of Building/s on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Panihati Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Panihati Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.
5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).

- 6.** To appear and represent me before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.
- 7.** To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration monies salaries and/or wages.
- 8.** To pay various deposits to the Panihati Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by my said Attorney and to give and effectual receipts in my name and on my behalf in connection with the refund of such deposits.
- 9.** To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Panihati Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.
- 10.** To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati Municipality a lease in respect of any portion of the said property for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.
- 11.** To make necessary applications to the W.B.S.E.D.C.L. / C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.



Alokendu Bandyopadhyay

Advocate

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**12.** To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.

**13.** To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.

**14.** To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Panihati Municipality and other concerned authorities.

**15.** To give such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/or completion Certificate in respect of the said building/s or any part or parts thereof.

**16.** To give necessary letters, writings and undertakings to the Panihati Municipality (Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.

**17.** To approach the Panihati Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).

**18.** To approach the Government of West Bengal in all its Departments as also the Panihati Municipality and in all other concerned authorities for the purpose of obtaining necessary



"No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

**19.** To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Panihati Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.

**20.** (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.

(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/orrevalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same



and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

**21.** (i) To enter into Agreement for sale of Building (**except Owner's allocation**) as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

**22.** (i) The Land owners shall handover physical possession of the land with the existing structure to the developer and/or its representatives within 7 days after execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

(ii) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

(iii) The owners/executants shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building



*Alokendu Bandyopadhyay*

*Advocate*

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proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages **(except Owner's allocation)** in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance at Kolkata.

**23.** To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof **(except Owner's allocated portion)** in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

**24.** To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.

**25.** To make application on the Panihati Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance. Lease and/or other documents of transfer as aforesaid may have been executed.

**26.** To execute Lease in respect of the said property **(except Owner's allocated portion)** and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.



Alokendu Bandyopadhyay  
Advocate

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**27.** To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by me any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as I could do.

**28.** (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as my said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to me upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

**29.** (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) I hereby agree and undertake that I shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Panihati Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. I hereby expressly agree and undertake that if any such instructions shall be issued by me the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by me.

**30.** For me and in my name to accept service of any write of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to me by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in my name or in the name of the said Attorney.

**31.** To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

**32.** To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or



suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on my behalf under the powers reserved to me under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

**33.** To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to me either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.

**34.** GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as I could in person do.

**35.** To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

**36.** AND I HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon him.

**37.** AND I HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND I HEREBY DECLARE that I shall not do anything



Alokendu Bandyopadhyay

Advocate

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inconsistent with this Power of Attorney.

**38.** AND I hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Panihati Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

**39.** Words in this indenture importing singular shall include plural and vice-versa.

**40.** Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

#### **THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of land measuring more or less **01 Cottah 01 Chittaks 24 sq.ft.** of land classified as "**Bastu**" togetherwith a **350 sq.ft.** Asbestos Shaded residential house standing thereon with **Cemented Flooring** which is lying and situated within **Mouza-Agarpara**, J.L. No. 11, E.P. No. 25, S.P. No. 509, comprised and contained in C.S. & R.S. Dag No. 1217, **corresponding to L.R. Dag No. 1217/2555**, under L.R. Khatian No. 888, P.S. Khardah, A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality, bearing Holding No. 35, No. 3 Mahajati Nagar, under ward no. 9, Dist. North 24 Parganas, Kolkata-700109 TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Power of Attorney for Development.

#### **BUTTED AND BOUNDED**

On the North : E.P. No. 25/A (House of Smt. Chandra Das)

On the South : Maa Tara Abasan.

On the East : 16ft. Wide 3No. Mahajati Nagar Road by-lane.

On the West : E. P. No. 24 (House of Sri Arabindo Roy)

**IN WITNESSES WHEREOF** the parties/Executants hereto have hereunto set and subscribed his respective hands on this 15th day of September, 2023 A.D.

**SIGNED AND DELIVERED**

**in presence of following**

**WITNESSES.**

1. Ayam Banerjee.  
Barrackpore Court.

2. Suhankar Bhattacharyya  
S/O Biplob Bhattacharyya  
Suvar Chatterjee Road  
Kolkata - 700115

Ramesh Chandra Bhattacharya

**SIGNATURE OF THE EXECUTANT**

INNAPURNA UDYOG

Biswajit Paul

Sunjit Chatterbarthy  
Partner

**SIGNATURE OF THE ATTORNEY**

**Drafted by :**

Alokendu Bandyopadhyay  
ALOKENDU BANDYOPADHYAY  
Advocate  
Calcutta High Court, District Judge's Court Barrack,  
Barrackpore Court  
Enl. No.-WB-570/2004

**Laser Setter :**

Preetam Das  
Preetam Das



(1) Name : **SRI RAMESH CHANDRA BHOUMICK**

**LEFT HAND FINGER PRINTS**

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
|        |      |        |      |       |

**RIGHT HAND FINGER PRINTS**

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
|       |      |        |      |        |

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

*Ramesh Chandra Bhoumick*

SIGNATURE OF THE PRESENTANT

X

X  
PHOTO  
PASTED

(2) Name : .....

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

**LEFT HAND FINGER PRINTS**

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| X      | X    | X      | X    | X     |

**RIGHT HAND FINGER PRINTS**

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| X     | X    | X      | X    | X      |

X

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

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



(1) Name : **SRI BISWAJIT PAUL**

*Biswajit Paul*

## LEFT HAND FINGER PRINTS

LITTLE

RING

MIDDLE

FORE

THUMB



## RIGHT HAND FINGER PRINTS

THUMB

FORE

MIDDLE

RING

LITTLE



*Biswajit Paul*  
SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SUROJIT CHAKRABORTY**

*Surojit Chakraborty*

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

## LEFT HAND FINGER PRINTS

LITTLE

RING

MIDDLE

FORE

THUMB



## RIGHT HAND FINGER PRINTS

THUMB

FORE

MIDDLE

RING

LITTLE



*Surojit Chakraborty*  
SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

### Major Information of the Deed

|                                                                                   |                                                                                                                                                                                                        |                                               |            |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|------------|
| Deed No :                                                                         | I-1524-06728/2023                                                                                                                                                                                      | Date of Registration                          | 15/09/2023 |
| Query No / Year                                                                   | 1524-8002355819/2023                                                                                                                                                                                   | Office where deed is registered               |            |
| Query Date                                                                        | 15/09/2023 1:08:44 PM                                                                                                                                                                                  | A.D.S.R. SODEPUR, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details                                           | A Bandyopadhyay<br>Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, 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. 10,00,000/-                                                                   | Rs. 15,49,788/-                                                                                                                                                                                        |                                               |            |
| Stamp duty Paid(SD)                                                               | Registration Fee Paid                                                                                                                                                                                  |                                               |            |
| Rs. 100/- (Article:4B(g))                                                         | Rs. 21/- (Article:E, E)                                                                                                                                                                                |                                               |            |
| Remarks                                                                           | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152406713/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) |                                               |            |

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Mahajati Nagar No.3, Mouza: Agarpara, , Ward No: 9, Holding No:35 Pin Code : 700109

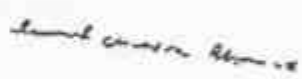
| Sch No        | Plot Number  | Khatian Number | Land Proposed | Use ROR | Area of Land              | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                                           |
|---------------|--------------|----------------|---------------|---------|---------------------------|-------------------------|-----------------------|-------------------------------------------------------------------------|
| L1            | LR-1217/2555 | LR-888         | Bastu         | Bastu   | 1 Katha 1 Chatak 24 Sq Ft | 9,00,000/-              | 14,49,788/-           | Width of Approach Road: 16 Ft. Adjacent to Metal Road, , Project Name : |
| Grand Total : |              |                |               |         | 1.8081Dec                 | 9,00,000 /-             | 14,49,788 /-          |                                                                         |

### Structure Details :

| Sch No                                                                                                                                               | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                   | On Land L1        | 350 Sq Ft.        | 1,00,000/-              | 1,00,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :                                                                                                                                              |                   | 350 sq ft         | 1,00,000 /-             | 1,00,000 /-           |                           |

ANNAPURNA UDYOG  
Swaraj Chatterjee  
Partner

## Principal Details :

| Sl No                                                                                                                                                                                                                                                                                                                                                                                           | Name,Address,Photo,Finger print and Signature                                                                                                                                                                 |                                                                                                                |                                                                                                                    |                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                               | Name                                                                                                                                                                                                          | Photo                                                                                                          | Finger Print                                                                                                       | Signature                                                                                                        |
|                                                                                                                                                                                                                                                                                                                                                                                                 | <b>Mr Ramesh Chandra Bhoumick (Presentant)</b><br>Son of Late Hare Krishna Bhowmick<br>Executed by: Self, Date of Execution: 15/09/2023<br>, Admitted by: Self, Date of Admission: 15/09/2023 ,Place : Office | <br><small>15/09/2023</small> | <br><small>LTI 15/09/2023</small> | <br><small>15/09/2023</small> |
| 97, Green Park, Howrah, City:- Howrah, P.O:- Bakshara, P.S:-Santragachi, District:-Howrah, West Bengal, India, PIN:- 711110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx9B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/09/2023<br>, Admitted by: Self, Date of Admission: 15/09/2023 ,Place : Office |                                                                                                                                                                                                               |                                                                                                                |                                                                                                                    |                                                                                                                  |

## Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                 |  |  |  |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| 1     | <b>ANNAPURNA UDYOG</b><br>Elias Road, City:- , P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058 , PAN No.:: acxxxxx1d,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |  |  |  |

## Representative Details :

| Sl No                                                                                                                                                                                                                                                                                                             | Name,Address,Photo,Finger print and Signature                                                                                                                                                |                                                                                                                          |                                                                                                                      |                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                 | Name                                                                                                                                                                                         | Photo                                                                                                                    | Finger Print                                                                                                         | Signature                                                                                                          |
|                                                                                                                                                                                                                                                                                                                   | <b>Mr Biswajit Paul</b><br>Son of Mr Basudeb Paul<br>Date of Execution - 15/09/2023, , Admitted by: Self, Date of Admission: 15/09/2023, Place of Admission of Execution: Office             | <br><small>Sep 15 2023 3:07PM</small> | <br><small>LTI 15/09/2023</small> | <br><small>15/09/2023</small> |
| Elias Road, City:- , P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CAxxxxxx8M,Aadhaar No Not Provided Status : Representative, Representative of : ANNAPURNA UDYOG (as Partner) |                                                                                                                                                                                              |                                                                                                                          |                                                                                                                      |                                                                                                                    |
| 2                                                                                                                                                                                                                                                                                                                 | Name                                                                                                                                                                                         | Photo                                                                                                                    | Finger Print                                                                                                         | Signature                                                                                                          |
|                                                                                                                                                                                                                                                                                                                   | <b>Mr Surojit Chakraborty</b><br>Son of Mr Swapan Chakraborty<br>Date of Execution - 15/09/2023, , Admitted by: Self, Date of Admission: 15/09/2023, Place of Admission of Execution: Office | <br><small>Sep 15 2023 3:08PM</small> | <br><small>LTI 15/09/2023</small> |                               |

ANNAPURNA UDYOG  
 Surojit Chakraborty  
 Partner

3/74, Mahajati Nagar, City:- , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: C1xxxxx1Q,Aadhaar No Not Provided Status : Representative, Representative of : ANNAPURNA UDYOG (as Partner)

#### Identifier Details :

| Name                                                                                                                                                                    | Photo                                                                             | Finger Print                                                                      | Signature                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Mr Ayan Banerjee</b><br>Son of Mr - Swapn Banerjee<br>Bkp, City:- , P.O:- Bkp, P.S:-Barrackpore,<br>District:-North 24-Parganas, West Bengal,<br>India, PIN:- 700120 |  |  |  |
|                                                                                                                                                                         | 15/09/2023                                                                        | 15/09/2023                                                                        | 15/09/2023                                                                          |
| Identifier Of Mr Ramesh Chandra Bhounick, Mr Biswajit Paul, Mr Surojit Chakraborty                                                                                      |                                                                                   |                                                                                   |                                                                                     |

#### Transfer of property for L1

| Sl.No | From                       | To. with area (Name-Area)   |
|-------|----------------------------|-----------------------------|
| 1     | Mr Ramesh Chandra Bhounick | ANNAPURNA UDYOG-1.80813 Dec |

#### Transfer of property for S1

| Sl.No | From                       | To. with area (Name-Area)          |
|-------|----------------------------|------------------------------------|
| 1     | Mr Ramesh Chandra Bhounick | ANNAPURNA UDYOG-350.00000000 Sq Ft |

#### Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Mahajati Nagar No.3, Mouza: Agarpara, , Ward No: 9, Holding No:35 Pin Code : 700109

| Sch No | Plot & Khatian Number                       | Details Of Land                                                                                                     | Owner name in English as selected by Applicant |
|--------|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 1217/2555, LR Khatian No:- 888 | Owner:স্বর্গদেব চন্দ্রনাথ,<br>Gurdian:স্বর্গদেব . Address:বিলুটি .<br>Classification:বালু, Area:0.05000000<br>Acra, | Owner Name not selected by applicant.          |

ANNAPURNA UDYOG  
*Surojit Chakraborty*  
Partner

**Endorsement For Deed Number : I - 152406728 / 2023**

**On 15-09-2023**

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

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

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

Presented for registration at 14:00 hrs on 15-09-2023, at the Office of the A.D.S.R. SODEPUR by Mr Ramesh Chandra Bhounick ,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 15,49,788/-

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

Execution is admitted on 15/09/2023 by Mr Ramesh Chandra Bhounick, Son of Late Hare Krishna Bhounick, 97, Green Park, Howrah, P.O: Bakshara, Thana: Santragachi, City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711110, by caste Hindu, by Profession Retired Person

Indetified by Mr Ayan Banerjee, . . Son of Mr Swapan Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, . North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-09-2023 by Mr Surojit Chakraborty, Partner, ANNAPURNA UDYOG, Elias Road, City:- P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058

Indetified by Mr Ayan Banerjee, . . Son of Mr Swapan Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, . North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 15-09-2023 by Mr Biswajit Paul, Partner, ANNAPURNA UDYOG, Elias Road, City:- P.O:- Kamarhati, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700058

Indetified by Mr Ayan Banerjee, . . Son of Mr Swapan Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, . North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 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 4675, Amount: Rs.100.00/-, Date of Purchase: 18/08/2023, Vendor name: T K Saha

9/12

**MD. MAZHAR IMAM**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SODEPUR**  
**North 24-Parganas, West Bengal**

**ANNAPURNA UDYOG**  
*Surojit Chakraborty*  
**Partner**