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AL 820970

पश्चिम बंगाल WEST BENGAL
8/3/2020
8/3/2020

Considered and approved to
register this instrument, and
therefore the same is deemed
correct and true for all purposes.

District Sub-Register-III
Alipore, South 24-parganas

08 DEC 2020

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION
OF DEVELOPMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS THAT I, DHIMAN
KUMAR MOZUMDOR ALIAS DHIMAN KUMAR
MAJUMDER, (PAN- ADSPM5290M) (Aadhaar No.3327
5353 7693), son of Late Prafulla Mozumdor, by faith-Hindu,
by occupation-Retired from service, by Nationality- Indian,
residing at 13,**

DUTTA PROPERTIES
Soumyajy Dutta
Proprietor



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AND WHEREAS the said Prafulla Kumar Ghosh Conveyed, transferred the entire 45 decimals of land to ASOK Trust and after registration of a deed it was recorded in Book No. 1, vol No. 49, pages 84 to 90 Being No. 2594 for the year 1950.

AND WHEREAS the said Asok Trust represented by Hirendra Lal Sarkar and Manindra Lal Chakraborty while had been seizing, possessing and holding the right, title and interest of the said entire 45 decimals of land conveyed it's share by way of a registered Sale Deed unto and in favour of Sri Gosta Behari Mistri, son of Sri Matilal Mistri, which was registered in the Office at S.R. Alipore and recorded in Book No.1, Vol No. 40 pages from 76 to 80 Being 10, 2401 for the year 1957.

AND WHEREAS in the last Revisional Settlement the name of the Fakir Mohammed, Bechu SK, Lakshmi Bibi, Noor Hossain & others were recorded as Licencee and the said Gosta Behari Mistri confirmed his right, title and interest in respect of the land occupied by Fakir Mohammed as the same was conveyed by Fakir Mohammed to Gosta Behari Mistry, which was registered in the Office at S.R. Alipore and recorded in Book No.1, Vol No. 47 pages from 198 to 201 Being 3413, for the year 1957, and also thereafter the said Bechu SK . Lakshmi Bibi and Noor Hossain conveyed their right, interest whatsoever of their occupied land to Matilal Mistry son of Bidhu Budan Mistri which was registered in the Office at S.R. Alipore and recorded in Book No.1, Vol. No. 42 pages from 272 to 275 Being No. 2317, for the year 1958 and since then Motilal Mistri had been possessing, holding and was in khas possession of the said land.

AND WHTREAS while the said Motilal Mistri and Gosta Behari Mistri holding, possessing the using and were in khas possession of the said 45 decimals of land they have transferred, conveyed a portion of land i.e. and area of 4 Cottahs 8 Chittaks 22 sq.ft. more or less out of 45 decimals of land in respect of in above Dag, Khatian and Mouza by way of a registered Deed of Sale unto and in favour of Girindra Kumar Bhattacharjee, which was registered and recorded in Book No. 1, Vol no. 66 pages from 114 to 120, Being no. 3397 for the year 1958.

AND WHEREAS while the said Girindra Kumar Bhattacharjee had been seizing, holding and possessing the said 4 Cottahs 8 Chittaks 22 sq. ft. more or less of land constructed a structure and



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dwelling house over the said land and had been using, enjoying the said land and land with structure and enjoyed the same free from all encumbrances. While said Girindra Kumar Bhattacharjee seized and possessed the afore said property he died intestate on 8.12.1976 leaving behind him surviving his wife Smt. Promoda Bala Devi, two sons namely Sri Nirmal Bhattacharjee, Sri Bimal Chandra Bhattacharjee and two married daughters namely Sadhana Bhattacharjee w/o Haripada Bhattacharjee and Basana Bhattacharjee wife of Nitya Ranjan Bhattacharjee as his only legal heirs and successors to inherit him and there was no any other legal heirs and successors of the said Deceased Girindra Kumar Bhattacharjee as per provision of the Hindu Succession Act, 1956. Thereafter they jointly seized, holded and possessed the right title and interest over the said land and land with structure.

AND WHEREAS while the above named the then owners Smt. Promoda Bala Devi, Sri Nirmal Bhattacharjee, Sri Bimal Chandra Bhattacharjee Sadhana Bhattacharjee, w/o Haripada Bhattacharjee and Basana Bhattacharjee, wife of Nitya Ranjan Bhattacharjee jointly seized possessed of the said 4 Cottahs 8 Chit 22 sq.ft. of land and land with structure amicably partitioned by metes and bounds of the property and thus each of them had possessed of separately 1/5th share i.e. more or less 14 Chittaks 22 sq.ft, each out of the said 4 Cottahs 8 Chittaks 22 sq.ft, land and land with structure situated over the said property.

AND WHEREAS the above named the then vendors Smt. Promoda Bala Devi, Sri Nirmal Bhattacharjee, Sri Bimal Chandra Bhattacharjee Sadhana Bhattacharjee, w/o Haripada Bhattacharjee agreed with the present Land Lord herein Sri Dhiman Kumar Majumder alias Dhiman Kumar Mozumdor Alias Dhiman Majumder to convey, sell the said land and land with structure of this shares measuring an area of 3 Kottahs 10 Chittaks be more or less and more fully described in the Schedule written thereunder and delineated in the map or plan annexed thereto and coloured with red border line at and for the consideration price mentioned therein. Thereafter they sold the land with structure unto and in favour of the above mentioned land owner said Sri Dhiman Kumar Majumder alias Dhiman Kumar Mozumdor Alias Dhiman Majumder by way of a registered Deed of Sale which was registered on 04/04/1983 in the office at district Sub Registrar Alipore and



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AND WHEREAS after the purchase of 3 Cottahs 10 Chittaks more or less by virtue of Deed No. 4649/1983 said Sri Dhiman Kumar Majumder alias Dhiman Kumar Mozumdor Alias Dhiman Majumder purchased another share of land with structure from the then owner Basana Bhattacharjee, wife of Nitya Ranjan Bhattacharjee measuring an area of 14 Chittacks 22 Sq.Ft. as her 1/5th share in respect of the same Dag, Khatian Mouza Etc. mentioned in the Schedule hereunder written by way of a registered Deed of Sale which was registered on 05/04/1983 in the office at district Sub Registrar Alipore and recorded in Book No.I, Volume No. 132, Pages from 262 to 269 being No. 4681 for the year 1983.

AND WHEREAS said Sri Dhiman Kumar Majumder alias Dhiman Kumar Mozumdor Alias Dhiman Majumder became the sole and absolute owner of all that piece and parcel of land measuring an area of 4 Cottahs 8 Chit 22 sq.ft. of land and land with structure which is lying and situated at **Mouza - Bademashar**, J.L. No. 31, Touzi No.246, 1516-1518 under C.S. Khatian No. 221, corresponding to R.S. Khatian No.220, Compriseds in C.S. Dag No. 198 under R.S. Dag No.108/782, 108/783, 108/784 under the then P.S. Tollygunge then Jadavpur now P.S. Patuli in the District of South 24 Parganas and enjoying the same free from all encumbrances.

AND WHEREAS said Sri Dhiman Kumar Majumder alias Dhiman Kumar Mozumdor Alias Dhiman Majumder while seized and possessed the aforesaid property he mutated his name in the records of the Kolkata Municipal Corporation and after mutation the property is known and numbered as the new K.M.C. Premises No. 76, Gauranga Mandir Road, vide mailing address 13, Gourango Mandir lane, Kolkata- 700086 being Assessee No. 311011200763 under former Police Station- Tollygunge then Police Station- Jadavpur, now P.S.- Patuli, Kolkata- 700086 and as per new Assessee number he paid taxes regularly to the competent authority concerned and he is enjoying the same free from all encumbrances.

AND WHEREAS the above named Landowner **DHIMAN KUMAR MOZUMDOR ALIAS DHIMAN KUMAR MAJUMDER**, son of Late Prafulla Mozumdor is the owner of total land i.e. **ALL THAT** piece and parcel of Bastu land measuring about **4 Cottahs 08 Chittacks 22 Sq.Ft.** of land be the same or a little more or less but after



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proper physical measurement it is found that the area of the Property is **03 Cottahs 12 Chittacks 34.32 Sq.Ft. more or less** together with an old dilapidated Building standing thereon which is lying and situated at **Mouza - Bademashar**, J.L. No. 31, Touzi No.246, 1516-1518 under C.S. Khatian No. 221, corresponding to R.S. Khatian No.220, Compriseds in C.S. Dag No. 198 under R.S. Dag No.108/782, 108/783 and 108/784 within the local limits of the Kolkata Municipal Corporation being **K.M.C. Premises No. 76, Gauranga Mandir Road**, vide mailing address 13, Gourango Mandir lane, Kolkata- 700086 being **Assessee No. 311011200763** under former Police Station- Tollygunge then Police Station- Jadavpur now Police Station- Patuli, Kolkata- 700086 within the local registering jurisdiction of Additional District Sub-registrar office at Alipore in the District of South 24 Parganas and enjoyed the same free from all encumbrances.

AND WHEREAS the present owner in order to commercially exploit the schedule "A" property the owners herein now being desirous of developing the said property by constructing thereupon a new Multi Storied building(s). But due to paucity of fund and as well as lack of experience and other various reasons the owners being unable to start the construction of the same.

AND WHEREAS the owner had been in search of reputed and experienced Promoter and/or Developer who can undertake the responsibility of construction of such new building on the said property at the cost and expenses of the Developer as per specifications hereunder written.

AND WHEREAS the owner herein being approached by the Developer namely **DUTTA PROPERTIES (PAN- CMMPD4399H)** a Proprietorship firm, having its office at G/10, Bapujinagar, P. S.- Jadavpur, P. O.- Regent Estate, Kolkata-700092, West Bengal, having been represented by it's sole Proprietor namely **SRI SRINJAY DUTTA, (PAN-CMMPD4399H), (AADHAAR NO.3082 3065 1798)**, Son of Sri Tarun Dutta, by Faith- Hindu, by Occupation- Business, residing at- G/10, Bapujinagar, P. O. -



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Regent Estate, P.S.- Jadavpur, Kolkata - 700092, West Bengal, for construction of a multi storied building at the schedule premises and the Owner has agreed to allow the Developer to develop and construct building at the said property i.e. **ALL THAT** piece and parcel of Bastu land measuring about 4 Cottahs 08 Chittacks 22 Sq.Ft. of land be the same or a little more or less but after proper physical measurement it is found that the area of the Property is **03 Cottahs 12 Chittacks 34.32 Sq.Ft. more or less** together with an old dilapidated Building standing thereon which is lying and situated at **Mouza - Bademashar**, J.L. No. 31, Touzi No.246, 1516-1518 under C.S. Khatian No. 221, corresponding to R.S. Khatian No.220, Compriseds in C.S. Dag No. 198 under R.S. Dag No.108/782, 108/783, 108/784 within the local limits of the Kolkata Municipal Corporation being **K.M.C. Premises No. 76, Gauranga Mandir Road**, vide mailing address 13, Gourango Mandir lane, Kolkata- 700086 being **Assessee No. 311011200763** under former Police Station- Tollygunge then Police Station- Jadavpur now Police Station- Patuli, Kolkata- 700086 within the local registering jurisdiction of Additional District Sub-registrar office at Alipore in the District of South 24 Parganas and the land owner accordingly agreed with the proposal of the Developer and have decided to enter into a Development Agreement under certain terms and conditions thereafter appearing in Development Agreement which was executed and registered on ~~08/12/2022~~ ^{08/12/2022} in the Office at District Sub-Registrar-III, Alipore, Dist. South 24 Parganas. The Developer in good faith satisfied about marketable title of the

Dhiman Kumar Mozumber alias
 Dhiman Kumar Mozumber



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owner, the Developer hereinbefore had executed a Development agreement.

The Owner in good faith after Registration of Development Agreement agree to execute this Development Power of Attorney.

AND WHEREAS the **Executants above named** herein are lawfully seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring about 4 Cottahs 08 Chittacks 22 Sq.Ft. of land be the same or a little more or less but after proper physical measurement it is found that the area of the Property is **03 Cottahs 12 Chittacks 34.32 Sq.Ft. more or less** together with an old dilapidated Building standing thereon which is lying and situated at **Mouza - Bademashar, J.L. No. 31, Touzi No.246, 1516-1518 under C.S. Khatian No. 221, corresponding to R.S. Khatian No.220, Compriseds in C.S. Dag No. 198 under R.S. Dag No.108/782, 108/783, 108/784 within the local limits of the Kolkata Municipal Corporation being K.M.C. Premises No. 76, Gauranga Mandir Road, vide mailing address 13, Gourango Mandir lane, Kolkata- 700086 being Assessee No. 311011200763 under former Police Station- Tollygunge then Police Station- Jadavpur now Police Station- Patuli, Kolkata- 700086 within the local registering jurisdiction of Additional District Sub-registrar office at Alipore in the District of South 24 Parganas, (herein after called and referred to as the **SAID PREMISES**), which is fully described in the SCHEDULE hereunder written.**



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NOW KNOWN US ALL THESE PRESENTS WITNESSETH That owing to our personal inconvenience we are unable to properly look after, Develop our abovesaid landed property under our possession. We the Principal above named appoint the Developer herein i.e. **DUTTA PROPERTIES (PAN-CMMPD4399H)**, A Proprietorship firm, having it's office at G/10, Bapujinagar, P. O. Regent Estate, P.S. Jadavpur, Kolkata - 700092, West Bengal, being represented by it's Proprietor **SRI SRINJAY DUTTA, (PAN CMMPD4399H)**, (AADHAAR NO.3082 3065 1798), Son of Sri Tarun Dutta, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at- G/10, Bapujinagar, P. O. Regent Estate, P.S. Jadavpur, Kolkata - 700092, West Bengal, who will do all acts and things on behalf of me i.e. the above named Land Owner and they do not have any objection in regards to the same, the Attorney will do perform and execute all or any of the following acts, deeds and things in respect of the schedule below property that is to say :-

1. To work, manage, control and supervise the management of all and administration of the Schedule below property and to develop the said property more fully described in the Schedule below by whatsoever manner or way on my behalf.
2. To appoint Engineers, Architects and his agent or agents and sub-contractor or sub-contractors as the said Attorney shall think fit and proper and to make all payment of their fees and



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charge as such Architects, Engineers and their agent or agents and/or sub-Contractors, for and on my behalf.

3. To apply to the Kolkata Municipal Corporation and/or any other authorities concerned for sanction, verification and/or modification of whatsoever manner or nature in respect of the plan or plans that is to be sanctioned by the Kolkata Municipal Corporation and/or any other authorities, body or bodies of whatsoever manner or nature and for that purpose to SIGN, ISSUE & RECEIVE all such or relevant applications, maps, plans, papers, writings, drawings, design, firms and/or any representation or representations too, as or may be required by the said Attorney at his absolute discretion shall think fit and proper for and on my behalf.

4. That the Attorney herein shall always be able to sign, execute, issue and deliver all affidavits, indemnity bonds, undertaking deed or gifts, or such other deeds or documents or papers or writings of whatsoever manner or nature that is required or any other authorities of whatsoever manner or nature for the necessary building plan to fulfill the interest of the principal hereto and at the same time the Attorney herein shall



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always be able to register the aforesaid document before all the registering authority and shall be able to present for registration and admit execution of the same before the registering authority.

5. To deposit any fees and charge or any other amount which may have to be paid to the Kolkata Municipal Corporation and any other authorities before starting and/or while in course of construction of the building at the said premises at the schedule mentioned property written hereunder and/or in any such period of time also.

6. To apply for drainage, sewerage, water supply, electric Connection, telephone and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and documents and plans and drawings, designs etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorney before the various departments of the appropriate authorities of various public or Government or Semi-Government offices.

7. To apply to the water supply department of the Kolkata Municipal Corporation and/or other too for availing or seeking and/or bringing necessary water supply connections in the said schedule mentioned property and to that effect to sign, issue and



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receive all such or relevant applications, drawings, documents that is being sought to be done by the said water supply department of the Kolkata Municipal Corporation and/or by other as and when necessary and/or asked for.

8. To apply to the sewerage and drainage department of the Kolkata Municipal Corporation for availing or seeking necessary drainage and/or sewerage connection and/or lines of whatsoever manner or nature in respect of the said property and to that effect to sign all such relevant applications, drawings, documents that is being sought to be done by the aforesaid department of the Kolkata Municipal Corporation and/or by others as and when necessary and/or asked for.

9. That the Attorney herein shall be able to avail necessary permission or permissions of whatsoever manner or nature from the Road Department of the Kolkata Municipal Corporation for and on my behalf.

10. To supervise the construction of the building and/or structure of whatsoever manner or nature according to the building plan or plans at the said property by demolishing old



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structure of the said premises and to construct the building in the said premises in respect to the building plans.

11. To file and defend any or all suits, cases, appeals, complaints and applications of whatsoever manner or nature for and on my behalf that is to be instituted and/or preferred against me in respect of the said premises which is more fully described in the schedule below and also to present and prosecute writ application or petitions in respect thereof in any court of law. To appear, file and defend any case or cases of whatsoever manner or nature before any Judicial authority and/or quasi Judicial authority in respect of the schedule below property and premises.

12. To sign and verify all complaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, Memorandum of appeal and generally to do all other acts, deeds and things for and on my behalf as the said Attorney in his absolute discretion shall think fit and proper on my behalf.

13. To compromise all suits, appeals, cases and/or any other legal proceedings in any court of law, tribunal authority of



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whatsoever manner or nature and to sign and verify all applications and names thereof for and on my behalf.

14. To sign, and receive any registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said premises and property mentioned in the schedule below and to grant proper and effectual receipt or receipts in respect thereof.

15. To represent me in all the dealings and negotiations and for execution of agreement of whatsoever manner or nature, agreement for sale and/or Deed of Conveyance or conveyances and/or any other transfer documents of whatsoever manner or nature so as to dispose of their allocation i.e. the Developer's Allocation in the said premises or the schedule below property save and except the Owners' Allocation according to the terms and conditions of the Development Agreement, after completion of the said Ownership flat system building together with undivided proportionate share of land including all common right, title and interest thereon. And to that effect to sign, present, execute and deliver the contracts, agreements and/or any other documents and/or any other papers or writings so as to complete the agreement for sale and/or deed of Conveyance or



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Conveyances, Deed of Sale, Deed of Transfer and/or any other transfer documents of whatsoever manner or nature in favour of the prospective or intending purchaser or purchasers by the Attorney herein at his sole discretion in respect of the Developer's Allocation save and except the Owners' Allocation according to the terms and conditions of the Development Agreement mentioned above. And the said Attorney in respect thereof shall be able to sign, issue, receive and acknowledge the necessary consideration or considerations and to issue necessary effectual receipt or receipts thereof. Moreover the Attorney in all circumstances shall be able to appear before the registrar or Sub-Registrar or District Registrar or Registrar of Assurances Kolkata or any other authority or authorities having the necessary jurisdiction in that behalf and thereof to present for registration and to registrar and admit execution thereof in respect of the agreement for sale, Deed of Conveyance, Deed of Sale and/or Deed of Transfer out of Developer's Allocation only and to do all such acts, deeds and things for and on my behalf as the said Attorney in his absolute discretion shall think fit and proper to fulfill my interest in all respect.



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16. To make payment of all rates and taxes and other outgoing in respect of the said premises mentioned in the schedule below and/or buildings to be constructed thereon.

17. This power of Attorney shall remain restricted to the said property / building.

18. To sign, present, execute, deliver, issue and receive all papers, documents, writings, undertakings, representations and letters etc. of whatsoever manner or nature so as to deal and/or negotiate and/or to settle all matters etc. of whatsoever manner of nature with the Development Department and/or any other department or departments of the Government of West Bengal and Financial Institution of whatsoever or nature in respect of the to the part or whole of the said premises and/or the property mentioned in the Schedule below for and on my behalf in all occasions.

19. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending purchaser or purchasers and/or party or parties thereof for and on behalf of me restricted to the Developer's portion only. Be it mentioned that the Attorney shall in all occasions be able to



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receive any amount of consideration in the name of the said proprietorship firm i.e. DUTTA PROPERTIES in part or in full and/or as being paid by the party or parties and/or purchaser or purchasers thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C HFL., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Ltd. Etc. and/or from any Govt. Bank, Private or Commercial Bank , any Nationalized Bank or whatsoever status and/or any Central Govt., State Govt. or Semi-Government Firms, Institutions, organizations, departments, undertaking etc. of whatsoever manner of nature and/or autonomous or private organizations, firms, etc. for the purpose of selling of Developers Allocation and shall also be able to issue proper and effectual, receipt or receipts for and on behalf of the principals and Developer herein.

20. That the Attorney herein shall always be able to exercise the necessary power or powers conferred on them by virtue of this instrument, jointly or severally at all occasions and period of time.

21. We, the Principals herein entered into a registered Development Agreement WITH THE Developer i.e. DUTTA PROPERTIES (PAN- CMMPD4399H) a Proprietorship firm,



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having its office at G/10, Bapujibagan, P.S. Jadavpur, P.O. Regent Estate, Kolkata 700032, West Bengal, having been represented by its sole Proprietor namely **SRI SRIJAY DUTTA, (PAN CMMPD4399H), (AADHAAR NO 3083 3085 1798)**, Son of Sri Tarun Dutta, by Public Notice by Occupation Business, residing at G/10, Bapujibagan, P.O. Regent Estate, P.S. Jadavpur, Kolkata 700032, West Bengal, herein on 08/12/2022 in the Office of District Sub Registrar III, Alipura, Dist. South 24 Parganas and after registration it was recorded in Book No.1, being/Deed No. 1603/RR/1/ for the year 2022 with the said Developer, hereinafter called the said building Developer and for which the Developer has also been paid the Stamp duty against the receipt value to the registration Office which was assessed by the concerned authority

Notice same as above filed
Notice same as above

**SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE LAND)**

ALL THAT piece and parcel of Danga land measuring about 4 Cottahs 08 Chittacks 22 Sq.Ft. of land be the same or a little more or less but after proper physical measurement it is found that the area of the Property is **03 Cottahs 12 Chittacks 34.32 Sq.Ft. more or less** together with an old dilapidated Building



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standing thereon which is lying and situated at **Mouza - Bademashar**, J.L. No. 31, Touzi No.246, 1516-1518 under C.S. Khatian No. 221, corresponding to R.S. Khatian No.220, Compriseds in C.S. Dag No. 198 under R.S. Dag No.108/782, 108/783, 108/784 within the local limits of the Kolkata Municipal Corporation being **K.M.C. Premises No. 76, Gauranga Mandir Road**, vide mailing address 13, Gourango Mandir lane, Kolkata- 700086 being **Assessee No. 311011200763** under former Police Station- Tollygunge then Police Station- Jadavpur now Police Station- Patuli, Kolkata- 700086 within the local registering jurisdiction of Additional District Sub-registrar office at Alipore in the District of South 24 Parganas, along with right to pass and re-pass through over and under the K.M.C. Passage/road along with all rights, easements, appurtenances privileges and benefits attached to the said property more fully and particularly described hereinabove mentioned, which is butted and bounded by:-

ON THE NORTH	:	K.M.C. Road,
ON THE SOUTH	:	100 & 101 No. G Block, Gauranga Mandir Road,
ON THE EAST	:	12 No. Gauranga Mandir Road/Lane,
ON THE WEST	:	2 No, Gauranga Mandir Road/Lane.



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IN WITNESS WHEREOF We, the above named Principals have hereunto set and subscribed our respective hands and seals on this 08th day of December, 2022 (Two Thousand and Twenty Two).

WITNESSES:

1. Kajari Ghosh
Bliss Apartment
11A Uladanga Road
Kolkata - 700004

Dhiman Kumar Majumdar *adms*
Dhiman Kumar Majumdar

SIGNATURE OF THE PRINCIPAL

2. *Subalankar Majumdar*
1/A, Govind Road
Kanti 32.

DUTTA PROPERTIES

Srinjay Dutta
Proprietor

SIGNATURE OF THE ATTORNEY:

Drafted & Prepared by me: This power accepted by Attorney

Salim Ahamed Laskar
SALIM AHAMED LASKAR
Advocate

High Court at Calcutta,
Kolkata-700 001.
En No.- WB/1586/2011.












DATE _____
Proprietor _____














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SOUTH 24 P.S., ALIPORE
08 DEC 2022

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....
Signature.....

 Dhiman Kumar Majumdar Dhiman Kumar Majumdar		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
right hand						

Name.....
Signature *Dhiman Kumar Majumdar alias Dhiman Kumar Majumdar*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
right hand						

Name.....
Signature *Sprijay Dutta*



Handwritten text in Bengali script, partially legible, located to the right of the stamp.

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ভারত সরকার
Government of India
নাম: Sajahan Laskar
জন্ম তারিখ: DOB 02/05/1981
পুলক: Male



2949 5932 1473

আমার আঙ্গুর আমার পরিচয়

Sajahan Laskar



আধার

ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
এস/ও: আবুওবেদা লস্কর, পশ্চিম
বোয়ালিয়া, রাজপুর (সোনারপুর
(এম), গড়িয়া, দক্ষিণ ২৪
পরগনা, সোনারপুর, পশ্চিম বঙ্গ,
700084

Address:
S/O Abuobeda Laskar, PASCHIM
BOALIA, Rajpur Sonarpur (M)
Garia, South 24 Parganas,
Sonarpur West Bengal 700084

2949 5932 1473



Major Information of the Deed

Deed No	I-1603-18866/2022	Date of Registration	08/12/2022
Query No / Year	1603-8003469972/2022	Office where deed is registered	
Query Date	08/12/2022 3:13:23 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Salim Ahamed Laskar High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830672779, 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. 35,52,902/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160318841/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gouranga Mandir Road, , Premises No: 76, , Ward No: 101 Pin Code : 700086



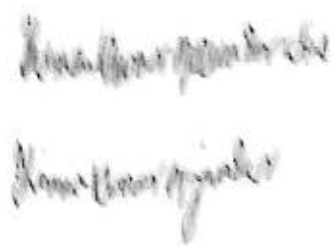

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 12 Chatak 34.32 Sq Ft		34,17,902/-	Property is on Road Adjacent to Metal Road,
Grand Total :				6.2662Dec	0 /-	34,17,902 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	1,35,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete



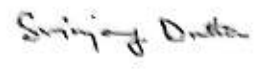
Total :	500 sq ft	0 /-	1,35,000 /-
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Sl No	Name	Photo	Finger Print	Signature
	MAJUMDAR MAJUMDAR MAJUMDAR MAJUMDAR (Alias: MAJUMDAR MAJUMDAR) Son of Late PRASAD MAJUMDAR Executed by: Self, Date of Execution: 08/12/2022 Admitted by: Self, Date of Admission: 08/12/2022, Place: Office			 
13, GOURANGA MANDIR LANE, BAGHAMATIN, City:- Not Specified, P.O:- PATULLI, P.S:- Patull, District:- South 24 Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADXXXXXXOM, Aadhaar No: 33XXXXXXX7093, Status : Individual, Executed by: Self, Date of Execution: 08/12/2022, Admitted by: Self, Date of Admission: 08/12/2022, Place : Office				

Attorney Details :

Sl No	Name Address, Photo, Finger print and Signature
1	DUTTA PROPERTIES G/10, BAPUJINAGAR, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092, PAN No.: CMXXXXXX9H, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name	Photo	Finger Print	Signature
1	SRINJAY DUTTA (Presentant) Son of TARUN DUTTA Date of Execution - 08/12/2022, , Admitted by: Self, Date of Admission: 08/12/2022, Place of Admission of Execution: Office			
G/10, BAPUJINAGAR, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CMxxxxxx9H, Aadhaar No: 30xxxxxxxx1798 Status : Representative, Representative of : DUTTA PROPERTIES (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Sajahan Laskar Son of Late Abu Obeda Laskar Bantia, City - Not Specified, P.O:- Garia, P.S:- Sonarpur, District -South 24- Parganas, West Bengal, India, PIN:- 700084			
	08/12/2022	08/12/2022	08/12/2022

Identifier Of DHIMAN KUMAR MOZUMDOR, SRINJAY DUTTA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	DHIMAN KUMAR MOZUMDOR	DUTTA PROPERTIES-6.26615 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	DHIMAN KUMAR MOZUMDOR	DUTTA PROPERTIES-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160318866 / 2022

On 08-12-2022

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 (a) of Indian Stamp Act 1899.

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

Presented for registration at 15:57 hrs on 08-12-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by SRINJAY DUTTA ,

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 35,52,902/-

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

Execution is admitted on 08/12/2022 by DHIMAN KUMAR MOZUMDOR, Alias DHIMAN KUMAR MAJUMDER, Son of Late PRAFULLA MOZUMDOR, 13, GOURANGA MANDIR LANE, BAGHAJATIN, P.O: PATULI, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Retired Person

Identified by Sajahan Laskar, , , Son of Late Abu Obeda Laskar, Boalia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

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

Execution is admitted on 08-12-2022 by SRINJAY DUTTA, Proprietor, DUTTA PROPERTIES (Sole Proprietorship), G/10, SAPUJINAGAR, City:- Not Specified, P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Identified by Sajahan Laskar, , , Son of Late Abu Obeda Laskar, Boalia, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11122, Amount: Rs.100.00/-, Date of Purchase: 11/11/2022, Vendor name: Samiran Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 633933 to 633960
being No 160318866 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.12.27 17:13:21 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/12/27 05:13:21 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)