

826/24

I - 810/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 501505

Verify that the documents submitted
to registration. The signature sheet
and the endorsement sheets attached
with this document are the same as
this document.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

27 MAR 2024

DEV-AC-3-DPOA-S NANDA

DEVELOPMENT POWER OF ATTORNEY

[AFTER REGISTERED DEVELOPMENT AGREEMENT]

TO ALL TO WHOM BY THESE PRESENTS SHALL COME WE, [1] **SRI. SUMAN NANDA**, son of Byomkes Nanda, [having PAN : AFSPN0712P], [having Aadhaar No : 9808 2452 7801], by occupation-Doctor, by faith-Hindu, by Nationality-Indian, residing at Narayanpur, Tentultala, Rajarhat Gopalpur, P.O.-Rajarhat Gopalpur, P.S.-Narayanpur formerly Airport, Kolkata-700136, in the District of North 24 Parganas, in the state of West Bengal, India and [2] **SRI. ASIM NANDA**, son of Byomkes Nanda, [having PAN : ADHPN2914L], [having Aadhaar

Contd.....P/2

No : 5170 6942 0776], by Occupation-Business, both by Faith-Hindu, both by Nationality-Indian, residing at Labanya, Narayanpur, Tentultala, Rajarhat Gopalpur, P.O.-Rajarhat Gopalpur, P.S.-Narayanpur formerly Airport, Kolkata-700136, in the District of North 24 Parganas, in the state of West Bengal, India, do hereby send **GREETINGS** that.

WHEREAS That by virtue of a registered Saf Bikroy Cobala dated 05.10.1989 One Haridas Saha & Twelve others, sold, transferred and conveyed and granted of ALL THAT piece and parcel of Land measuring an area about 02[Two] Cottah 07[Seven] Chittack 30[Thirty] Sq.Ft. more or less comprised in R.S. Khatian No. 2240 under R.S. Dag No. 2306 and land measuring an area about 01[One] Cottah 13[Thirteen] Chittack 00[Zero] Sq.Ft. more or less, comprised in R.S. Khatian No. 2239 under R.S. Dag No. 2307/3131, IN TOTAL Land measuring an area about 04[Four] Cottahs 04[Four] Chittacks 30 [Thirty] Sq.Ft. be the same a little more or less, lying and situated at MOUZA-GOPALPUR, J.L. No. 02, Re.Su. No. 140, Touzi No. 2998 at present 10, within P.S.-Airport formerly Rajarhat, in the District of North 24 Parganas, in the state of West Bengal, India in favour of Shyam Prasanna Ghosh, son of Late Krishnadhan Ghosh, and the aforesaid Saf Bikroy Cobala registered at the office at A.D.S.R.O. Bidhan Nagar (Salt Lake City) and recorded in Book No. 1, Volume No. 165, Pages from 349 to 356, Being Deed No.7759 for the year 1989, against the valuable consideration mentioned thereon.

AND WHEREAS That after upon purchasing the aforesaid landed property the said Sri Shyam Prasanna Ghosh duly mutated his name into the record of Block Land and Land Reforms office vide L.R. Khatian No. 5560 under L.R. Dag No. 2306 & 2307/3131 and since then paying the Government Rents/Khajna thereof regularly as the sole and absolute recorded RAYAT.

AND WHEREAS Thus on the basis of aforementioned Deed as well as B.L. & L.R.O. Record the said Sri Shyam Prasanna Ghosh became the absolute owner of ALL THAT piece and parcel of Land measuring an area about 02[Two] Cottah 07[Seven] Chittack 30[Thirty] Sq.Ft. more or less comprised in R.S. Khatian No. 2240 corresponding to L.R. Khatian No. 5560 under R.S. & L.R. Dag No. 2306 and land measuring an area about 01[One] Cottah 13[Thirteen] Chittack 00[Zero] Sq.Ft. more or less, comprised in R.S. Khatian No. 2239 corresponding to L.R. Khatian No. 5560 under R.S. & L.R. Dag No. 2307/3131, IN TOTAL Land measuring an area about 04[Four] Cottahs 04[Four] Chittacks 30 [Thirty] Sq.Ft. be the same a little more or less, lying and situated at MOUZA-GOPALPUR, J.L. No. 02, Re.Su. No. 140, Touzi No. 2998 at present 10, within P.S.-Airport formerly Rajarhat, within the local limits of Rajarhat Gopalpur Municipality in the District of North 24 Parganas, in the state of West Bengal, India.

AND WHEREAS That by virtue of Bengali Saf Bikroy Kobala dated 31st day of May, 2006, One Sri. Shyam Prasanna Ghosh son of Late Krishnadhan Ghosh the Vendor therein sold conveyed transferred released and conveyed ALL THAT piece and parcel of Land measuring an area about 02[Two] Cottah 07[Seven] Chittack 30[Thirty] Sq.Ft. more or less comprised in R.S. Khatian No. 2240 corresponding to L.R. Khatian No. 5560 under R.S. & L.R. Dag No. 2306 and land measuring an area about 01[One] Cottah 13[Thirteen] Chittack 00[Zero] Sq.Ft. more or less, comprised in R.S. Khatian No. 2239 corresponding to L.R. Khatian No. 5560 under R.S. & L.R. Dag No. 2307/3131, IN TOTAL Land measuring an area about 04[Four] Cottahs 04[Four] Chittacks 30 [Thirty] Sq.Ft. be the same a little more or less, lying and situated at MOUZA-GOPALPUR, J.L. No. 02, Re.Su. No. 140, Touzi No. 2998 at present 10, within P.S.-Airport formerly Rajarhat, within the local limits of Rajarhat Gopalpur Municipality in the District of North 24 Parganas, in the state of West Bengal, India in favour of us [1] Sri. Suman Nanda and [2] Sri. Asim Nanda, both are sons of Byomkes Nanda, were jointly the Purchasers therein and the said Bengali Saf Bikroy Kobala was registered in the office of A.D.S.R.O. Bidhannagar [Salt Lake City] and the same was recorded in Book No. I, Volume No.415, Pages from 63 to 81 bearing Deed No. 6881 for the year 2006, against the valuable consideration mentioned therein.

AND WHEREAS Upon purchasing the aforesaid landed property we, Sri. Suman Nanda and Sri. Asim Nanda was jointly recorded our respective names into the records of the Block Land and Land Reforms office Rajarhat Government of West Bengal, vide **L.R. Khatian No. 5875** [in the name of **Sri. Asim Nanda**] and **L.R. Khatian No. 5876** [in the name of **Suman Nanda**] under **R.S. & L.R. Dag No. 2306 & 2307/3131** as well as mutated our names jointly into the Assessment record of Rajarhat Gopalpur Municipality vide Municipal Holding No.AS/193/BL-B/08, at Tentultala, Kolkata-700136, and after formation of new municipal corporation namely the Bidhannagar Municipal Corporation, the said land duly reassessed by the said Municipal Corporation vide Municipal Holding No. 193, being Assessee No. 20033144239 and thereafter were jointly paying the Government Rents/Khajna/Taxes thereof regularly as the sole and absolute recorded Owners.

AND WHEREAS Thus on the basis of aforementioned facts, events and circumstances as well as on the basis of aforementioned Deeds and things and aforementioned B.L. & L.R.O. and Municipal records the said Sri Suman Nanda & Sri Asim Nanda became the absolute owners of ALL THAT piece and parcel of Land measuring an area about 02[Two] Cottah 07[Seven] Chittack 30[Thirty] Sq.Ft. more or less comprised in R.S. Khatian No. 2240 corresponding to L.R. Khatian Nos. 5875 & 5876, under R.S. & L.R. Dag No. 2306 and land measuring an area about 01[One] Cottah 13[Thirteen] Chittack 00[Zero] Sq.Ft. more or less, comprised in R.S. Khatian No. 2239 corresponding to L.R. Khatian Nos.

5875 & 5876, under R.S. & L.R. Dag No. 2307/3131, IN TOTAL Land measuring an area about 04[Four] Cottahs 04[Four] Chittacks 30 [Thirty] Sq.Ft. be the same a little more or less, lying and situated at MOUZA-GOPALPUR, J.L. No. 02, Re.Su. No. 140, Touzi No. 2998 at present 10, at Tentultala, P.S.-Narayanpur formerly Airport, Kolkata-700136, within the local limits of Rajarhat Gopalpur Municipality, being Municipal Holding No. AS/193/BL-B/08 [as per Mutation Certificate] and being Municipal Holding No. RGM-2/193 [as per Municipal Tax receipt] now under the Bidhan Nagar Municipal Corporation being Holding No.193 being Assessee No. 20033144239, in the District of North 24 Parganas, in the state of West Bengal, India.

AND WHEREAS We, intend to develop the aforesaid land/premises by constructing Multi Storied building thereon the said premises after demolishing the existing structure and the said structure already demolished and the said building will be in accordance with the plan to be sanction by the authority concern.

AND WHEREAS We, do not have requisite experience to develop the said as such We have been searching for a worthy developer.

AND WHEREAS on request of our proposal the Developer namely "**ANANDOMOYEE CONSTRUCTION**", [having **PAN : ABWFA3188Q**], a Partnership Firm, having its Office at Premises No.274, Salua Azad Hind Garh, Sarada Bhaban, Ground Floor P.O.-Rajarhat Gopalpur P.S.-Airport, Kolkata-700136, in the District of North 24 Parganas, in the state of West Bengal, India represented by its existing Partners namely [1] **SRI. RAJU GUPTA**, son of Late Debasish Gupta, [having **PAN : AYIPG7775N**], [having **Aadhaar No : 5124 6978 6379**], by Faith-Hindu, by Occupation-Business, by Nationality-Indian, residing at 20, Rabindranagar, P.O.-Rajarhat Gopalpur, P.S.-Airport at present Narayanpur, Kolkata-700136, in the District of North 24 Parganas, in the state of West Bengal, India, [2] **SRI. SANDIP DEY**, son of Dilip Dey, [having **PAN : BWXPD6798Q**] [having **Aadhaar : 8016 6234 3891**], by Faith-Hindu, by Occupation-Business, by Nationality-Indian, residing at Vill-Purbachal Tentultala, P.O.-Rajarhat Gopalpur, P.S.-Airport at Present Narayanpur, Kolkata-700136, in the District of North 24 Parganas, in the state of West Bengal, India, herein to develop the said land/premises as morefully, describe in the schedule stated hereunder on the terms and conditions as recorded in the registered Development Agreement dated 27th day of **March, 2024**, recorded in Book No.I, bearing Deed No. 1504 **00808**, for the year **2024**, registered in the office of **A.D.S.R. Bidhan Nagar (Salt Lake City)** entered into by and between ourselves and the said developer here in after to as the said Development Agreement.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that WE, [1] **SRI. SUMAN NANDA**, son of Byomkes Nanda, [having **PAN : AFSPNO712P**], [having **Aadhaar No : 9808 2452 7801**], by occupation-Doctor, by faith-Hindu, by Nationality-Indian, residing

Suman Nanda.

at Narayanpur, Tentultala, Rajarhat Gopalpur, P.O.-Rajarhat Gopalpur, P.S.-Narayanpur formerly Airport, Kolkata-700136, in the District of North 24 Parganas, in the state of West Bengal, India and [2] **SRI. ASIM NANDA**, son of Byomkes Nanda, [having PAN : **ADHPN2914L**], [having Aadhaar No : **5170 6942 0776**], by occupation-Business, both by faith-Hindu, both by Nationality-Indian, residing at Labanna 1st Floor, Narayanpur, Tentultala, Rajarhat Gopalpur, P.O.-Rajarhat Gopalpur, P.S.-Narayanpur formerly Airport, Kolkata-700136, in the District of North 24 Parganas, in the state of West Bengal, India **do hereby appoint "ANANDOMOYEE CONSTRUCTION"**, [having PAN : **ABWFA3188Q**], a Partnership Firm, having its Office at Premises No.274, Salua Azad Hind Garh, Sarada Bhaban, Ground Floor P.O.-Rajarhat Gopalpur P.S.-Airport, Kolkata-700136, in the District of North 24 Parganas, in the state of West Bengal, India, represented by its existing Partners namely [1] **SRI. RAJU GUPTA**, son of Late Debasish Gupta, [having PAN : **AYIPG7775N**], [having Aadhaar No : **5124 6978 6379**], by Faith-Hindu, by Occupation-Business, by Nationality-Indian, residing at 20, Rabindranagar, P.O.-Rajarhat Gopalpur, P.S.-Airport at present Narayanpur, Kolkata-700136, in the District of North 24 Parganas, in the state of West Bengal, India, [2] **SRI. SANDIP DEY**, son of Dilip Dey, [having PAN : **BWXP6798Q**] [having Aadhaar : **8016 6234 3891**], by Faith-Hindu, by Occupation-Business, by Nationality-Indian, residing at Vill-Purbachal Tentultala, P.O.-Rajarhat Gopalpur, P.S.-Airport at Present Narayanpur, Kolkata-700136, in the District of North 24 Parganas, in the state of West Bengal, India as our true and lawful Attorney to do the following acts, deeds and things as required to complete the deal.

1. To sign, execute submit and collect, all building plans, such as site plan, documents, statements, papers undertakings and declarations as may be required for having the plans modified and/or altered and/or amendment to be made by the local authority, concern or the authority concerns, as per the terms of the said Development Agreement.
2. To appear and represent on behalf of us before any authority and authorities including the Municipal or any other authority concern, 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 said Sanctioned Plan.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan if necessary, required.

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 which to be approved and sanctioned by the authority concern and or by the Bidhan Nagar Municipal Corporation or any other authority concern and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises as per terms of the said Development Agreement.
6. To apply and/or 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, deeds and things as be deemed fit and proper 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 appear and represent on behalf of us before all authorities including those under the Bidhan Nagar Municipal Corporation or any other authority concern 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.
9. To enter into any agreement for sale with intending buyer/buyers in respect of the Developer's Allocation only and also do collect advance and/or part payment or full consideration from them at any terms and conditions as may be the Attorney shall think fit and proper, as per the terms of the said Development Agreement.
10. To appear and represent on behalf of us before any 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.
11. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and present the same in respect of Developer's Allocation only under the law and sign all receipts and other documents as may be required as per law and equity, for completion of

Registration, as per terms of said Development Agreement for Developer's Allocation only.

12. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers in respect of the Developer's allocation as per the terms of the said Development Agreement for Developer's Allocations only.
13. To execute conveyance or conveyances in our name or on our behalf to do all acts and deeds in favour of the intending purchaser or purchasers with the developer's allocation only and to present the said conveyance for registration before the competent registering authority, as per terms of the said Development Agreement.
14. To execute and sign any deeds, agreements memo of understanding with a view to sale of building to be constructed on the schedule mentioned property in its own name and on our behalf for Developer's Allocation only as per the terms of the said Development Agreement.
15. To Affix Sign Boards or install any hoarding on the said Premises in the name of the Attorney/s.
16. To advertise in the newspapers for Obtaining Purchaser/s for selling the Flats/ Commercial Spaces and Car Parking Spaces in the proposed building and to take loan against the mortgage of the Flats/Shops/Car Parking Spaces in respect of the Developer's Allocation.
17. To receive compensation becoming receivable in respect of any acquisition and/or requisition of the said constructed building.
18. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefore.
19. 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/s.
20. This Development Power of Attorney is only applicable in connection of with the Development of the said property mentioned in schedule written hereunder and the other property of the Appointers will not be affected by this Development Power of Attorney.

AND GENERALLY to act our ATTORNEY or agents in relation to all matters touching our said Premises and building, as we would do if We, would personally represent notwithstanding the Development Power of Attorney, in that particular behalf as contained in these presents.

AND We do hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney 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

(Description of the of Land)

ALL THAT piece or parcel of Land measuring an area about **04[Four] Cottah 04[Four] Chittack 30[Thirty] Sq.Ft.** be the same a little more or less in the following manner :-

R.S. Dag No.	R.S. Kha. No.	L.R. Dag No.	L.R. Kha. No.	Nature of Land	Name of Owner	Land Area Ka-Ch-Sq.Ft.
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2306	2240	2306	5875	Bastu	Asim Nanda	01-03-37.50
2306	2240	2306	5876	Bastu	Suman Nanda	01-03-37.50

02 Ka-07 Ch-30 Sq.Ft.

2307/3131	2239	2307/3131	5875	Bastu	Asim Nanda	00-14-22.50
2307/3131	2239	2307/3131	5876	Bastu	Suman Nanda	00-14-22.50

01 Ka-13 Ch-00 Sq.Ft.

Along with **200 [Two Hundred] Sq.Ft.** Tile Shed structure standing thereon, lying and situated at **MOUZA-GOPALPUR**, J.L. No. 02, Re.Su. No. 140, Touzi No. 2998 at present 10, at **Tentultala, P.S.-Narayanpur** formerly Airport, **Kolkata-700136**, within the local limits of Rajarhat Gopalpur Municipality, within Ward No."07", being Municipal Holding No. AS/193/BL-B/08 [as per Mutation Certificate] and being Municipal Holding No. RGM-2/193 [as per Municipal Tax receipt] now under the Bidhan Nagar Municipal Corporation, within Ward No."04", being Holding No.193, being Assessee No. 20033144239, [as per Municipal Tax receipt] in the District of District of North 24 Parganas, in the state of West Bengal, India, which is butted and bounded as follows :-

On the North By ::- 30'-00" wide Municipal Road;
On the South By ::- Land of R.S./L.R. Dag Nos.
2307/3128 & 2306/3132;
On the East By ::- Land of R.S./L.R. Dag No. 2306;
On the West By ::- 12'-00" wide Road;

IN WITNESS WHEREOF We, have hereunto set subscribed and affixed our hands seals
on the 27th day of March, 2024 (Two Thousand Twenty-Four).

SIGNED SEALED AND DEIVERED

by the **PRINCIPALS** at Kolkata,
in the presence of:-

1) Suman Nanda,

2) Ashu Nanda

SIGNATURE OF PRINCIPALS

ANANDMOYEE CONSTRUCTION

Rash Gupta

Santif Singh

Partner

(Power accepted by us)

[SIGNATURE OF THE ATTORNEY]

WITNESSES:-

1. Inlaxi Singh
I. K. S. Roy Road
Kol- 700001.

2. Srikes Nanda,
Narayanpur,
Kol. 136.

Composed By



Subhankar Dalal
Kaikhali, Kolkata-700052












Drafted and Prepared by me as
per the information's and
instructions given by the parties.














[TANAYENDRA ROY]
Advocate
High Court Calcutta.

27-04/24












SPECIMEN FORM FOR TEN FINGER PRINTS

 Suman Nanda .		LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
	LEFT HAND					
		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					












SIGNATURE Suman Nanda .

 Arun Nanda		LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
	LEFT HAND					
		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

SIGNATURE Arun Nanda

 Rishi Gupta		LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
	LEFT HAND					
		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

SIGNATURE Rishi Gupta

 Sandeep Singh		LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB
	LEFT HAND					
		THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					

SIGNATURE Sandeep Singh


~~~~~  
DATED THIS 27<sup>th</sup> DAY OF MARCH, 2024  
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BETWEEN

MR. SUMAN NANDA;
MR. ASIM NANDA;

..... EXECUTOR/S

AND

"M/S. ANANDOMOYEE CONSTRUCTION";

..... ATTORNEY

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**DEVELOPMENT POWER OF  
ATTORNEY**  
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Description of the Property

LAND :- 04K-04CHI-30SQ.FT.
MOUZA :- GOPALPUR,
L.R. Dag :- 2306 & 2307/3131.
L.R. Kha Nos :- 5875 & 5876,

=====

ADD :- NIRANJAN PALLY, P.S.-
NARAYANPUR, KOLKATA - 700136,
DISTRICT NORTH 24 PARGANAS, WEST
BENGAL, INDIA.

~~~~~

*Drafted and Prepared by*  
[TANAYENDRA ROY &  
ASSOCIATES (ADVOCATES)]

**HIGH COURT CALCUTTA**  
Chamber : Gr. Floor, "Simran  
Apartment", Chiriabagan Kaikhali,  
Kolkata-700052, N-24 Pgs. W.B.

E-mail : royassociates17@gmail.com  
☎ 9830347315 (W) / 9830387315 (W)  
☎ 8335945321 (W)





### Major Information of the Deed

|                                                                                   |                                                                                                                                                                                                        |                                                    |            |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|------------|
| Deed No :                                                                         | I-1504-00810/2024                                                                                                                                                                                      | Date of Registration                               | 27/03/2024 |
| Query No / Year                                                                   | 1504-8000809308/2024                                                                                                                                                                                   | Office where deed is registered                    |            |
| Query Date                                                                        | 27/03/2024 3:12:58 PM                                                                                                                                                                                  | A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details                                           | T Roy<br>High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8335945321, 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. 21,00,000/-                                                                   | Rs. 34,99,000/-                                                                                                                                                                                        |                                                    |            |
| 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]:- 150400808/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) |                                                    |            |

### Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Tentultala (gopalpur), Mouza: Gopalpur, , Ward No: 04, Holding No:139 Pin Code : 700136






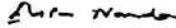
| Sch No        | Plot Number           | Khatian Number | Land Proposed | Use ROR | Area of Land                | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details                                           |
|---------------|-----------------------|----------------|---------------|---------|-----------------------------|--------------------------|-----------------------|---------------------------------------------------------|
| L1            | LR-2306 (RS :- )      | LR-5875        | Bastu         | Bastu   | 1 Katha 3 Chatak 37.5 Sq Ft | 6,00,000/-               | 9,81,750/-            | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L2            | LR-2306 (RS :- )      | LR-5876        | Bastu         | Bastu   | 1 Katha 3 Chatak 37.5 Sq Ft | 6,00,000/-               | 9,81,750/-            | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L3            | LR-2307/3131 (RS :- ) | LR-5875        | Bastu         | Bastu   | 14 Chatak 22.5 Sq Ft        | 4,00,000/-               | 7,17,750/-            | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| L4            | LR-2307/3131 (RS :- ) | LR-5876        | Bastu         | Bastu   | 14 Chatak 22.5 Sq Ft        | 4,00,000/-               | 7,17,750/-            | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| TOTAL :       |                       |                |               |         | 7.0812Dec                   | 20,00,000 /-             | 33,99,000 /-          |                                                         |
| Grand Total : |                       |                |               |         | 7.0812Dec                   | 20,00,000 /-             | 33,99,000 /-          |                                                         |



**Structure Details :**

| Sch No                                                                                                                                                 | Structure Details      | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                     | On Land L1, L2, L3, L4 | 200 Sq Ft.        | 1,00,000/-              | 1,00,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete |                        |                   |                         |                       |                           |
| Total :                                                                                                                                                |                        | 200 sq ft         | 1,00,000 /-             | 1,00,000 /-           |                           |

**Principal Details :**






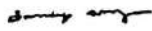
| Sl No                                                                                                                                                                                                                                                                                                                                                                                                                   | Name,Address,Photo,Finger print and Signature                                                                                                                             |                                                                                                   |                                                                                                          |                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                       | Name                                                                                                                                                                      | Photo                                                                                             | Finger Print                                                                                             | Signature                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Shri SUMAN NANDA</b><br>Son of BYOMKES NANDA<br>Executed by: Self, Date of Execution: 27/03/2024<br>, Admitted by: Self, Date of Admission: 27/03/2024 ,Place : Office | <br>27/03/2024  | <br>LTI<br>27/03/2024  | <br>27/03/2024    |
| Labanya Narayanpur Tentutala, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India , PAN No.: AFxxxxxx2P, Aadhaar No: 98xxxxxxxx7801, Status :Individual, Executed by: Self, Date of Execution: 27/03/2024 , Admitted by: Self, Date of Admission: 27/03/2024 ,Place : ..Office |                                                                                                                                                                           |                                                                                                   |                                                                                                          |                                                                                                     |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                       | Name                                                                                                                                                                      | Photo                                                                                             | Finger Print                                                                                             | Signature                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Shri ASIM NANDA</b><br>Son of BYOMKES NANDA<br>Executed by: Self, Date of Execution: 27/03/2024<br>, Admitted by: Self, Date of Admission: 27/03/2024 ,Place : Office  | <br>27/03/2024 | <br>LTI<br>27/03/2024 | <br>27/03/2024 |
| Labanya, Narayanpur Tentutala, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: ADxxxxxx4L, Aadhaar No: 51xxxxxxxx0776, Status :Individual, Executed by: Self, Date of Execution: 27/03/2024 , Admitted by: Self, Date of Admission: 27/03/2024 ,Place : Office       |                                                                                                                                                                           |                                                                                                   |                                                                                                          |                                                                                                     |

**Attorney Details :**

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                            |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>ANANDOMOYEE CONSTRUCTION</b><br>Salua Azad Hind Garh, Sarada Bhaban, Ground Floor, 274, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.: ABxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |



# Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                               |                                                                                                                         |                                                                                                                     |                                                                                                                   |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| 1     | Name                                                                                                                                                                                                                                                                                                                                                        | Photo                                                                                                                   | Finger Print                                                                                                        | Signature                                                                                                         |
|       | <b>Mr RAJU GUPTA</b><br><b>(Presentant)</b><br>Son of Late DEBASISH GUPTA<br>Date of Execution - 27/03/2024, , Admitted by: Self, Date of Admission: 27/03/2024, Place of Admission of Execution: Office                                                                                                                                                    | <br><small>Mar 27 2024 4:32PM</small>  | <br><small>LT1 27/03/2024</small>  | <br><small>27/03/2024</small>   |
|       | 20, Rabindranagar, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx5N, Aadhaar No: 51xxxxxxxx6379 Status : Representative, Representative of : ANANDOMOYEE CONSTRUCTION (as Partner)          |                                                                                                                         |                                                                                                                     |                                                                                                                   |
| 2     | Name                                                                                                                                                                                                                                                                                                                                                        | Photo                                                                                                                   | Finger Print                                                                                                        | Signature                                                                                                         |
|       | <b>Mr SANDIP DEY</b><br>Son of DILIP DEY<br>Date of Execution - 27/03/2024, , Admitted by: Self, Date of Admission: 27/03/2024, Place of Admission of Execution: Office                                                                                                                                                                                     | <br><small>Mar 27 2024 4:33PM</small> | <br><small>LT1 27/03/2024</small> | <br><small>27/03/2024</small> |
|       | Vill-Purbachal, Tentultala, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BWxxxxxx8Q, Aadhaar No: 80xxxxxxxx3891 Status : Representative, Representative of : ANANDOMOYEE CONSTRUCTION (as Partner) |                                                                                                                         |                                                                                                                     |                                                                                                                   |

# Identifier Details :

| Name                                                                                                                                                                                       | Photo                                                                                                            | Finger Print                                                                                                         | Signature                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| <b>Upali Adhikari</b><br>Daughter of Goutam Adhikari<br>Kaikhali Daspara, City:- Not Specified, P.O:- Airport, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 | <br><small>27/03/2024</small> | <br><small>LT1 27/03/2024</small> | <br><small>27/03/2024</small> |
| Identifier Of Shri SUMAN NANDA, Shri ASIM NANDA, Mr RAJU GUPTA, Mr SANDIP DEY                                                                                                              |                                                                                                                  |                                                                                                                      |                                                                                                                   |

| Transfer of property for L1 |                  |                                             |
|-----------------------------|------------------|---------------------------------------------|
| Sl.No                       | From             | To. with area (Name-Area)                   |
| 1                           | Shri ASIM NANDA  | ANANDOMOYEE CONSTRUCTION-2.04531 Dec        |
| Transfer of property for L2 |                  |                                             |
| Sl.No                       | From             | To. with area (Name-Area)                   |
| 1                           | Shri SUMAN NANDA | ANANDOMOYEE CONSTRUCTION-2.04531 Dec        |
| Transfer of property for L3 |                  |                                             |
| Sl.No                       | From             | To. with area (Name-Area)                   |
| 1                           | Shri ASIM NANDA  | ANANDOMOYEE CONSTRUCTION-1.49531 Dec        |
| Transfer of property for L4 |                  |                                             |
| Sl.No                       | From             | To. with area (Name-Area)                   |
| 1                           | Shri SUMAN NANDA | ANANDOMOYEE CONSTRUCTION-1.49531 Dec        |
| Transfer of property for S1 |                  |                                             |
| Sl.No                       | From             | To. with area (Name-Area)                   |
| 1                           | Shri SUMAN NANDA | ANANDOMOYEE CONSTRUCTION-100.00000000 Sq Ft |
| 2                           | Shri ASIM NANDA  | ANANDOMOYEE CONSTRUCTION-100.00000000 Sq Ft |

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Tentultala (gopalpur), Mouza: Gopalpur, , Ward No: 04, Holding No:139 Pin Code : 700136

| Sch No | Plot & Khatian Number                        | Details Of Land                                                                                                                  | Owner name in English as selected by Applicant |
|--------|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 2306, LR Khatian No:- 5875      | Owner: অসীম নন্দ, Gurdian: বোমকেশ ,<br>Address: শারায়নপুর ডেভেলপমেন্ট কপি-136,<br>Classification: বাণ্য, Area: 0.02000000 Acre, | Shri ASIM NANDA                                |
| L2     | LR Plot No:- 2306, LR Khatian No:- 5876      | Owner: সুমন নন্দ, Gurdiah: বোমকেশ ,<br>Address: শারায়নপুর ডেভেলপমেন্ট কপি-136,<br>Classification: বাণ্য, Area: 0.02000000 Acre, | Shri SUMAN NANDA                               |
| L3     | LR Plot No:- 2307/3131, LR Khatian No:- 5875 | Owner: অসীম নন্দ, Gurdian: বোমকেশ ,<br>Address: শারায়নপুর ডেভেলপমেন্ট কপি-136,<br>Classification: বাণ্য, Area: 0.02000000 Acre, | Shri ASIM NANDA                                |
| L4     | LR Plot No:- 2307/3131, LR Khatian No:- 5876 | Owner: সুমন নন্দ, Gurdian: বোমকেশ ,<br>Address: শারায়নপুর ডেভেলপমেন্ট কপি-136,<br>Classification: বাণ্য, Area: 0.01000000 Acre, | Shri SUMAN NANDA                               |



Endorsement For Deed Number : I - 150400810 / 2024

On 27-03-2024

**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 15:52 hrs on 27-03-2024, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr RAJU GUPTA .

**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 34,99,000/-

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

Execution is admitted on 27/03/2024 by 1. Shri SUMAN NANDA, Son of BYOMKES NANDA, Labanya Narayanpur Tentultala, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Professionals, 2. Shri ASIM NANDA, Son of BYOMKES NANDA, Labanya, Narayanpur Tentutala, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business

Indetified by Upali Adhikari, , , Daughter of Goutam Adhikari, Kaikhali Daspara, P.O: Airport, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by profession Private Service

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

Execution is admitted on 27-03-2024 by Mr RAJU GUPTA, Partner, ANANDOMOYEE CONSTRUCTION, Salua Azad Hind Garh, Sarada Bhaban, Ground Floor, 274, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Upali Adhikari, , , Daughter of Goutam Adhikari, Kaikhali Daspara, P.O: Airport, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by profession Private Service

Execution is admitted on 27-03-2024 by Mr SANDIP DEY, Partner, ANANDOMOYEE CONSTRUCTION, Salua Azad Hind Garh, Sarada Bhaban, Ground Floor, 274, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Upali Adhikari, , , Daughter of Goutam Adhikari, Kaikhali Daspara, P.O: Airport, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by profession Private Service

**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 4778, Amount: Rs.100.00/-, Date of Purchase: 12/03/2024, Vendor name: Mita Dutta



Sukanya Talukdar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1504-2024, Page from 34225 to 34243  
being No 150400810 for the year 2024.



*Sukanya Talukdar*

Digitally signed by SUKANYA TALUKDAR  
Date: 2024.04.03 17:52:09 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 03/04/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.