

DEVELOPMENT POWER OF ATTORNEY

PRINCIPAL : SRI DEVI SHAW

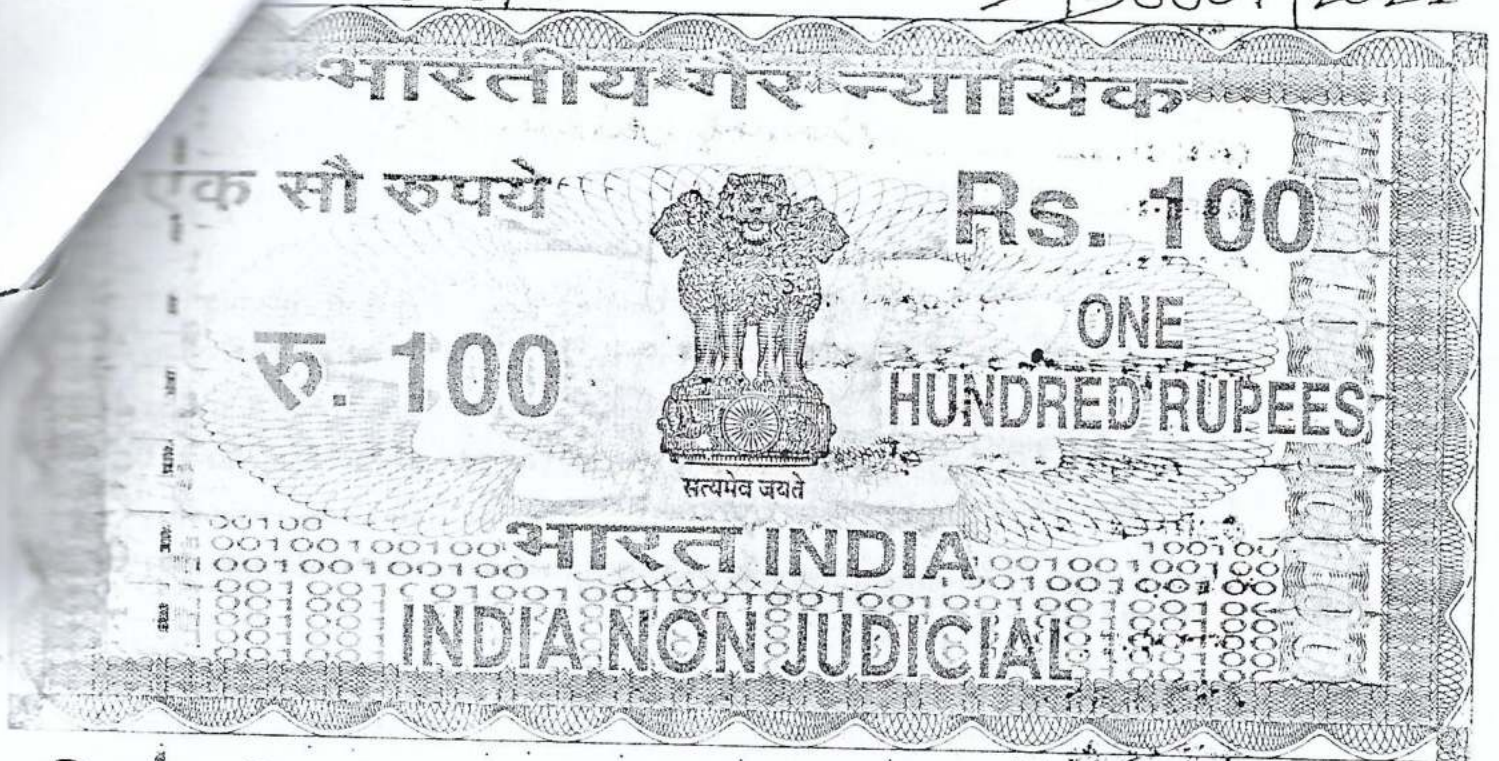
ATTORNEY : GITANJALI CONSTRUCTION

Drafted by -

MR. PRANAB MITRA
Advocate.
High Court, Calcutta

6696/21

6607/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 173666

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signature sheet / stamp is the
interim sheet / stamp
checked with this document

North 24 Parganas District Sub-Registrar
Kodanur, North 24 Parganas

01 OCT 2021

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

৯
৪-৪/১৯৯/১৩৪৪/২১

9/9/2021

From: Ramab. Jaitan (son)
To: Jitendra Choudhary, Cal.
Subject: Ramab. Jaitan (son)

কালিপুর নবনম এ.ডি.এস.আর. অফিস
বি

ভেদান্তের নাম - কলিপুর

কলিপুর নাম :- কলিপুর

তারিখ :- 21 SEP 2021

কালিপুর খতিয়ার হাবি

এ ডি.ডি. নং মোট ক

আমদানি কলিপুর হাবি



৭

Joint District Sub-Registrar
Sonpur, North 24-Parganas

01 OCT 2021

Bijoy Roy
310 Late Ram Bilas Roy
148/1 G.L.T. Road Kol-108
P.O.-I.S.I. P.S. Bahanagar
N. 24-Parganas
Business

KNOW ALL MEN BY THESE PRESENTS, I, SRI DEVI SHAW, (PAN CCVPS5244R, Aadhaar No. 389094715123), son of Late Phul Chand Shaw, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 81, Nilganj Road, Panja Villa, P. O. Agarpara, P. S. Belghoria, Kolkata - 700 109, Dist. North 24-Parganas, am the absolute owner and possessor of ALL THAT piece and parcel of a plot of bastu land measuring an area of 2 (two) Cottahs 4 (four) Chittacks 3 (three) sq. ft. more or less together with 100 sq. ft. residential roof tile shed structure standing thereon being Plot No. 'A', lying and situated at Mouza - Agarpara, J. L. No. 11, R. S. No. 31, Touzi No. 155, comprised in C.S., R. S. & L. R. Dag No. 1077, under R. S. Khatian No. 298 corresponding to L.R. Khatian No. 5, being Municipal Holding No. 77F, B. T. Road, P.O. Kamarhati, Kolkata - 700 058, within the jurisdiction of Khardaha Police Station, within the local limits of Panihati Municipality, Ward No. 6, under Additional District Sub-Registration Office at Barrackpore at present A.D.S.R.O. Sodepur, in the District of North 24-Parganas, morefully and particularly described in the Schedule hereunder written.

WHEREAS with a view to develop said land by constructing of Multi-storied Building, I have entered into a Development Agreement on 01.10.2021 with GITANJALI CONSTRUCTION, having PAN AASFG7040C, a Partnership firm, having its Principal place of business at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata - 700 035, Dist. North 24-Parganas, West Bengal, represented by its Partners namely - (1) SRI BARUN DEV BHATTACHARYA, having PAN AKEPB2262R, Aadhaar No. 587922704271, son of Late Basudev Bhattacharya, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata - 700 035, Dist. North 24-Parganas, (2) SRI SUBHASIS DAS (PAN - ADOPD7160P, Aadhaar No. 436944011285), son of Late Balai Chandra Das, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 11A, Sree Gopal Mallick Road, P.O. Ariadaha, P.S. Belghoria, Kolkata - 700 057, Dist. North 24-Parganas, (3) SRI SANKAR DEY (PAN - AGFPD3992D, Aadhaar No. 938715941069), son of Late Jagadish Chandra Dey, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 6/9, R.N. Tagore Road, P.O. Dakshineswar, P.S. Belghoria, Kolkata - 700 076, Dist. North 24-Parganas, (4) SRI PRADIP PANDEY (PAN - AOVPP2827F, Aadhaar No. 338975150433), son of Sri Rama Sankar Pandey, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata - 700 035, Dist. North 24-Parganas, (5) MATIUR RAHAMAN (PAN - AGGPR3714E, Aadhaar No. 248774850061), son of Late Lutfar Rahaman, by faith - Muslim, by Nationality - Indian, by

Occupation – Business, residing at 107/A, Surya Sen Road, P. O. Alambazar, P. S. Baranagar, Kolkata – 700 035, Dist. North 24-Parganas and (6) SRI RATAN LAL DAS (PAN – AFMPD8266J, Aadhaar No. 921865002650), son of Late Sohan Lal Das, by faith - Hindu, by Nationality - Indian, by occupation – Business, residing at 65/3, Dharendra Nath Chatterjee Road, P.O. Alambazar, P. S. Baranagar, Kolkata – 700 005, Dist. North 24-Parganas, duly registered in the office of the A.D.S.R.O. Sodepur and recorded in Book No. I, Being No. 152406591 for the year 2021, under some terms and conditions mentioned thereon and now I, hereby appoint said GITANJALI CONSTRUCTION as my true and lawful Constituted Attorney in my name on my behalf to do execute and perform all acts, deeds and things as follows –

- 1) To look after and maintain the Schedule mentioned property.
- 2) To construct a Multi-Storied Building upon the said Land mentioned in the Schedule hereinbelow in accordance with the sanctioned plan and amended plan thereto and sign with me in the proposed Site Plan, Building Plan, revised Plan and/ or any modifications plan or plans if required and to file and obtain the same from the Panihati Municipality.
- 3) To negotiate on terms and to agree and to enter into and conclude any agreement for sale and sell Developer's Allocated portion of building consisting of different flats, garages, shops, space, units, etc. and the part thereof mentioned in the schedule. The Developer shall free to contact intending Purchaser or Purchasers at such price which agreed upon and/ or cancel or repudiate the same in the manner it deems fit and proper from the Developers allocation portion save and except Owner's Allocation.
- 4) To allow the intending Purchaser or Purchasers to inspect the Developers Allocation and the documents relating to the said portion except Owner's allocation.
- 5) To receive from the intending Purchaser or Purchasers any earnest money and/or advances and also the balance of purchase money and to give good valid receipt and discharge for the same in respect of Developer's Allocation save and except Owner's Allocation.
- 6) Upon such receipt as aforesaid in Developer name in respect of Developers Allocation and as acts and deeds, to sign, execute and deliver any conveyances, Lease

Deeds of the said property in favour of the Purchaser or Purchasers, Lessees, Mortgages or their nominees in respect of Developer's allocation save and except Owner's Allocation.

7) To receive and accept any consideration against aforesaid by cash or bank drafts, pay orders, cheques or in any other from whatsoever in regards to Developers Allocation Portion of the properties in Developers Name and to give receipt thereof in full or partial discharges of the receipt of such consideration and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection or realization of the money in respect of such instrument regarding Developer's allocation save and except Owner's Allocation.

8) To do all acts, deeds, things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and which my Constituted Attorney shall think best fit and proper in respect of Developer's Allocation save and except Owner's Allocation.

9) To institute, commence, prosecute carry on or defend or resist of all suits and other legal actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which I, may be parties in any court in Civil, Criminal, Revenue Appellate or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India, etc. before Income Tax Authorities and to sign and verify all complaints, written statements, Accounts, Inventories to accept service of all Summons, Notice and other judicial process to execute any judgment process to execute any judgment Decree or order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vakalatnama or any Kind of Affidavit.

10) To settle, adjust compound, compromise or submit arbitration all actions, suits, accounts claims and disputes relating to the said property between myself and any other person or persons except Developer and compounds or compromise the same.

11) To sign and execute any deed or deeds, declarations, instruments and assurance which my said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the said property in respect of Developers allocation.

12) To present any such conveyance or conveyances, Amalgamation Deed or Declarations for registration before the Additional District Sub-Registrar, District Sub-Registrar or Registrar of Assurances in Kolkata having authority for unto have the said Conveyance registered and to do all acts, deeds and things which my said Attorney shall consider necessary after discussing with myself for conveying the said property to the said Purchaser or Purchasers as fully and effectually in all respect of Developer's Allocation save and except Owner's Allocation.

13) To attend any Court of Law either Civil or Criminal and to represent me, after informing myself, in all Government Offices on my behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below.

14) To appoint Architect, Civil Engineer, Structural Engineer, Labour, Labour Contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be required for the smooth construction of the said proposed building.

15) To appear in any suit, proceedings, motion, L.A. Office, I.T. Office, etc. on my behalf and to represent me before the B.L & L.R.O. for mutation, conversion, etc. and to file the statement or objection, affidavit- in- opposition, etc., if required, in connection with the land mentioned in the Schedule hereinbelow.

16) To call the Tender, quotation, etc, from the Supplier for supply of Cement, Iron Rod, Sand, Wood, Iron Grill, etc. and to appoint them as my Constituted Attorney shall think fit and proper.

17) To ask for demand, recover receivable and collect all money due and payable in connection with the construction of the said proposed building or construction and to settle, compromise or compound any debt or claim whatsoever in respect of Developer's Allocation save and except Owner's Allocation.

18) To deliver possession of Flat/Flats, Shops, Units Spaces, Show rooms, Garages, etc. except Owner's Allocation as per said Development Agreement with undivided proportionate share of land alongwith other amenities relating thereto either in complete or incomplete finished or semi-finished condition which my Constituted Attorney shall think

best fit and proper in respect of Developer's Allocation save and except Owner's Allocation.

- 19) To represent me before the Concerned Municipality and to sign Site Plan, Building Plan, Revised Plan and/or any modifications plan or plans and to renew the plan if required and to file and obtain the same from the Concerned Municipality and to apply for Completion Certificate of the Building and to collect the said Completion Certificate on my behalf and to deposit money, fees, taxes, A.D.C. or other requisite fee or fees etc. on my behalf as my Constituted Attorney shall think fit and proper.
- 20) To represent me before the Competent Authority for connection of Transformer, installation of Lift, Electric Meter and for any other Work and deposit money to the said authority on my behalf and collect all receivables, vouchers, etc. from it.

AND I do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by my said Attorney which shall be construed my acts, deeds and things done by me to all intents and purpose and if I personally present even not withstanding the facts that no special power in that behalf is contained in these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of bastu land measuring an area of 2 (two) Cottahs 4 (four) Chittacks 3 (three) sq. ft. more or less together with 100 sq. ft. residential roof tile shed structure standing thereon being Plot No. 'A', lying and situated at Mouza - Agarpara, J. L. No. 11, R. S. No. 31, Touzi No. 155, comprised in C.S., R. S. & L. R. Dag No. 1077, under R. S. Khatian No. 298 corresponding to L.R. Khatian No. 5, being Municipal Holding No. 77F, B. T. Road, P.O. Kamarhati, Kolkata - 700 058, within the jurisdiction of Khardaha Police Station, within the local limits of Panihati Municipality, Ward No. 6, under Additional District Sub-Registration Office at Barrackpore at present A.D.S.R.O. Sodepur, in the District of North 24-Parganas, which is butted and bounded as follows :-

<u>ON THE NORTH</u>	:	Plot No. 'B'.
<u>ON THE SOUTH</u>	:	19'-0" wide Murari Mohan Mitra Road .
<u>ON THE EAST</u>	:	P.W.D. drain and thereafter 80'-0" wide B. T. Road.
<u>ON THE WEST</u>	:	Land of Saswati Kundu and others.

IN WITNESSES WHEREOF We hereunto set and subscribed our hands and seals on this 1st day of October, Two Thousand Twenty One (2021).

SIGNED, SEALED & DELIVERED
at Kolkata in the presence of
following WITNESSES :-

1. *Sanjay Mondal*
L.C.
High Court, Cal.

2. *Bijoy Roy*
148/1 G.L.T. Road
Kolkata-108

[Signature]

SIGNATURE OF THE EXECUTANT

GITANJALI CONSTRUCTION

Subhasis Das

Partner

GITANJALI CONSTRUCTION

Sankar Roy

Partner

Road over expropriated
Drafted by :-

Pranab Mitra

Mr. Pranab Mitra
Advocate
High Court, Calcutta
Regn. No. WB-56/91

GITANJALI CONSTRUCTION

Baenbar Bhattacharya

Partner

SIGNATURE OF THE ATTORNEY

T E N F I N G E R P R I N T

 <i>र. अ. शर्मा</i>					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
Right Hand					
 <i>Subham Singh</i>					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
Right Hand					
 <i>Sankar Singh</i>					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
Right Hand					

T E N F I N G E R P R I N T



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 <i>B. ...</i> <i>B. ...</i>					
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	Left Hand				
					
	Thumb	Fore	Middle	Ring	Little
Right Hand					
	Little	Ring	Middle	Fore	Thumb
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	Thumb	Fore	Middle	Ring	Little
Right Hand					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
	Thumb	Fore	Middle	Ring	Little
Right Hand					



भारत सरकार
Government of India

Dev. Shaw
DOB: 20/12/1976
Male



3890 9471 5123

मेरा आधार, मेरी पहचान

देव शर्मा



भारत सरकार
Unique Identification Authority of India

Address:

S/O: Fulchand Shaw, PANJA VILLA, 81 NILGANG ROAD,
Agarpara, Agarpara, North 24 Parganas, West Bengal,
700109

3890 9471 5123



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DEVI SHAW

PHUL CHAND SHAW

20/12/1976

Permanent Account Number

CCVPS5244R

देवीश

Signature



देवीश



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BARUN DEV BHATTACHARYA

BASUDEV BHATTACHARYA

03/12/1971

Account Number

AKEPB2262R



Barun Bhattacharya



ভারত সরকার

Government of India



বরুন দেব ভট্টাচার্য

Barun Dev Bhattacharya

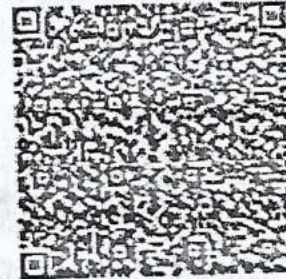
পিতা : বাসুদেব ভট্টাচার্য

Father : Basudev Bhattacharya

জন্মতারিখ/DOB: 03/12/1971

পুরুষ / Male

5879 2270 4271



আধার - সাধারণ মানুষের অধিকার



ভারতের একমুঠে পরিচয়: প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: এ, সূর্যসেন রোড
বরানগর (এম), আলম বাজার
উত্তর ২৪ পরগানা, পশ্চিম বঙ্গ,

Address: 107/A, SURYA
SEN ROAD, Baranagar (m),
Alam Bazar, North 24
Parganas, West Bengal.
700035

Barun Dev Bhattacharya

5879 2270 4271



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1800 300 1947



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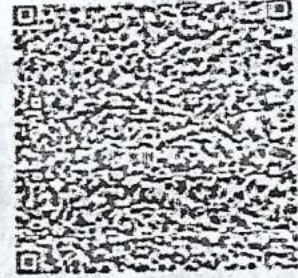
ভারত সরকার
Government of India

মতিউর রহমান

MATIUR RAHAMAN

জন্মতারিখ / DOB : 01/01/1972

পুরুষ / Male



2487 7485 0061

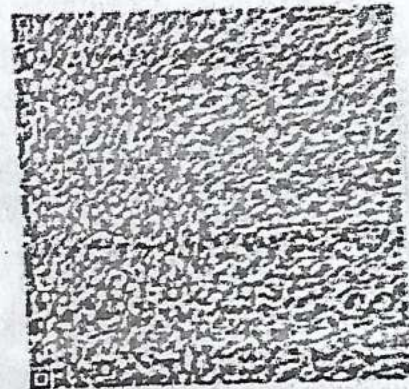
আমার আধার, আমার পরিচয়



ভারতীয় আদার পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: লুতফর রহমান, 107/এ, সূর্য
সেন রোড, বরানগর, বরানগর (এম),
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ, 700035

Address: C/O LUTFAR RAHAMAN, 107/A,
SURYA SEN ROAD, BARANAGAR,
Baranagar (m), North 24 Parganas, West
Bengal, 700035



2487 7485 0061



1947



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Matiur Rahman

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MATIUR RAHAMAN

LUTFAR RAHMAN

01/01/1972

Permanent Account Number

AGGPR3714E

Matiur Rahman

Signature



09/12/2014

Matiur Rahman



ভারত সরকার

Government of India

প্রদীপ পান্ডে

PRADIP PANDEY

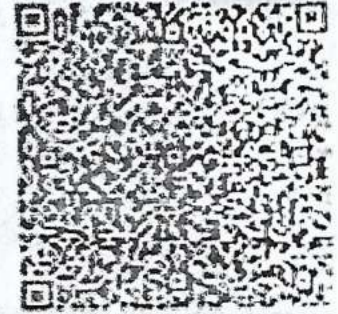
পিতা : রমা শঙ্কর পান্ডে

Father : Rama Sankar Pandey



জন্ম তারিখ/DOR 14/05/1978

পুরুষ / Male



3389 7515 0433

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বৈশিষ্ট্য পরিচয়-প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: শি, সূর্যসেন রোড
বরানগর (এম), আলম বাজার
উত্তর ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: 107/C, SURYA
SEN ROAD, Baranagar (m),
Alam Bazar, North 24
Parganas, West Bengal,
700035

Pradip Pandey

3389 7515 0433



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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRADIP PANDEY

RAHA SANKAR PANDEY

14/05/1978

Permanent Account Number

AOVPP2827F

Pradip Pandey

Signature



13072003

Pradip Pandey



भारत सरकार
GOVERNMENT OF INDIA



रतन लाल दास
Ratan Lal Das
जन्मतिथि/DOB: 03/04/1966
पुरुष/ MALE

9218 6500 2650

मेरा आधार, मेरी पहचान



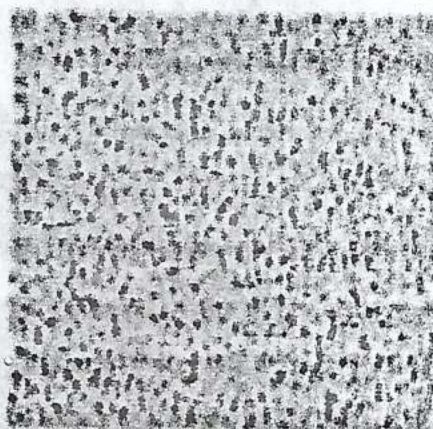
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

र. 3, डी. एन. सी. रोड, बाराबंसा (पश्चिम), जिला 24
पारंपारा,
पश्चिम बंगाल - 700035

Address:

R/3, D N C ROAD, Barabansa (West), North 24
Parganas,
West Bengal - 700035



9218 6500 2650



PD No. 10/1947,
Barrabansa 500 001

Ratan Lal Das

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFMPD8266J



नाम NAME

RATAN LAL DAS

पिता का नाम /FATHER'S NAME

SOHON LAL DAS

जन्म तिथि /DATE OF BIRTH

03-04-1966

हस्ताक्षर /SIGNATURE.

Ratan Lal Das

[Signature]

आयकर अधिकारी (आ. अ.) का

COMMISSIONER OF INCOME TAX (A. A.) का

Ratan Lal Das.



ভারত সরকার

Unique Identification Authority of India

Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1111/11871/00334

To
শঙ্কর দে
Sankar Dey
S/O: Jagadish Chandra Dey
6/9 R.N. TEGORE ROAD
Kamarhalli (m)
Dakshineswar
North 24 Paraganas North 24 Parganas
West Bengal 700076
192442444
ML924424445FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9387 1594 1069

আধার - সাধারণ মানুষের অধিকার

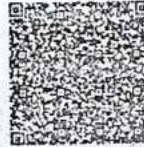


ভারত সরকার

Government of India



শঙ্কর দে
Sankar Dey
পিতা : জগদীশ চন্দ্র দে
Father : JAGADISH CHANDRA DEY
জন্মতারিখ / DOB : 01/01/1975
পুরুষ / Male



9387 1594 1069

আধার - সাধারণ মানুষের অধিকার

Sankar Dey



Sankar Dey



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

ভালিকাঙ্কিত আই ডি / Enrollment No.: 1111/11654/34819

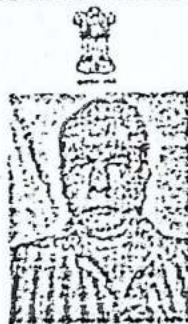
To
শুভাশিস দাস
Subhasis Das
S/O: Balaji Chandra Das
11/A SHREE GOPAL MALLICK ROAD
ARIADAHIA
Kamarkhat (m)
Anandaha
North 24 Paraganas North 24 Parganas
West Bengal 700057
192895412
ML928954126FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4369 4401 1285

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

শুভাশিস দাস
Subhasis Das
জন্মতারিখ / DOB : 15/12/1962
লিঙ্গ / Male



4369 4401 1285

আধার - সাধারণ মানুষের অধিকার

Subhasis Das

आयकर विभाग

INCOME TAX DEPARTMENT

SUBHASIS DAS

BALAJI CHANDRA DAS



भारत सरकार

GOVT. OF INDIA

15/12/1962

Permanent Account Number

ABOPD7160P

Subhasis Das

Signature



Subhasis Das


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD KTF3909470
 পরিচয় পত্র



Elector's Name Bijoy Roy
 নির্বাচকের নাম বিজয় রায়
 Father's Name Rambhadr Roy
 পিতার নাম রামভদ্র রায়
 Sex M
 লিঙ্গ পুরুষ
 Age as on 1.1.2003 25
 ১.১.২০০৩-এ বয়স ২৫

Bijoy Roy

Address:
 145 / 1 Gopal Lal Thakur Road 20, Baranagar, North 24
 Parganas 700035

ঠিকানা :
 ১৪৫/১ গোপাল লাল ঠাকুর রোড ২০, বারানগর, উত্তর ২৪ পরগণা
 ৭০০০৩৫

Fingerprint Signature
 Electoral Registration Officer
 নির্বাচন নিয়ন্ত্রণ কর্মকর্তা
 Assembly Constituency: 137-Baranagar
 বিধানসভা নির্বাচন কেন্দ্র : ১৩৭-বারানগর
 District: North 24 Parganas : জেলা: উত্তর ২৪ পরগণা
 Date: 07.07.2003 তারিখ: ০৭.০৭.২০০৩

Major Information of the Deed

Deed No :	I-1524-06607/2021	Date of Registration	01/10/2021
Query No / Year	1524-8001991388/2021	Office where deed is registered	
Query Date	01/10/2021 11:29:03 AM	1524-8001991388/2021	
Applicant Name, Address & Other Details	P Mitra High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9831031803, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 57,07,501/-		
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]:- 152406591/2021 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: B.T. Road, Mouza: Agarpara, , Ward No: 6
Holding No:77F Pin Code : 700058

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-1077	LR-5	Bastu	Bastu	2 Katha 4 Chatak 3 Sq Ft	1/-	56,80,501/-	Width of Approach Road: 80 Ft., , Project Name :
Grand Total :					3.7194Dec	1 /-	56,80,501 /-	

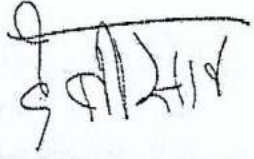
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	



Legal Details :

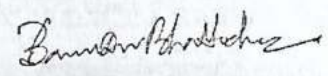
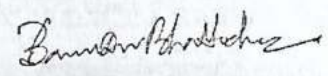
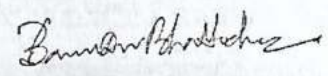
Name,Address,Photo,Finger print and Signature

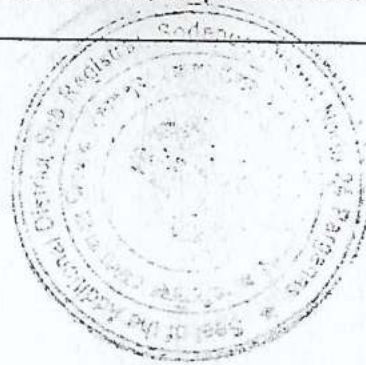
Name	Photo	Finger Print	Signature
Mr DEVI SHAW (Presentant) Son of Late Phul Chand Shaw Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Office			
01/10/2021	LTI 01/10/2021	01/10/2021	
81, Nilganj Road, Panja Villa,, City:- , P.O:- Agarpara, P.S:-Belghoria, District:-North24-Parganas, West Bengal, India, PIN:- 700109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CCxxxxxx4R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Office			

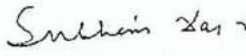
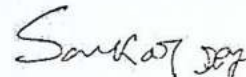
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GITANJALI CONSTRUCTION 107/A, Surya Sen Road, City:- , P.O:- Alambazar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India PIN:- 700035 , PAN No.: AAxxxxxx0C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BARUN DEV BHATTACHARYA Son of Late Basudev Bhattacharya Date of Execution - 01/10/2021, , Admitted by: Self, Date of Admission: 01/10/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Oct 1 2021 12:39PM</td> <td>LTI 01/10/2021</td> <td>01/10/2021</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr BARUN DEV BHATTACHARYA Son of Late Basudev Bhattacharya Date of Execution - 01/10/2021, , Admitted by: Self, Date of Admission: 01/10/2021, Place of Admission of Execution: Office				Oct 1 2021 12:39PM	LTI 01/10/2021	01/10/2021	
Name	Photo	Finger Print	Signature										
Mr BARUN DEV BHATTACHARYA Son of Late Basudev Bhattacharya Date of Execution - 01/10/2021, , Admitted by: Self, Date of Admission: 01/10/2021, Place of Admission of Execution: Office													
Oct 1 2021 12:39PM	LTI 01/10/2021	01/10/2021											
	107/A, Surya Sen Road, City:- , P.O:- Alambazar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700035, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKxxxxxx2R,Aadhaar No Not Provided Status : Representative, Representative of : GITANJALI CONSTRUCTION (as partner)												



Name	Photo	Finger Print	Signature
SUBHASIS DAS Son of Late Balai Chandra Das Date of Execution - 01/10/2021, , Admitted by: Self, Date of Admission: 01/10/2021, Place of Admission of Execution: Office	 Oct 1 2021 12:40PM	 LTI 01/10/2021	 01/10/2021
11A, Sree Gopal Mallick Road, City:- , P.O:- Ariadaha, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxx0P,Aadhaar No Not Provided Status : Representative, Representative of : GITANJALI CONSTRUCTION (as partner)			
Mr SANKAR DEY Son of Late Jagadish Chandra Dey Date of Execution - 01/10/2021, , Admitted by: Self, Date of Admission: 01/10/2021, Place of Admission of Execution: Office	 Oct 1 2021 12:41PM	 LTI 01/10/2021	 01/10/2021
6/9, R.N. Tagore Road, City:- , P.O:- Dakshineswar, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700076, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2D,Aadhaar No Not Provided Status : Representative, Representative of : GITANJALI CONSTRUCTION (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bijoy Roy Son of Late R B Roy 148/g L T Road, City:- , P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700108	 01/10/2021	 01/10/2021	 01/10/2021
Identifier Of Mr DEVI SHAW, Mr BARUN DEV BHATTACHARYA, Mr SUBHASIS DAS, Mr SANKAR DEY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DEVI SHAW	GITANJALI CONSTRUCTION-3.71937 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DEVI SHAW	GITANJALI CONSTRUCTION-100.00000000 Sq Ft



Details as per Land Record

Block: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: B.T. Road, Mouza: Agarpara, , Ward No: 6,
Block No:77F Pin Code : 700058

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1077, LR Khatian No:- 5	Owner:অচল কুমার সেন, Gurdian:অটল , Address:10 নং রাজেন্দ্র নাথ সেনের লেন কলিকাতা , Classification:বাস্ত, Area:0.06000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 152406607 / 2021

01-10-2021

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

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

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

Presented for registration at 12:29 hrs on 01-10-2021, at the Office of the A.D.S.R. SODEPUR by Mr DEVI SHAW ,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 57,07,501/-

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

Execution is admitted on 01/10/2021 by Mr DEVI SHAW, Son of Late Phul Chand Shaw , 81, Nilganj Road, Panja Villa,, P.O: Agarpara, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Business

Indetified by Mr Bijoy Roy, , , Son of Late R B Roy, 148/g L T Road, P.O: I S I, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700108, by caste Hindu, by profession Business

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

Execution is admitted on 01-10-2021 by Mr BARUN DEV BHATTACHARYA, partner, GITANJALI CONSTRUCTION, 107/A, Surya Sen Road, City:- , P.O:- Alambazar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700035

Indetified by Mr Bijoy Roy, , , Son of Late R B Roy, 148/g L T Road, P.O: I S I, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700108, by caste Hindu, by profession Business

Execution is admitted on 01-10-2021 by Mr SUBHASIS DAS, partner, GITANJALI CONSTRUCTION, 107/A, Surya Sen Road, City:- , P.O:- Alambazar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700035

Indetified by Mr Bijoy Roy, , , Son of Late R B Roy, 148/g L T Road, P.O: I S I, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700108, by caste Hindu, by profession Business

Execution is admitted on 01-10-2021 by Mr SANKAR DEY, partner, GITANJALI CONSTRUCTION, 107/A, Surya Sen Road, City:- , P.O:- Alambazar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700035

Indetified by Mr Bijoy Roy, , , Son of Late R B Roy, 148/g L T Road, P.O: I S I, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700108, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4281, Amount: Rs.100/-, Date of Purchase: 29/09/2021, Vendor name: RANJITA PAUL



Amrita Chakravorti

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2021, Page from 266081 to 266114
being No 152406607 for the year 2021.



Digitally signed by AMRITA
CHAKRAVORTI
Date: 2021.10.07 17:49:03 +05:30
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2021/10/07 05:49:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)

DATED THE DAY OF , 2021.

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==

DEVELOPMENT POWER OF ATTORNEY

FROM

PRINCIPAL : SRI DEVI SHAW

T O

ATTORNEY : GITANJALI CONSTRUCTION

Drafted by -

MR. PRANAB MITRA
Advocate.
High Court, Calcutta