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9-9406/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 584840

16/8/18  
 G-1/232139

Certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

DEVELOPMENT POWER OF ATTORNEY AFTER

REGISTERED DEVELOPMENT AGREEMENT

Additional District Registrar  
 Rajshahi, New Town, North 24 Parganas

6 AUG 2018

TO ALL TO WHOM THESE PRESENTS shall we, [1] SRI ANIMESH CHOWDHURY [PAN ACOPC0456G], by occupation - Business, [2] SRI ARINDAM CHOWDHURY [PAN ACYPC1954D], by occupation - Service, both are sons of Late Saroj Kanti Chowdhury, [3] SRI ASHIM CHOWDHURY [PAN AEUPC4051R], son of Late Kanoj Kanti Chowdhury, by occupation - Business, [4] SRI MANOJ KANTI CHOWDHURY [PAN BHYPC7276A], son of Late Nani Mohon Chowdhury, by occupation - Business and [5] SRIMATI PADMA CHOWDHURY [PAN BHYPC7275D], daughter of Late Dharendra Prasad Saha and wife of Sri Manoj Kanti Chowdhury, by occupation - Housewife, all by faith - Hindu, by nationality - Indian, residing at DC-13, Shastri Bagan, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, Kolkata - 700 059, West Bengal, **SEND GREETINGS:**

84805

Sl No .....

Name .....

Address : .....

**SUPROTIM SAMA  
ADVOCATE  
JUDGES COURT BARABET**

Rs. 100/-

Kolkata Collectorate,  
11, Netaji Subhas Rd.,  
Kolkata-1

**Arup Kr. Saha**  
Licensed Stamp  
Vendor

Date .....

**1-1 AUG 2018**



Additional District Sub-Registrar  
Kolkata, New Town, West Bengal

**16 AUG 2018**

**WHEREAS** we, [1] **SRI ANIMESH CHOWDHURY**, [2] **SRI ARINDAM CHOWDHURY**, both are sons of Late Saroj Kanti Chowdhury, [3] **SRI ASHIM CHOWDHURY**, son of Late Kanoj Kanti Chowdhury, [4] **SRI MANOJ KANTI CHOWDHURY**, son of Late Nani Mohon Chowdhury and [5] **SRIMATI PADMA CHOWDHURY**, daughter of Late Dharendra Prasad Saha and wife of Sri Manoj Kanti Chowdhury, the **APPOINTERS/PRINCIPALS** hereto absolutely seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of a plot of land measuring about **5 [five] Cottahs 1 [one] Chittack 2 [two] Square Feet** be the same a little more or less **TOGETHER WITH** an old and dilapidated two storied Brick built building measuring about **1000 [one thousand] Square Feet** more or less [**Ground Floor: 500 (five hundred) Square Feet** more or less and **First Floor: 500 (five hundred) Square Feet** more or less] standing thereon, under **Mouza - RAGHUNATHPUR, J. L. No. 8, R. S. No. 134, Touzi No. 3027**, comprised in C. S. Dag Nos. 687, 702, 702/734 corresponding to **R. S.** and **L. R. Dag Nos. 761 (land measuring about 3 [three] Cottahs** be the same a little more or less) and **746 (land measuring about 2 [two] Cottahs 1 [one] Chittack 2 [two] Square Feet** be the same a little more or less) appertaining to C. S. Khatian Nos. 208 and 113 corresponding to **R. S. Khatian Nos. 320 and 483** corresponding to **L. R. Khatian Nos. 193, 1495, 1049, 729, 995 and 161**, within the local limits of **Ward No. 23** of the **Rajarhat Gopalpur Municipality** now under **Ward No. 10** of the **Bidhannagar Municipal Corporation**, having **Municipal Holding Nos. RGM/23/21 and RGM/23/22**, having **Premises No. DC-13, Shastri Bagan, Post Office - Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhan Nagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059**, hereinafter referred to as the **SAID PREMISES**.

**AND WHEREAS** we have entered into a **Development Agreement** on **16<sup>th</sup>** day of **August, 2018** with one **M/S. THE JMT CONSTRUCTION [PAN AAJFT2227M]**, a Partnership Firm, governed by the Indian Partnership Act, 1932 as amended up-to-date, having its Office at Aruna Abasan - II, Arunachal Hatiara, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, represented by its Partners namely [1] **SRI DEBENDRA NATH DUTTA [PAN AHJPD2014K]**, son of Late Dukhi Ram Dutta, residing at Hatiara Sarada Pally, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal and [2] **SRI AJAY GHOSH [PAN ANHPG0136D]**, son of Sri Laxmi Narayan Ghosh, residing at DC-104, Narayantala [West], under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, both by faith - Hindu, by occupation - Business, by nationality - Indian, to develop the aforesaid Premises under some terms and conditions

mentioned therein which was duly registered with the Office of the Additional District Sub-Registrar at Rajarhat and recorded into Book No. I, **Being No. 152309386** for the year **2018**;

**AND WHEREAS** we are busy with our own day to day business respectively at the same time having no contemplation to construct new building on the land comprised in the SAID PREMISES as per plan to be approved and sanctioned by the Bidhannagar Municipal Corporation of the above facts it is not possible for us to look after and manage the whole affairs including construction and of the new proposed building in the **SAID PREMISES** hence we, do hereby pleased to nominate, constitute and appoint said **M/S. THE JMT CONSTRUCTION [PAN AAJFT2227M]**, a Partnership Firm, governed by the Indian Partnership Act, 1932 as amended up-to-date, having its Office at Aruna Abasan - II, Arunachal Hatiara, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, represented by its Partners namely **[1] SRI DEBENDRA NATH DUTTA [PAN AHJPD2014K]**, son of Late Dukhi Ram Dutta, residing at Hatiara Sarada Pally, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal and **[2] SRI AJAY GHOSH [PAN ANHPG0136D]**, son of Sri Laxmi Narayan Ghosh, residing at DC-104, Narayantala [West], under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, both by faith - Hindu, by occupation - Business, by nationality - Indian, to be our true and lawful **ATTORNEY** to act for us in our names and on our behalf and for the sake of brevity hereinafter referred to as the **ATTORNEY**.

**NOW KNOW YE AND THESE PRESENTS WITNESSETH** we, said **[1] SRI ANIMESH CHOWDHURY**, **[2] SRI ARINDAM CHOWDHURY**, both are sons of Late Saroj Kanti Chowdhury, **[3] SRI ASHIM CHOWDHURY**, son of Late Kanoj Kanti Chowdhury, **[4] SRI MANOJ KANTI CHOWDHURY**, son of Late Nani Mohon Chowdhury and **[5] SRIMATI PADMA CHOWDHURY**, daughter of Late Dhirendra Prasad Saha and wife of Sri Manoj Kanti Chowdhury, do hereby nominate, constitute and appoint said **M/S. THE JMT CONSTRUCTION [PAN AAJFT2227M]**, a Partnership Firm, governed by the Indian Partnership Act, 1932 as amended up-to-date, having its Office at Aruna Abasan - II, Arunachal Hatiara, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, represented by its Partners namely **[1] SRI DEBENDRA NATH DUTTA [PAN AHJPD2014K]**, son of Late Dukhi Ram Dutta, residing at Hatiara Sarada Pally, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal and **[2] SRI AJAY GHOSH [PAN ANHPG0136D]**, son of Sri Laxmi Narayan Ghosh, residing at DC-104, Narayantala [West], under Police Station - Baguiati, District North 24-

Parganas, PIN - 700 059, West Bengal, both by faith - Hindu, by occupation - Business, by nationality - Indian, to be our lawful **ATTORNEY** for us in our names and on our behalf to do all or any of the acts, deeds, matters and things whatsoever relating to the SAID PREMISES jointly and/or severally hereinafter mentioned that is to say:

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof.
2. To appear and represent us before the any authority and authorities including the Bidhannagar Municipal Corporation, The Calcutta Metropolitan Development Authority, Fire Brigade, West Bengal Police, The Competent Authority under the Urban Land [ceiling and regulation] Act, 1976 and Government of West Bengal in connection with the modification and/or alteration of the sanctioned plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit and take delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.
4. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plan to any authority or authorities.
5. To develop the said Premises making construction of building thereon as per plan to be approved and sanctioned by the Bidhannagar Municipal Corporation and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
6. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purposes to sign, execute and commit the all papers, applications, documents and plans and to do all other acts, deeds and things as may 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 pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or licence fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished as mentioned in the Deed of Agreement for the Development of the said Premises.
9. To appear and represent us before all authorities including those under the Bidhannagar Municipal Corporation for fixation and/or finalization of annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said ATTORNEY may deem fit and proper.
10. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
11. To sign, execute and submit and take delivery of site plan, building plan, application of Phase II Certificate, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered Bidhannagar Municipal Corporation in respect of my property more specifically mentioned in the schedule written hereunder;
12. To enter into any agreement for sale with intending buyer/buyers against my Attorneys' allocated portion and also do collect advance and/or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
13. To enter into all Agreement for sale with the prospective Purchaser/s save and except Owner's/Principal's allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive realize and obtain payment of all or any money which may hereafter become payable to us said ATTORNEY



and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said ATTORNEY shall think fit and proper.

14. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said deed of agreement for Development of the said Premises.
15. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of Registration save and except the Owner's allocation as stated in the said Development Agreement.
16. To execute Deed of Conveyance or Conveyances in respect of the said property or any part thereof or any portion of the proposed building save and except Principal's allocation as stated in the said Development Agreement.
17. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers save and except Principal's allocation as stated in the said Development Agreement.
18. To execute conveyance or conveyances in our names on our behalf to do all acts and deeds in favour of the intending purchaser and to present the said conveyance for registration before the competent registering authority save and except Principal's allocation as stated in the said Development Agreement.
19. To instruct the Advocate/Lawyer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling the schedule mentioned property.
20. To execute and/or negotiate and/or entering into any agreement for selling the schedule-mentioned property in the name of the Attorney as and on our behalf save and except Principal's allocation as stated in the said Development Agreement.

21. To execute and sign any deeds, agreements, memo of understanding with a view to sale of schedule mentioned property in its own name and on our behalf save and except Principal's allocation as stated in the said Development Agreement.
22. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.
23. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY.
24. To advertise in the newspapers for obtaining Purchaser for selling the flat/ commercial and car parking space in the proposed building.
25. To receive compensation becoming receivable in respect of any acquisition and/or requisition of the said constructed building save and except any allocation or any part there of subject to the conditions stipulated in the deed of agreement for Development.
26. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said Premises and also to present and prosecute writ application in respect thereof.
27. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
28. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the principal.

AND GENERALLY to act as our ATTORNEY or agents in relation to all matters touching our said Premises and building, as we could do if we could

personally represent notwithstanding the Power of Attorney, in that particular behalf as contained in these presents.

AND we, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Power in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents including in such confirmation and other works till the completion of the whole deal/transaction as per the said agreement under some terms and conditions mentioned therein which duly registered with the Office of the Additional District Sub-Registrar at Rajarhat and this Power of Attorney is revocable in nature.

**THE FIRST SCHEDULE ABOVE REFERRED TO**  
**[Description of Premises]**

**ALL THAT** piece or parcel of a plot of land measuring about **5 [five] Cottahs 1 [one] Chittack 2 [two] Square Feet** be the same a little more or less **TOGETHER WITH** an old and dilapidated two storied Brick built building measuring about **1000 [one thousand] Square Feet** more or less [**Ground Floor: 500 (five hundred) Square Feet** more or less and **First Floor: 500 (five hundred) Square Feet** more or less] standing thereon, under **Mouza - RAGHUNATHPUR, J. L. No. 8, R. S. No. 134, Touzi No. 3027**, comprised in C. S. Dag Nos. 687, 702, 702/734 corresponding to **R. S. and L. R. Dag Nos. 761 (land measuring about 3 [three] Cottahs** be the same a little more or less) and **746 (land measuring about 2 [two] Cottahs 1 [one] Chittack 2 [two] Square Feet** be the same a little more or less) appertaining to C. S. Khatian Nos. 208 and 113 corresponding to **R. S. Khatian Nos. 320 and 483** corresponding to **L. R. Khatian Nos. 193, 1495, 1049, 729, 995 and 161**, within the local limits of **Ward No. 23** of the **Rajarhat Gopalpur Municipality** now under **Ward No. 10** of the **Bidhannagar Municipal Corporation**, having **Municipal Holding Nos. RGM/23/21 and RGM/23/22**, having **Premises No. DC-13, Shastri Bagan, Post Office - Deshbandhu Nagar**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhan Nagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, **PIN - 700 059**, which is butted and bounded as follows:

ON THE NORTH : AVA APARTMENT;  
ON THE SOUTH : PROPERTY OF TAMAL BOSE AND OTHERS;  
ON THE EAST : TWELVE FEET WIDE ROAD;  
ON THE WEST : EIGHTEEN FEET WIDE ROAD;

4

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**[Description of Landowners' allocation]**

**ALL THAT** the Landowners shall be entitled to get **entire First Floor** and **entire Third Floor** of the proposed G + IV storied building each floor consisting of 3 [three] Self contained separate Flats each Flat having equal measurement, together with undivided impartible proportionate share of land whereof the said building is to be erected and the rights of use common areas and facilities of the said building to be constructed as per specification mentioned hereunder in habitable conditions together with proportionate share of right title and interest in common facilities and amenities specifically mentioned in the Fourth Schedule written hereunder including other rights to use the same.

That, if the Developer manages to construct additional floor upon the proposed G + IV [Four] Storied building in that event the Landowners shall be entitled to get 50% [fifty percent] Constructed Area of the additional floor upon the proposed G + IV [Four] Storied building of the proposed G + IV storied building as additional allocation;

Further more the Developer shall pay a sum of **Rs. 6,00,000/- [Rupees six lac] only** as non-refundable and/or forfeited consideration towards the Landowners on the day of signing of this Agreement;

**THE THIRD SCHEDULE ABOVE REFERRED TO**  
**[Description of Developer's allocations]**

**ALL THAT** after providing Landowners' allocation the remaining portion of the constructed area in the proposed G + IV [four] storied building is to be allotted to the Developer as Developer's allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer;

*[Handwritten mark]*

*[Handwritten mark]*

**IN WITNESS WHEREOF** we have hereunto set subscribed and affixed our hands and seals on this **16th** day of **August, 2018 [Two Thousand Eighteen]**.

SIGNED SEALED AND DELIVERED  
At Kolkata, in the presence of:

1. *Arijit Chowdhury*  
*DC-13, Seshibagan, Wel-59.*

2. *Arijit Chowdhury*  
*DC-13, Seshibagan*  
*Kol-59*

*- Animesh Chowdhury.*

*Arijit Chowdhury*

*Ashim Chowdhury.*

*Manglikam Chowdhury*

*- Babna Chowdhury*

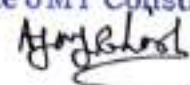
SIGNATURE OF PRINCIPALS

The JMT Construction



Partner

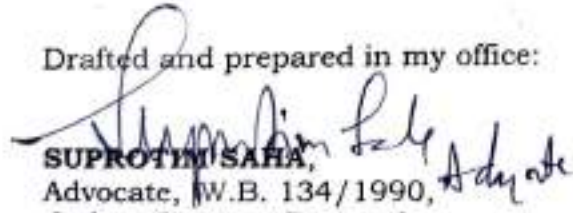
The JMT Construction



Partner

SIGNATURE OF ATTORNEY

Drafted and prepared in my office:




































**SUPROTIM SAHA,**  
Advocate, [W.B. 134/1990, Advocate  
Judges Court at Barasat],  
MONOLATA, BA-12/2B,  
Deshbandhu Nagar  
Kolkata - 700 059.




































**SPECIMEN FOR TEN FINGER PRINTS**

SL. No. **SIGNATURE OF THE EXECUTANT/PRESENTANT**

 <i>Animesh Chowdhury</i>					
	<b>LITTLE RING MIDDLE FORE THUMB</b>				
	<b>[LEFT HAND]</b>				
					
<b>THUMB FORE MIDDLE RING LITTLE</b>					
<b>[RIGHT HAND]</b>					
 <i>Anindam Chowdhury</i>					
	<b>LITTLE RING MIDDLE FORE THUMB</b>				
	<b>[LEFT HAND]</b>				
					
<b>THUMB FORE MIDDLE RING LITTLE</b>					
<b>[RIGHT HAND]</b>					
 <i>Ashim Chowdhury</i>					
	<b>LITTLE RING MIDDLE FORE THUMB</b>				
	<b>[LEFT HAND]</b>				
					
<b>THUMB FORE MIDDLE RING LITTLE</b>					
<b>[RIGHT HAND]</b>					



















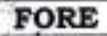













**SPECIMEN FOR TEN FINGER PRINTS**

SL. No. **SIGNATURE OF THE EXECUTANT/PRESENTANT**

 <i>Manoj Khande</i> <i>Chowdhury</i>					
	<b>LITTLE RING MIDDLE FORE THUMB</b>				
	<b>[LEFT HAND]</b>				
					
<b>THUMB FORE MIDDLE RING LITTLE</b>					
<b>[RIGHT HAND]</b>					
 <i>Padma</i> <i>Chowdhury</i>					
	<b>LITTLE RING MIDDLE FORE THUMB</b>				
	<b>[LEFT HAND]</b>				
					
<b>THUMB FORE MIDDLE RING LITTLE</b>					
<b>[RIGHT HAND]</b>					
 <i>Manoj Khande</i>					
	<b>LITTLE RING MIDDLE FORE THUMB</b>				
	<b>[LEFT HAND]</b>				
					
<b>THUMB FORE MIDDLE RING LITTLE</b>					
<b>[RIGHT HAND]</b>					

**SPECIMEN FOR TEN FINGER PRINTS**

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT

 					
	<b>LITTLE RING MIDDLE FORE THUMB</b> <b>[LEFT HAND]</b>				
					
	<b>THUMB FORE MIDDLE RING LITTLE</b> <b>[RIGHT HAND]</b>				
<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; text-align: center; padding: 5px;">                     PHOTO                 </div>					
	<b>LITTLE RING MIDDLE FORE THUMB</b> <b>[LEFT HAND]</b>				
					
	<b>THUMB FORE MIDDLE RING LITTLE</b> <b>[RIGHT HAND]</b>				
<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; text-align: center; padding: 5px;">                     PHOTO                 </div>					
	<b>LITTLE RING MIDDLE FORE THUMB</b> <b>[LEFT HAND]</b>				
					
	<b>THUMB FORE MIDDLE RING LITTLE</b> <b>[RIGHT HAND]</b>				

### Major Information of the Deed

Deed No :	I-1523-09406/2018	Date of Registration	16/08/2018
Query No / Year	1523-1000232139/2018	Office where deed is registered	
Query Date	16/08/2018 2:56:33 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	S SAHA BAGUIATI, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 7278156066, 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. 6,00,000/-	Rs. 1,29,82,643/-		
Stampduty 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]:- 152309386/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Shastri Bagan(Raghunathpur), Mouza: Raghunathpur







Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-761	LR-193	Bastu	Shali	3 Katha	3,00,000/-	72,44,998/-	Width of Approach Road: 18 Ft.,
L2	LR-746	LR-1495	Bastu	Shali	2 Katha 1 Chatak 2 Sq Ft	2,00,000/-	49,87,645/-	Width of Approach Road: 18 Ft.,
<b>TOTAL :</b>					8.3577Dec	5,00,000 /-	122,32,643 /-	
<b>Grand Total :</b>					8.3577Dec	5,00,000 /-	122,32,643 /-	

#### Structure Details :






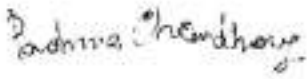
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1000 Sq Ft.	1,00,000/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		1000 sq ft	1,00,000 /-	7,50,000 /-	

Major Information of the Deed :- I-1523-09406/2018-16/08/2018

## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Fingerprint Signature
1	<p><b>Mr ANIMESH CHOWDHURY</b>            Son of Late SAROJ KANTO CHOWDHURY            Executed by: Self, Date of Execution: 16/08/2018            , Admitted by: Self, Date of Admission: 16/08/2018 ,Place : Office</p>   <p>16/08/2018 LTI 16/08/2018</p> <p>Signature: <i>Animesh Chowdhury</i></p> <p>DC 13 SHASTRI BAGAN, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACOPC0456G, Status :Individual, Executed by: Self, Date of Execution: 16/08/2018            , Admitted by: Self, Date of Admission: 16/08/2018 ,Place : Office</p>
2	<p><b>Mr ARINDAM CHOWDHURY</b>            Son of Late SAROJ KANTI CHOWDHURY            Executed by: Self, Date of Execution: 16/08/2018            , Admitted by: Self, Date of Admission: 16/08/2018 ,Place : Office</p>   <p>16/08/2018 LTI 16/08/2018</p> <p>Signature: <i>Arindam Chowdhury</i></p> <p>DC 13 SHASTRI BAGAN, P.O:- DESHBANDHUNAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACYPC1954D, Status :Individual, Executed by: Self, Date of Execution: 16/08/2018            , Admitted by: Self, Date of Admission: 16/08/2018 ,Place : Office</p>
3	<p><b>Mr ASHIM CHOWDHURY</b>            Son of Late KANOJ KANTI CHOWDHURY            Executed by: Self, Date of Execution: 16/08/2018            , Admitted by: Self, Date of Admission: 16/08/2018 ,Place : Office</p>   <p>16/08/2018 LTI 16/08/2018</p> <p>Signature: <i>Ashim Chowdhury</i></p> <p>DC 13 SHASTRI BAGAN, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEUPC4051R, Status :Individual, Executed by: Self, Date of Execution: 16/08/2018            , Admitted by: Self, Date of Admission: 16/08/2018 ,Place : Office</p>




Major Information of the Deed :- I-1523-09406/2018-16/08/2018

Name	Photo	Fingerprint	Signature
<b>Mr MANOJ KANTI CHOWDHURY</b> Son of Late NANI MOHON CHOWDHURY Executed by: Self, Date of Execution: 16/08/2018 , Admitted by: Self, Date of Admission: 16/08/2018 ,Place : Office	 16/08/2018	 LTI 16/08/2018	 16/08/2018
DC 13 SHASTRI BAGAN, P.O:- DESHBANDHUNAGAR, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BHYP7276A, Status :Individual, Executed by: Self, Date of Execution: 16/08/2018 , Admitted by: Self, Date of Admission: 16/08/2018 ,Place : Office			
Name	Photo	Fingerprint	Signature
5 <b>Smt PADMA CHOWDHURY</b> Daugther of Late DHIRENDRA PRASAD SAHA Executed by: Self, Date of Execution: 16/08/2018 , Admitted by: Self, Date of Admission: 16/08/2018 ,Place : Office	 16/08/2018	 LTI 16/08/2018	 16/08/2018
DC 13 SHASTRI BAGAN, P.O:- DESHBANDHU NAGAR, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHYP7275D, Status :Individual, Executed by: Self, Date of Execution: 16/08/2018 , Admitted by: Self, Date of Admission: 16/08/2018 ,Place : Office			

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>THE JMT CONSTRUCTION</b> ARUNA ABASAN II ARUNACHAL HATIARA, P.O:- HATIARA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 , PAN No.:: AAJFT2227M, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature	
1	<b>Mr DEBENDRA NATH DUTTA (Presentant )</b> Son of Late DUKHI RAM DUTTA Date of Execution - 16/08/2018, , Admitted by: Self, Date of Admission: 16/08/2018, Place of Admission of Execution: Office	 Aug 16 2018 2:04PM	 LTI 16/08/2018	 16/08/2018

Major Information of the Deed :- I-1523-09406/2018-16/08/2018

HATIARA SARADA PALLY, P.O:- HATIARA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHJPD2014K Status : Representative, Representative of : THE JMT CONSTRUCTION (as DEVELOPER)

2 Name	Photo	Finger Print	Signature
<b>Mr AJAY GHOSH</b> Son of Mr LAXMI NARAYAN GHOSH Date of Execution - 16/08/2018, , Admitted by: Self, Date of Admission: 16/08/2018, Place of Admission of Execution: Office			  16/08/2018
DC 104 NARAYANTALA WEST, P.O:- NARAYANTALA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANHPG0136D Status : Representative, Representative of : THE JMT CONSTRUCTION (as DEVELOPER)			

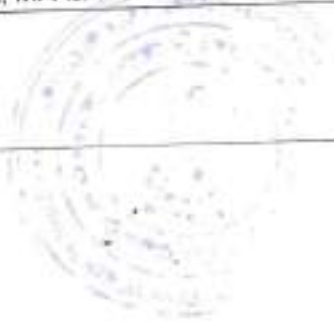
**Identifier Details :**

**Name & address**

Mr PRANAB MAJUMDER  
 Son of Mr P MAJUMDER  
 PROMODGARH, P.O:- GOURANGANAGAR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700159, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr ANIMESH CHOWDHURY, Mr ARINDAM CHOWDHURY, Mr ASHIM CHOWDHURY, Mr MANOJ KANTI CHOWDHURY, Smt PADMA CHOWDHURY, Mr DEBENDRA NATH DUTTA, Mr AJAY GHOSH

16/08/2018

*Pranab Majumder*



Major Information of the Deed :- I-1523-09406/2018-16/08/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ANIMESH CHOWDHURY	THE JMT CONSTRUCTION-0.99 Dec
2	Mr ARINDAM CHOWDHURY	THE JMT CONSTRUCTION-0.99 Dec
3	Mr ASHIM CHOWDHURY	THE JMT CONSTRUCTION-0.99 Dec
4	Mr MANOJ KANTI CHOWDHURY	THE JMT CONSTRUCTION-0.99 Dec
5	Smt PADMA CHOWDHURY	THE JMT CONSTRUCTION-0.99 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr ANIMESH CHOWDHURY	THE JMT CONSTRUCTION-0.681542 Dec
2	Mr ARINDAM CHOWDHURY	THE JMT CONSTRUCTION-0.681542 Dec
3	Mr ASHIM CHOWDHURY	THE JMT CONSTRUCTION-0.681542 Dec
4	Mr MANOJ KANTI CHOWDHURY	THE JMT CONSTRUCTION-0.681542 Dec
5	Smt PADMA CHOWDHURY	THE JMT CONSTRUCTION-0.681542 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ANIMESH CHOWDHURY	THE JMT CONSTRUCTION-200.00000000 Sq Ft
2	Mr ARINDAM CHOWDHURY	THE JMT CONSTRUCTION-200.00000000 Sq Ft
3	Mr ASHIM CHOWDHURY	THE JMT CONSTRUCTION-200.00000000 Sq Ft
4	Mr MANOJ KANTI CHOWDHURY	THE JMT CONSTRUCTION-200.00000000 Sq Ft
5	Smt PADMA CHOWDHURY	THE JMT CONSTRUCTION-200.00000000 Sq Ft

Major Information of the Deed :- I-1523-09406/2018-16/08/2018

## and Details as per Land Record

District North 24-Parganas, P S - Rajarhat, Municipality BIDHANNAGAR MUNICIPALITY CORPORATION Road Shastri Bagan(Raghunathpur), Mouza Raghunathpur

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No - 761(Corresponding RS Plot No - 761), LR Khatian No - 193	Owner কলকাতা (স্বামী), Gurdian বসু (স্বামী) Address গা - বসু বুর, Classification কল.
L2	LR Plot No - 746(Corresponding RS Plot No - 746), LR Khatian No - 1495	

Endorsement For Deed Number : I - 152309406 / 2018

On 16-08-2018

**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 13 hrs on 16-08-2018, at the Office of the A D S R RAJARHAT by Mr DEBENDRA NATH 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 1,29,82,643/-

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

Execution is admitted on 16/08/2018 by 1 Mr ANIMESH CHOWDHURY Son of Late SAROJ KANTO CHOWDHURY, DC 13 SHASTRI BAGAN, P O DESHBANDHU NAGAR, Thana Baguati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 2 Mr ARINDAM CHOWDHURY Son of Late SAROJ KANTI CHOWDHURY, DC 13 SHASTRI BAGAN, P O DESHBANDHU NAGAR, Thana Baguati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Service, 3 Mr ASHIM CHOWDHURY Son of Late KANOJ KANTI CHOWDHURY, DC 13 SHASTRI BAGAN, P O DESHBANDHU NAGAR, Thana Baguati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 4 Mr MANOJ KANTI CHOWDHURY Son of Late NANI MOHON CHOWDHURY, DC 13 SHASTRI BAGAN, P O DESHBANDHU NAGAR, Thana Baguati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 5 Smt PADMA CHOWDHURY Daughter of Late DHIRENDRA PRASAD SAHA, DC 13 SHASTRI BAGAN, P O DESHBANDHU NAGAR, Thana Baguati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife

Identified by Mr PRANAB MAJUMDER Son of Mr P MAJUMDER, PROMODGARH, P O GOURANGANAGAR, Thana New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Others

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

Execution is admitted on 16-08-2018 by Mr AJAY GHOSH DEVELOPER, THE JMT CONSTRUCTION, ARUNA ABASAN II ARUNACHAL HATIARA, P O HATIARA, P S - New Town, District -North 24-Parganas, West Bengal, India, PIN 700157

Identified by Mr PRANAB MAJUMDER Son of Mr P MAJUMDER, PROMODGARH, P O GOURANGANAGAR, Thana New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste hindu, by profession Others

Execution is admitted on 16-08-2018 by Mr DEBENDRA NATH DUTTA, DEVELOPER, THE JMT CONSTRUCTION, ARUNA ABASAN II ARUNACHAL HATIARA, P O HATIARA, P S - New Town, District -North 24-Parganas, West Bengal, India, PIN - 700157

Identified by Mr PRANAB MAJUMDER Son of Mr P MAJUMDER, PROMODGARH, P O GOURANGANAGAR, Thana New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste hindu, by profession Others

Major information of the Deed : I-1523-09406/2018 16/08/2018

**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 84805, Amount: Rs 100/-. Date of Purchase: 01/08/2018. Vendor name: AMAL KUMAR SAHA

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



Major information of the Deed - 1-1523-09406-2018-16/06/2018

Certificate of Registration under section 60 and Rule 69.

**Registered in Book - I**

**Volume number 1523-2018, Page from 311147 to 311177  
being No 152309406 for the year 2018.**



Digitally signed by DEBASISH DHAR  
Date: 2018.08.24 16:37:42 +05:30  
Reason: Digital Signing of Deed

(Debasish Dhar) 24-08-2018 4:37:35 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

**(This document is digitally signed.)**