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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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Additional Registrar of Assurances-II
Kolkata

Certified that the Document is admitted to
Registration in the name of
endorsement are the part of
Additional Registrar
of Assurances II Kolkata

18 JUL 2022

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

27 JUN 2022

5272 (5299)

SUFRUTIM SAHA
Advocate
District Judges' Court, Barasat

[illegible]

1

TO ALL TO WHOM THESE PRESENTS shall we, [1] **SRI BIBEK HALDER** [PAN ABPPH1578J] [AADHAAR 3657 9959 9392], son of Sri Hari Pada Halder, by occupation - Business, residing at Jhil Bagan, Dakshinabas, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [2] **SRI DIPAK DEB NATH** [PAN ABTPN2387D] [AADHAAR 6831 2396 8611], son of Krishna Hari Debnath, by Occupation - Business, residing at Jhil Bagan, Dakshinabas, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [3] **SRI ARUNAVA HORE** [PAN AFCPH3046J] [AADHAAR 6477 8292 1549], son of Late Sitanshu Hore, by occupation - Business, residing at 304/2, Hatiara Road, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [4] **SRI JITENDRA PRASAD GUPTA** [PAN AOVPG3658K] [AADHAAR 6963 7493 8282], son of Late Buddhu Prasad Gupta, by Occupation - Business, residing at Hatiara (Bus Stand) near Little Flower School, Post Office - Ghuni, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [5] **SRI UTTAM HALDER** [PAN ABLPH2686K] [AADHAAR 7276 8071 8198], son of Sri Hari Pada Halder, by occupation - Business, residing at Jhil Bagan, Dakshinabas, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [6A] **SRIMATI SIMA HALDER** [PAN ALAPH6454N] [AADHAAR 9697 9611 7701], wife of Late Goutam Halder and daughter of Biswanath Howladar, by Occupation - Business, residing at Jhil Bagan, Dakshinabas, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, [6B] **MISS DISHA HALDER** [PAN BBSPH8741K] [AADHAAR 2606 4925 8346], daughter of Late Goutam Halder, by Occupation - Homemaker, residing at Jhil Bagan, Dakshinabas, Post Office - Hatiara, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal and [7] **SRI BIPUL MONDAL** [PAN AJSPM6542L] [AADHAAR 5920 0347 0909], son of Sri Biren Mondal, by Occupation - Business, residing at Swamiji Nagar, Post Office - Gouranga Nagar, under Police Station - New Town, District North 24-Parganas, PIN - 700 159, West Bengal, all by Religion - Hindu, by Nationality - Indian, **SEND GREETINGS:**

WHEREAS we, [1] **SRI BIBEK HALDER**, son of Sri Hari Pada Halder, [2] **SRI DIPAK DEB NATH**, son of Krishna Hari Debnath, [3] **SRI ARUNAVA HORE**, son of Late Sitanshu Hore, [4] **SRI JITENDRA PRASAD GUPTA**, son of Late Buddhu Prasad Gupta, [5] **SRI UTTAM HALDER**, son of Sri Hari Pada Halder, [6A] **SRIMATI SIMA HALDER**, wife of Late Goutam Halder and daughter of Biswanath Howladar, [6B] **MISS DISHA HALDER**, daughter of Late Goutam Halder and [7] **SRI BIPUL MONDAL**, son of Sri Biren Mondal, the **APPOINTER/PRINCIPAL** hereto absolutely seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of a plot

of land classified as **BASTU** measuring about 10 [ten] **Cottahs 0 [zero] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** an one storied building measuring about 1021 [one thousand twenty one] **Square Feet** more or less consisting of several **Shop Rooms** standing thereon, lying and situate at **Mouza - HATIARA, J. L. No. 14, R. S. No. 188, Touzi No. 162, 161, 160** comprised in C. S. Dag No. 4059 corresponding to **R. S. and L. R. Dag No. 4063** appertaining to C. S. Khatian No. 201, 127, 51, 119, 179 and 21 corresponding to **R. S. Khatian Nos. 236, 133, 45, 1871, 222 and 23** corresponding to **L. R. Khatian Nos. 7151, 18867, 18868**, within the local limits of **Ward No. 11** of the **Rajarhat Gopalpur Municipality** and now under **Ward No. 14** of the **Bidhannagar Municipal Corporation**, having **Municipal Holding No. AS/686/20/14, BLOCK-HI, Locality: Hatlara, Jhilbagan**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, **PIN - 700 157**, as specifically mentioned in the **FIRST SCHEDULE** written hereunder hereinafter referred to as the **"SAID PREMISES"**.

AND WHEREAS we, [1] **SRI BIBEK HALDER**, son of Sri Hari Pada Halder, [2] **SRI DIPAK DEB NATH**, son of Krishna Hari Debnath, [3] **SRI ARUNAVA HORE**, son of Late Sitanshu Hore, [4] **SRI JITENDRA PRASAD GUPTA**, son of Late Buddha Prasad Gupta, [5] **SRI UTTAM HALDER**, son of Sri Hari Pada Halder, [6A] **SRIMATI SIMA HALDER**, wife of Late Goutam Halder and daughter of Biswanath Howladar, [6B] **MISS DISHA HALDER**, daughter of Late Goutam Halder and [7] **SRI BIPUL MONDAL**, son of Sri Biren Mondal, the **APPOINTER/PRINCIPAL** have entered into a **Development Agreement** on day of **July, 2022** with one **SUNRISE CONSTRUCTION [PAN AERFS 9302N]**, a Partnership Firm, having its Office at DC-104, Narayantala West, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, represented by its Partners namely [1] **SRI AJOY GHOSH [PAN ANHPG0136D] [AADHAAR 7202 0029 1452]**, son of Sri Lakshmi Narayan Ghosh, residing at DC-104, Narayantala [West], under Police Station - Rajarhat, District North 24-Parganas, PIN - 700 059, West Bengal, [2] **SRI AKASH CHANDA [PAN BFTPC7829G] [AADHAAR 8221 4224 7265]**, son of Samir Kumar Chanda, residing at KC-5, Aswininagar, Post Office - Aswininagar under Police Station - Baguiati, District North 24-Parganas, PIN - 700 159, West Bengal and [3] **SRI TUSHAR DUTTA [PAN CKPPD0278N] [AADHAAR 5272 4851 4009]** son of Sri Debendra Nath Dutta, residing at CA2/2A, Baguiati Main Road, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, all by Religion - 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 Registrar of Assurance** - U at **Kolkata**, and recorded into Book No. I, Being No. 08234 for the year **2022**;
Date: 18/7/22

AND WHEREAS we are busy with my 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 sanctioned by the local Authority of the above facts it is not possible for me to look after and manage the whole affairs including construction and of the new proposed building on comprised in the SAID PREMISES hence I, do hereby pleased to nominate, constitute and appoint said **SUNRISE CONSTRUCTION [PAN AERFS9302N]**, a Partnership Firm, having its Office at DC-104, Narayantala West, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, represented by its Partners namely [1] **SRI AJOY GHOSH [PAN ANHPG0136D] [AADHAAR 7202 0029 1452]**, son of Sri Lakshmi Narayan Ghosh, residing at DC-104, Narayantala [West], under Police Station - Rajarhat, District North 24-Parganas, PIN - 700 059, West Bengal, [2] **SRI AKASH CHANDA [PAN BFTPC7829G] [AADHAAR 8221 4224 7265]**, son of Samir Kumar Chanda, residing at KC-5, Aswininagar, Post Office - Aswininagar under Police Station - Baguiati, District North 24-Parganas, PIN - 700 159, West Bengal and [3] **SRI TUSHAR DUTTA [PAN CKPPD0278N] [AADHAAR 5272 4851 4009]** son of Sri Debendra Nath Dutta, residing at CA2/2A, Baguiati Main Road, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, all by Religion - 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, [1] **SRI BIBEK HALDER**, son of Sri Hari Pada Halder, [2] **SRI DIPAK DEB NATH**, son of Krishna Hari Debnath, [3] **SRI ARUNAVA HORE**, son of Late Sitanshu Hore, [4] **SRI JITENDRA PRASAD GUPTA**, son of Late Buddhu Prasad Gupta, [5] **SRI UTTAM HALDER**, son of Sri Hari Pada Halder, [6A] **SRIMATI SIMA HALDER**, wife of Late Goutam Halder and daughter of Biswanath Howladar, [6B] **MISS DISHA HALDER**, daughter of Late Goutam Halder and [7] **SRI BIPUL MONDAL**, son of Sri Biren Mondal, do hereby nominate, constitute and appoint **SUNRISE CONSTRUCTION [PAN AERFS9302N]**, a Partnership Firm, having its Office at DC-104, Narayantala West, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, represented by its Partners namely [1] **SRI AJOY GHOSH [PAN ANHPG0136D] [AADHAAR 7202 0029 1452]**, son of Sri Lakshmi Narayan Ghosh, residing at DC-104, Narayantala [West], under Police Station - Rajarhat, District North 24-Parganas, PIN - 700 059,

West Bengal, [2] **SRI AKASH CHANDA [PAN BFTPC7829G] [AADHAAR 8221 4224 7265]**, son of Samir Kumar Chanda, residing at KC-5, Aswininagar, Post Office - Aswininagar under Police Station - Baguiati, District North 24-Parganas, PIN - 700 159, West Bengal and [3] **SRI TUSHAR DUTTA [PAN CKPPD0278N] [AADHAAR 5272 4851 4009]** son of Sri Debendra Nath Dutta, residing at CA2/2A, Baguiati Main Road, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, West Bengal, all by Religion - Hindu, by Occupation - Business, by Nationality - Indian, to be my lawful **ATTORNEY** for me in my name and on my 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 Kolkata 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 which 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 Purchasers 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 my 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 my 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 my 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 me 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 fact that no expressed Power in that particular behalf 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 and this Power of Attorney is revocable in nature.

THE FIRST SCHEDULE ABOVE REFERRED TO LAND

ALL THAT piece or parcel of a plot of land classified as **BASTU** measuring about 10 [ten] Cottahs 0 [zero] Chittacks 0 [zero] Square Feet more or less **TOGETHER WITH** an one storied building measuring about 1021 [one thousand twenty one] Square Feet more or less consisting of several **Shop Rooms** standing thereon, lying and situate at **Mouza - HATIARA, J. L. No. 14, R. S. No. 188, Touzi No. 162, 161, 160** comprised in C. S. Dag No. 4059 corresponding to **R. S. and L. R. Dag No. 4063** appertaining to C. S. Khatian No. 201, 127, 51, 119, 179 and 21 corresponding to **R. S. Khatian Nos. 236, 133, 45, 1871, 222 and 23** corresponding to **L. R. Khatian Nos. 7151, 18867, 18868**, within the local limits of **Ward No. 11** of the **Rajarhat Gopalpur Municipality** and now under **Ward No. 14** of the **Bidhannagar Municipal Corporation**, having **Municipal Holding No. AS/686/20/14, BLOCK-HI, Locality: Hatlara, Jhilbagan**, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, **PIN - 700 157**, which is butted and bounded as follows:

ON THE NORTH : TWENTY FIVE FEET WIDE JHILBAGAN (HATIARA) ROAD;

ON THE SOUTH : PROPERTY OF UTTAM HALDER AND OTHERS;

ON THE EAST : PROPERTY OF SATYA SADHAN CHATTERJEE;

ON THE WEST : TWELVE FEET WIDE ROAD;

**THE SECOND SCHEDULE ABOVE REFERRED TO
LANDOWNERS' ALLOCATION**

ALL THAT the Landowners No. 1 and 2 herein shall be entitled to get **45%** [forty five percent] of the Constructed Area in the proposed multi-storied building, out of which **45% of constructed area on the ground floor will be provided from East - North - West side of Ground Floor, Entire First Floor** and residual allocation will be provided on the **North - West side of Fourth Floor** of the proposed multi-storied building, the Landowners No. 3 to 7 herein shall be entitled to get new Shop Rooms instead of their existing Shop Rooms as according to their existing dimension, measurement and position as well in the proposed multi-storied building which to be constructed upon the said premises as per plan sanctioned by the Bidhannagar Municipal Corporation. [Allocation of Landowners' No. 3 to 7 will get from the allocation of landowners no. 1 & 2] as Landowners' Allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common areas, facilities and amenities attributable to the constructed area to be allocated to the Landowners;

**THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION**

ALL THAT the Developer shall be entitled to remaining portion i.e. **55%** [fifty five percent] of the Constructed Area in the proposed multi-storied building to be constructed upon the said premises as per plan sanctioned by the Bidhannagar Municipal Corporation save and except the Landowners' Allocation stated specifically in the Second Schedule written hereinabove together with the undivided proportionate share in the land of the said premises.

IN WITNESS WHEREOF we have hereunto set subscribed and affixed our respective hands and seals on the 18th day of July 2022 [Two Thousand Twenty Two];

SIGNED, SEALED and DELIVERED at KOLKATA, in the presence of:

1.

Suprim SAHA
Advocate

Bibek halder
Ripak Deb Nath
Arumara Chatterjee
Uttam halder
Simha halder
Disha Halder

2.

Rupa Ghosh

AA 20 DB Nagar
K-59

Signature

SIGNATURE OF PRINCIPALS
SUNRISE CONSTRUCTION

Signature
Partner
SUNRISE CONSTRUCTION

Signature
Partner
SUNRISE CONSTRUCTION

Signature
Partner

Partner

SIGNATURE OF ATTORNEY

Drafted and prepared in my office:

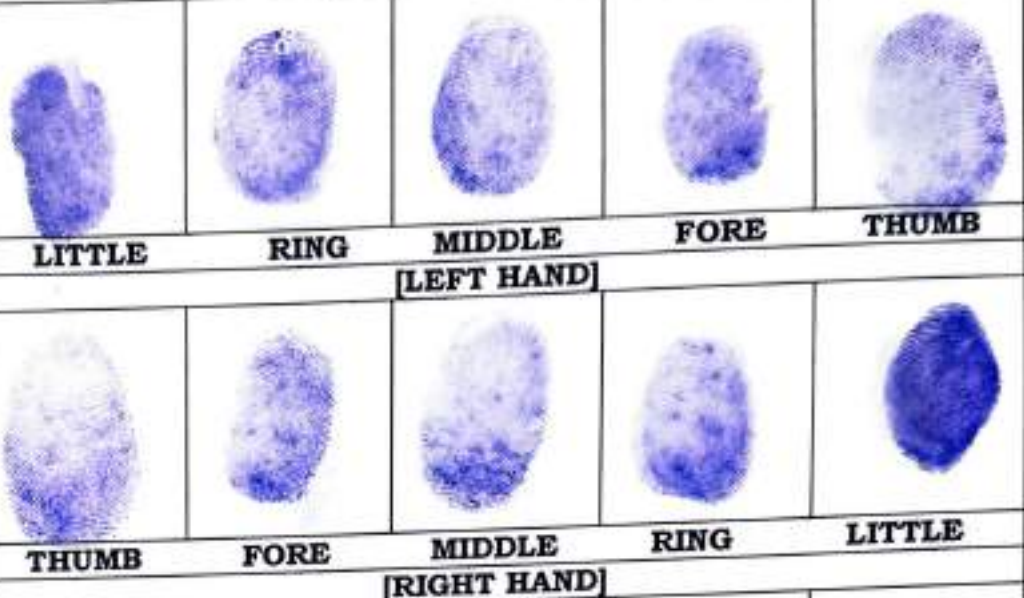
Suprim SAHA
Advocate [WB-134/1990,
Judges Court at Barasat],
MONOLATA, BA-12/2B,
Deshbandhu Nagar,
Kolkata - 700 059.

SPECIMEN FOR TEN FINGER PRINTS

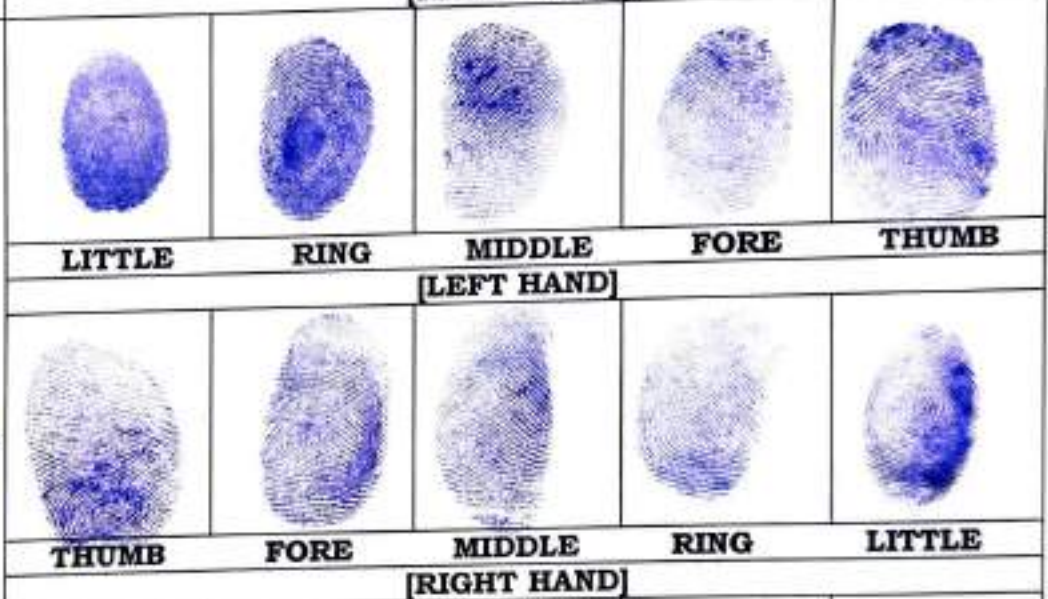
SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



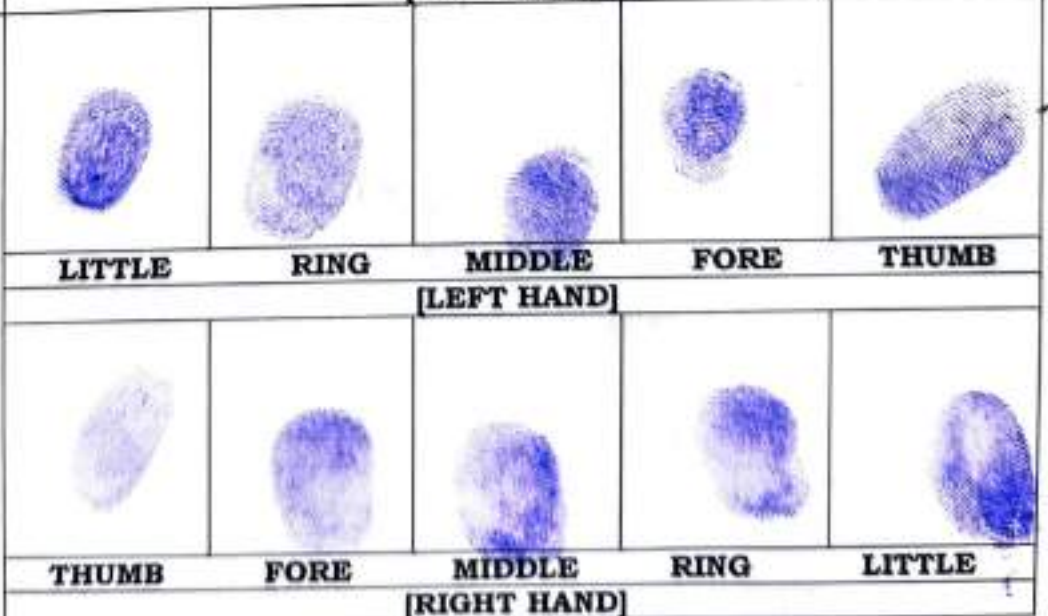
Bibek halder



Dipak Deb Nath



Anurupa Hone



SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE
EXECUTANT/PRESENTANT

 जीतीन्द्र प्रसाद शुक्ला					
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	[LEFT HAND]				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
	[RIGHT HAND]				
 Uttam halder					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
	[RIGHT HAND]				
 Sima halder					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
	THUMB	FORE	MIDDLE	RING	LITTLE
	[RIGHT HAND]				

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE
EXECUTANT/PRESENTANT



Disna Halder



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



[Signature]



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]



[Signature]



LITTLE



RING



MIDDLE



FORE



THUMB

[LEFT HAND]



THUMB



FORE



MIDDLE



RING



LITTLE

[RIGHT HAND]

SPECIMEN FOR TEN FINGER PRINTS

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

 <i>Prash Chandra</i>					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
	THUMB FORE MIDDLE RING LITTLE				
	[RIGHT HAND]				
 <i>Tushar Zutta</i>					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
	THUMB FORE MIDDLE RING LITTLE				
	[RIGHT HAND]				
PHOTO					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
	THUMB FORE MIDDLE RING LITTLE				
	[RIGHT HAND]				

Major Information of the Deed

Deed No :	I-1902-08247/2022	Date of Registration	18/07/2022
Query No / Year	1902-8002177079/2022	Office where deed is registered	
Query Date	18/07/2022 4:37:05 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUPROTIM SAHA D B NAGAR, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, 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. 1,80,57,937/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 101/- (Article:E, E, M(a))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190208234/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

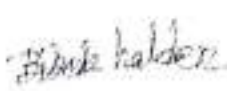
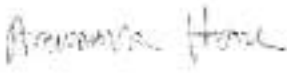
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jhil Bagan(Haliara), Mouza: Haliara, Pin Code : 700157

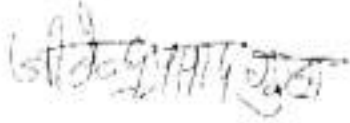
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-4063	RS-236	Bastu	Bastu	10 Katha	1/-	1,63,35,000/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					16.5Dec	1 /-	163,35,000 /-	

Structure Details :

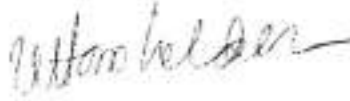
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1021 Sq Ft.	1/-	17,22,937/-	Structure Type: Structure
Gr: Floor, Area of floor : 1021 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1021 sq ft	1 /-	17,22,937 /-	

Principal Details :

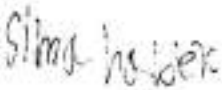
Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Bibek Halder Son of Hari Pada Halder Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office	 18/07/2022	 LTI 18/07/2022	 18/07/2022
Jhil Bagan, Dakshinabas, City:- Not Specified, 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.: abxxxxxx8j, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office				
2	Dipak Deb Nath Son of Krishna Hari Debnath Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office	 18/07/2022	 LTI 18/07/2022	 18/07/2022
Jhil Bagan, Dakshinabas, City:- Not Specified, 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.: abxxxxxx7d, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office				
3	Arunava Hore Son of Late Sitanshu Hore Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office	 18/07/2022	 LTI 18/07/2022	 18/07/2022
304/2, Hatiara Road, City:- Not Specified, 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.: afxxxxxx6j, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office				

Name	Photo	Finger Print	Signature
Jitendra Prashad Gupta Son of Late Buddhu Prasad Gupta Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office			
18/07/2022	LTI 18/07/2022	18/07/2022	

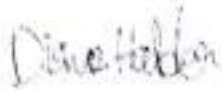
Hatiara Bus Stand, Near Little Flower School, City:- Not Specified, P.O:- Ghuni, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: aoxxxxxx8k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Uttam Halder Son of Hari Pada Halder Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office			
18/07/2022	LTI 18/07/2022	18/07/2022	

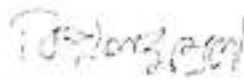
Jhil Bagan, Dakshinabas, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: abxxxxxx6k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Sima Halder Wife of Late Goutam Halder Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office			
18/07/2022	LTI 18/07/2022	18/07/2022	

Jhil Bagan, Dakshinabas, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: alxxxxxx4n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Disha Halder Daughter of Late Goutam Halder Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office			
18/07/2022	LTI 18/07/2022	18/07/2022	

Jhil Bagan, Dakshinabas, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: bbxxxxxx1k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022
 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office

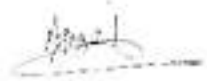
B	Name	Photo	Finger Print	Signature
	Bipul Mondal Son of Biren Mondal Executed by: Self, Date of Execution: 18/07/2022 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office			
	18/07/2022	LT1 18/07/2022	18/07/2022	

Swamiji Nagar, City:- Not Specified, P.O:- Gouranga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxxx2l,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/07/2022
 , Admitted by: Self, Date of Admission: 18/07/2022 ,Place : Office

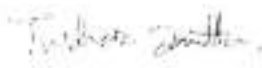
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Sunrise Construction DC-104, Narayantala West, City:- Not Specified, P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: aexxxxxx2n,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Ajay Ghosh (Presentant) - Son of Lakshmi Narayan Ghosh Date of Execution - 18/07/2022, , Admitted by: Self, Date of Admission: 18/07/2022, Place of Admission of Execution: Office			
	Jul 18 2022 5:19PM	LT1 18/07/2022	18/07/2022	
DC-104, Narayantala West, City:- Not Specified, P.O:- D B 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.:: anxxxxxx6d,Aadhaar No Not Provided Status : Representative, Representative of : Sunrise Construction (as Partner)				
2	Name	Photo	Finger Print	Signature
	Akash Chanda Son of Samir Kumar Chanda Date of Execution 18/07/2022, , Admitted by: Self, Date of Admission: 18/07/2022, Place of Admission of Execution: Office			
	Jul 18 2022 5:20PM	LT1 18/07/2022	18/07/2022	

KC-5, Aswininagar, City:- Not Specified, P.O:- Aswininagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bfxxxxx9g, Aadhaar No Not Provided Status : Representative, Representative of : Sunrise Construction (as Partner)

3	Name	Photo	Finger Print	Signature
	Tushar Dutta Son of Debendra Nath Dutta Date of Execution - 18/07/2022, , Admitted by: Self, Date of Admission: 18/07/2022, Place of Admission of Execution: Office	 Jul 18 2022 5:28PM	 LTI 18/07/2022	 18/07/2022
CA-2/2A, Baguiati Main Road, City:- Not Specified, P.O:- D B 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.: ckxxxxx8n, Aadhaar No Not Provided Status : Representative, Representative of : Sunrise Construction (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBENDRA NATH DUTTA Son of Late DUKHI RAM DUTTA CA 2/2A, BAGUIATI MAIN ROAD, City:- Not Specified, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	 18/07/2022	 18/07/2022	 18/07/2022
Identifier Of Bibek Halder, Dipak Deb Nath, Arunava Hore, Jitendra Prashad Gupta, Uttam Halder, Sima Halder, Disha Halder, Bipul Mondal, Ajay Ghosh, Akash Chanda, Tushar Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Bibek Halder	Sunrise Construction-2.0625 Dec
2	Dipak Deb Nath	Sunrise Construction-2.0625 Dec
3	Arunava Hore	Sunrise Construction-2.0625 Dec
4	Jitendra Prashad Gupta	Sunrise Construction-2.0625 Dec
5	Uttam Halder	Sunrise Construction-2.0625 Dec
6	Sima Halder	Sunrise Construction-2.0625 Dec
7	Disha Halder	Sunrise Construction-2.0625 Dec
8	Bipul Mondal	Sunrise Construction-2.0625 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Bibek Halder	Sunrise Construction-127.62500000 Sq Ft
2	Dipak Deb Nath	Sunrise Construction-127.62500000 Sq Ft
3	Arunava Hore	Sunrise Construction-127.62500000 Sq Ft
4	Jitendra Prashad Gupta	Sunrise Construction-127.62500000 Sq Ft
5	Uttam Halder	Sunrise Construction-127.62500000 Sq Ft
6	Sima Halder	Sunrise Construction-127.62500000 Sq Ft
7	Disha Halder	Sunrise Construction-127.62500000 Sq Ft
8	Bipul Mondal	Sunrise Construction-127.62500000 Sq Ft

On 18-07-2022

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

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

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

Presented for registration at 16:41 hrs on 18-07-2022, at the Office of the A.R.A. - II KOLKATA by Ajay Ghosh .

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 1,80,57,937/-

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

Execution is admitted on 18/07/2022 by 1. Bibek Halder, Son of Hari Pada Halder, Jhil Bagan, Dakshinabas, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 2. Dipak Deb Nath, Son of Krishna Hari Debnath, Jhil Bagan, Dakshinabas, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 3. Arunava Hore, Son of Late Sitanshu Hore, 304/2, Hatiara Road, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 4. Jitendra Prashad Gupta, Son of Late Buddhu Prasad Gupta, Hatiara Bus Stand, Near Little Flower School, P.O: Ghuni, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 5. Uttam Halder, Son of Hari Pada Halder, Jhil Bagan, Dakshinabas, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 6. Sima Halder, Wife of Late Goutam Halder, Jhil Bagan, Dakshinabas, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 7. Disha Halder, Daughter of Late Goutam Halder, Jhil Bagan, Dakshinabas, P.O: Hatiara, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Student, 8. Bipul Mondal, Son of Biren Mondal, Swamiji Nagar, P.O: Gouranga Nagar, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Business

Indetified by Mr DEBENDRA NATH DUTTA, , Son of Late DUKHI RAM DUTTA, CA 2/2A,BAGUIATI MAIN ROAD, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

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

Execution is admitted on 18-07-2022 by Ajay Ghosh, Partner, Sunrise Construction, DC-104, Narayantala West, City:- Not Specified, P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr DEBENDRA NATH DUTTA, , Son of Late DUKHI RAM DUTTA, CA 2/2A,BAGUIATI MAIN ROAD, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

Execution is admitted on 18-07-2022 by Akash Chanda, Partner, Sunrise Construction, DC-104, Narayantala West, City:- Not Specified, P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr DEBENDRA NATH DUTTA, , Son of Late DUKHI RAM DUTTA, CA 2/2A,BAGUIATI MAIN ROAD, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

Execution is admitted on 18-07-2022 by Tushar Dutta, Partner, Sunrise Construction, DC-104, Narayantala West, City:- Not Specified, P.O:- D B Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr DEBENDRA NATH DUTTA, , Son of Late DUKHI RAM DUTTA, CA 2/2A,BAGUIATI MAIN ROAD, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

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

Stamp: Type: Impressed, Serial no 5277, Amount: Rs.100/-, Date of Purchase: 27/06/2022, Vendor name: J K BOSE

1/10/2

Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 307116 to 307141
being No 190208247 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.07.25 13:57:08 -07:00
Reason: Digital Signing of Deed.

Satyajit Biswas) 2022/07/25 01:57:08 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)