

**DEVELOPMENT  
POWER OF  
ATTORNEY**

DATED

12<sup>TH</sup> DAY OF JANUARY, 2024.

REGISTERED AT

THE OFFICE OF THE DISTRICT SUB - REGISTRAR - III AT ALIPORE.

RECORDED IN

BOOK NO. 1

- VOLUME NO. 1603 - 2024.

PAGES FROM 17205 TO 17229.

BEING NO. 160300589 FOR THE YEAR 2024.

BY

SRI ARUP BHADRA AND OTHERS

... LAND OWNERS.

TO AND IN FAVOUR OF

BANK CONSTRUCTION.

... DEVELOPER.

6/7/24 VC-66/24

I-589/24

भारतीय गैर न्यायिक INDIA NON JUDICIAL



एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 266207

6.30  
12/01/2024  
S.No. 2-3202244/23

certified that the document is an original registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

*[Signature]*  
District Sub-Register-III  
Alipore, South 24-parganas

16.01.24.

DEVELOPMENT POWER OF  
ATTORNEY

5815

08 JAN 2024

J. No. .... Date .....

Rs. 1000 .....

Name Tapajit Roy (Adv) .....

Address Alipore Judges Court, Kol-27 .....

**SMRITI BIKASH DAS**  
 Govt. Licence Exam Vender  
 Alipore Police Court  
 Kol-27

Aruno Bhadra



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Aruno Bhadra



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Arindam Bhadra



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Makini Anit Bhadra



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Nandini Bhadra



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Asim Kumar Bhadra



DISTRICT SUB REGISTRAR III  
 SOUTH 24 P.S., ALIPORE  
 12 JAN 2024

KNOW ALL MEN BY THESE PRESENTS that (1) SRI ASIM KUMAR BHADRA (PAN ACXPB 7599 Q), (2) SRI ASIT BHADRA (PAN AEGPB 4896 R) -- both are sons of Late Asutosh Bhadra, both are Retired Persons, both are residing at 6/1, Upendra Biswas Sarani, Jadavpur Kamarpukur, Kolkata - 700032, Post Office Jadavpur University, Police Station Jadavpur, District South 24 Parganas, (3) SRI ARUP BHADRA (PAN ADRPB 8930 G), son of Late Asutosh Bhadra alias Ashutosh Bhadra, by occupation Business, residing at D - 39, Kalachand Para, Kolkata - 700084, Post Office Garia, Police Station Bandroni (previously Regent Park), District South 24 Parganas, (4) SMT. NANDINI BHADRA (PAN ADQPB 6558 I), daughter of Late Anulya Bhusan Deb, wife of Late Anut Bhadra, a Retired Professor, residing at Flat No. 901/A, Dheeraj Gaurav Ht 2, Off New Link Road, Andheri West, Mumbai Azad Nagar, Mumbai - 400053, Post Office Azad Nagar, Police Station Amboli, District Mumbai, Maharashtra, (5) SRI ARINDAM BHADRA (PAN AWEPB 0737 D), son of Late Amit Bhadra, by occupation Service, residing at 901/A, Dheeraj Gaurav Heights 2, Off New Link Road, Andheri West, Azad Nagar Andheri Mumbai Suburban, Mumbai - 400053, Post Office Azad Nagar, Police Station - Amboli, District Mumbai, Maharashtra AND (6) SMT. MALINI AMIT BHADRA (PAN AVAPB 8739 J), daughter of Late Amit Bhadra, by occupation Service, residing at 903/A, Dheeraj Gaurav Heights 2, Off New Link Road, Andheri West, Azad Nagar Andheri Mumbai Suburban, Mumbai - 400053 Post Office Azad Nagar, Police Station Amboli, District Mumbai, Maharashtra -- all are by religion Hindu, by nationality Indian, hereinafter jointly called and referred to as the PRINCIPALS, do hereby jointly and / or severally give and grant this General Power of Attorney to and in favour of SMT. MALA BANIK (PAN AJZPB 5600 M), daughter of Late Anil Kumar Chatterjee, wife of Sri Dipak Banik, by religion Hindu, by nationality Indian, by occupation Business and residing at 10, Upendra Biswas Sarani, Kolkata - 700032, Post Office Jadavpur University, Police Station Jadavpur, District South 24 Parganas, being the Sole Proprietress of M/S. BANIK CONSTRUCTION, a Sole Proprietorship Concern, having its office at 'UDAYAN' (Ground Floor), 10, Upendra



286

Muhammad,



285

Mala Banik.



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Identified by me -  
Rajee Gupta

Advocate

Dr. Sri Satyendra K. Gupta,  
of Alipore Criminal Court,  
Kolkata - 700027.



DISTRICT SUB-REGISTRAR III  
BLOTH 24 P.O. ALIPORA  
12 JAN 2024

Biswas Sarani, Kolkata - 700032, Post Office Jadavpur University, Police Station Jadavpur, District South 24 Parganas, hereinafter called and referred to as the ATTORNEY.

WHEREAS one Asutosh Bhadra alias Ashutosh Bhadra son of Late Surendra Chandra Bhadra, had become the sole and absolute Owner and Possessor of A.I. THAT the piece and parcel of land, measuring about 04 (Four) Cottahs 02 (Two) Chittacks 23 (Twenty Three) Sq. Ft., along with a temporary tile shed structure measuring about 500 (Five Hundred) Sq. Ft., standing thereon, lying and situate within the District South 24 Parganas, Police Station - Jadavpur, Additional District Sub - Registrar Office at Alipore, Pargana Khaspur, Touzi No. 147 / 68, J.L. No. 35, Mouza - Jadavpur, appertaining to C.S. Khatian No. 155, corresponding to L.R. Khatian No. 531, 532, 533, 534, 535 and 536, comprising R.S. & L.R. Dag No. 3033, within the limits of the Kolkata Municipal Corporation Ward No. 102, by way of purchase, from the then Owners namely Hiramoy Mullick and others, by virtue of execution and registration of a Bengali Deed of Sale dated 06.05.1961, which was duly registered at the Office of the District Sub Registrar, Alipore, South 24 Parganas and recorded in Book No. 1, Volume No. 46, from 87 to 93 Pages and being Deed No. 1828 for the year 1961.

On and from the date of purchase of the said property, the said Asutosh Bhadra alias Ashutosh Bhadra son of Late Surendra Chandra Bhadra have become the sole and absolute Owner and Possessor of the above mentioned property and also started to possess and enjoy the same solely and absolutely and without any disturbance and / or hindrance from anybody and free from all encumbrances.

During his such sole, absolute and peaceful possession and enjoyment of the said property, the said Asutosh Bhadra alias Ashutosh Bhadra son of Late Surendra Chandra Bhadra died intestate on 17.02.2007, leaving behind him his wife namely Lila Bhadra and four sons namely Asim Kumar Bhadra, Asit Bhadra, Amit Bhadra and Anup Bhadra, as his only heirs and / or successors to succeed and / or inherit the properties as left by the said Asutosh Bhadra alias Ashutosh Bhadra.



DISTRICT OF COLUMBIA  
SOUTH 24th ST. ALPHRETT  
12 JAN 2024

Be it mentioned here that the mother of the said Asutosh Bhadra alias Ashutosh Bhadra namely Jaylakshmi Bhadra died since long.

During their such joint, absolute and peaceful possession and enjoyment of the said property, the said Amit Bhadra died intestate on 31.01.2014, leaving behind him his mother namely Lila Bhadra, wife namely Nandini Bhadra and only son namely Arindam Bhadra and only daughter Malini Amit Bhadra, as his only heirs and / or successors to succeed and / or inherit the properties as left by the said Amit Bhadra.

Subsequently, the said Lila Bhadra died intestate on 03.01.2020, leaving behind her three sons namely Asim Kumar Bhadra, Asit Bhadra and Arup Bhadra, daughter - in - law namely Nandini Bhadra and grandson namely Arindam Bhadra and granddaughter namely Malini Amit Bhadra, as her only heirs and / or successors to succeed and / or inherit the properties as left by the said Lila Bhadra.

AND WHEREAS after the death of the said Asutosh Bhadra alias Ashutosh Bhadra, Amit Bhadra and Lila Bhadra, the said Asim Kumar Bhadra, Asit Bhadra, Arup Bhadra, Nandini Bhadra, Arindam Bhadra and Malini Amit Bhadra, became the joint and absolute Owners and Possessors of the above mentioned property and started to possess and enjoy the said property jointly and absolutely and without any disturbance and / or hindrance from anybody and thereafter mutated their names in the books and records of the Competent Authority of the Kolkata Municipal Corporation and the said property has started to be known and numbered as the KMC Premises No. 17, Upendra Biswas Sarani (Kamarpara) (having the mailing address as 6/1, Upendra Biswas Sarani), Kolkata 700032 and started to be assessed under the Assessee No. 31-102-15-0017-7.

During their such joint, absolute and peaceful possession and enjoyment of the said property, the said Asim Kumar Bhadra, Asit Bhadra, Arup Bhadra, Nandini Bhadra, Arindam Bhadra and Malini Amit Bhadra, being the Land Owners herein named, for the purpose of better utilization of the property and to gain something more out of their property, have mutually decided to raise a multi - storied building there on their Schedule mentioned land property out of their entire property i.e. 04 (Four) Contains 02 (Two) Chittacks 23 (Twenty Three) Sq. Ft., along with a temporary tile shed structure measuring



about 500 (Five Hundred) Sq. Ft., standing thereon, lying and situate within the District South 24-Parganas, Police Station - Jadavpur, Additional District Sub - Registrar Office at Alipore, Pargana Khaspur, Touzi No. 147 / 68, J.L. No. 35, Mouza - Jadavpur, appertaining to C.S. Khatian No. 155, corresponding to L.R. Khatian No. 531, 532, 533, 534, 535 and 536, comprising R.S. & T.R. Dag No. 3033, within the limits of the Kolkata Municipal Corporation Ward No. 102 and being known and numbered as the KMC Premises No. 17, Upendra Biswas Sarani (Kamarpara) (having the mailing address as 6/1, Upendra Biswas Sarani), Kolkata 700032 and assessed under the Assessee No. 31-102-15-0017-7, have entered into a Development Agreement on 12.02.2023 with the above named Developer namely SMT. MALA BANIK, being the Sole Proprietress of M/S. BANIK CONSTRUCTION, to construct a multi storied building thereon the said property. The said Deed has been registered at the Office of the District Sub Registrar - III at Alipore and recorded in Book No. I, Volume No. 1603-2023, from 73028 to 73067 Pages and Being No. 160302320 for the year 2023 and on the same date, i.e., on 12.02.2023, they have entered into a Development Power of Attorney and the said Deed has been registered at the Office of the District Sub Registrar - III at Alipore and recorded in Book No. I, Volume No. 1603-2023, from 73131 to 73155 Pages and Being No. 160302319 for the year 2023.

AND WHEREAS due to change of allocation of the Land Owners and Developer herein named, the parties herein named have jointly cancelled the said Development Power of Attorney Dated 12.02.2023, the said Deed of Cancellation of Development Agreement has been executed on - 12-01-2024 -, which was duly registered at the Office of the District Sub registrar - III at Alipore and recorded in Book No. IV, Volume No. 1603 - 2024, for the year 2024.

NOW, the said Land Owners herein-named, as also the Principals herein-named have entered into a Supplementary Agreement on - 12-01-2024 - with the above named Developer namely SMT. MALA BANIK, being the Sole Proprietress of M/S. BANIK

*Arup Biswas*

CONSTRUCTION, to construct a multi storied building thereon the said property. The said Deed has been registered at the Office of the District Sub Registrar - III at Alipore and recorded in Book No. I and Being No. \_\_\_\_\_ for the year 2024 and as per the terms of the Agreement the Allocations of both the Land Owner and the Developer are as follows:

A. S. S. S. S. S.

➤ THE LAND OWNERS' ALLOCATION (being the Principals herein-named) WILL CONSIST OF:

➤ THE OWNERS' ALLOCATION WILL CONSIST OF:

The "LAND OWNERS' ALLOCATION" shall mean, the Land Owners / First Parties will be Provided with the following Allocation, out of the total constructed area to be constructed on the basis of the Building Plan, as sanctioned by the Competent Authority of The Kolkata Municipal Corporation -

➤ ALL THAT the self - sufficient Residential 02 BHK Flat, being No. AG, on the South - Western side of the Ground Floor;

➤ ALL THAT the self - sufficient Residential 02 BHK Flat, being No. C1, on the South - Eastern side of the First Floor;

➤ ALL THAT the self - sufficient Residential 02 BHK Flat, being No. A1, on the South - Western side of the First Floor AND

➤ ALL THAT the self - sufficient Residential 02 BHK Flat, being No. B2, on the South - Eastern side of the Second Floor;

- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at its own cost ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

➤ THE DEVELOPERS ALLOCATION WILL CONSIST OF:

The "DEVELOPERS' ALLOCATION" shall mean the remaining construction area (except the Owners' Allocation) to be constructed on the basis of the Building Plan, as sanctioned by the Competent Authority of The Kolkata Municipal Corporation

\* One Roof Covered Car Parking Space, on the North - Eastern side of the Ground Floor;

\* ALL THAT the self - sufficient Residential 01 BHK Flat, being No. BG, on the North - Western side of the Ground Floor;

\* ALL THAT the self - sufficient Residential 01 BHK Flat, being No. CG, on the South - Eastern side of the Ground Floor;

\* ALL THAT the self - sufficient Residential 01 BHK Flat, being No. B1, on the North - Western side of the First Floor; AND

\* ALL THAT the self - sufficient Residential 03 BHK Flat, being No. A2, on the Western side of the Second Floor

TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed will be of the Developer's Allocation.

The roof of the building will remain common to both the parts herein.

The Developer is being provided with the right to dispose of its allocation, as per its choice, against receipt of the consideration amount as it may seem fit and proper.

It is further to be mentioned here that because of their various problems, the Principals herein are facing difficulties to look-after, manage, maintain and execute the various required acts and jobs in respect of the above mentioned as well as Schedule mentioned property and it has become next to impossible for them to present themselves physically whenever and wherever required for the purpose of various acts and jobs required to look-after, manage, maintain and execute the various day-to-day requirement for peaceful and better use, enjoyment and execution of various acts and/or deeds in respect of the building thereon, at the Schedule mentioned property and hence they do hereby authorize and/or appoint and/or nominate and constitute the above-named SMT. MALA BANIK, being the

Sole Proprietress of M/S. BANIK CONSTRUCTION, to be their true and lawful Attorney, to act for them and in their names and on their behalf to do, execute and/or perform all or any of the following acts, deeds, matters & things:-

- 1) To represent the Principals before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the Schedule mentioned property.
- 2) To enter into the said Premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls, to construct building, etc.,
- 3) To appoint engineers, architects, contractors and other agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.
- 4) To approach and/or make applications before various Concerned Departments of The Kolkata Municipal Corporation, like Building assessment, water supply, drainage, etc., including signing on the required papers and/or documents and plans for getting necessary permission, sanction, re-sanction, alteration, addition, verification, modification to get the plan sanctioned and to get connections like water, electric supply, drainage, etc. in the name of the Principals and/or on behalf of them and to take delivery of the said permission, sanction, re-sanction, alteration, addition, verification, modification, etc. from the Concerned Departments and/or Authorities of the Kolkata Municipal Corporation. The Attorney is hereby authorized to sign on the Building Plan and/or any deviation/addition/alteration of the same for submitting the same before The Kolkata Municipal Corporation or any other Concerned Authority/s including Layout Plan for water supply and drainage as also for the purpose of regularizing the deviations / alterations / addition plan as also any matter related with the Commencement Certificate and the Completion Certificate.
- 5) To make various deposits / apply for getting connection / sign / dis-connection into the various Concerned Department/s of the C.P.S.C. / WBSEDCL in respect of the Schedule mentioned property, to pay any amount for getting new connection, to pay electric bills and also to get refund for any excess payment and to issue proper and valid receipt for the same.

6) To make various deposits into the various Concerned Department/s and/or Authority/s and/or Office/s including The Kolkata Municipal Corporation, KMDA, B.L. & I.R.O., C.F.S.C., WBSEDCL, etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.

7) To approach and / or apply and / or sign various papers and / or documents for getting necessary mutation, conversion, etc., of the property, before the Competent Authority of the B.L. & I.R.O. and sign and / or receive necessary certificate for the same.

8) All the expenses regarding mutation, conversion, etc., will be borne by the Attorney herein.

9) To apply for and obtain steel, bricks, cements and other construction materials in the name of the Principals and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the Principals either financially or otherwise.

10) To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of plan and any other purpose for construction of the new building at the said premises on account of the owner of the said premises without making liability upon the owners.

11) To do all acts, deeds, matters and things in respect of the property mentioned in the Schedule here below and to represent the Principals before and correspond with the Concerned Authority/s for any of the matters relating to the property under the Schedule here below.

12) To do and/or perform any necessary and required acts, deeds, matters for the purpose of better use and enjoyment of the property under the Schedule herein.

13) To insure the said property against damage, fire, tempest, riots, flood, earthquake or otherwise as it stands fit and proper.

14) To represent the Principals before the Registrar, Sub Registrar and/or other such Authorities in all connections with execution and registration of the required Declaration

etc. and/or Rectification of the required Deeds and/or any other Documents (including Agreement for Sale, Sale Deed or any other type of Deed of Transfer of Developer's Allocation only) in relation with the property, as the occasion may require.

15) The Attorney will remain eligible to execute Agreement for Sale and /or Deed of Sale and /or other kind of transfer Deed and if necessary make the same registered in respect of the entire Developer's Allocation, out of the proposed building and the amount to be realized there-from will be considered as the Developer's share and the same can be utilized by it as per its desire.

16) The Principals do hereby undertake and agree that they shall not in any way write any letter and/or correspond with the Government in all it's Departments, The Kolkata Municipal Corporation in all it's Departments and other Concerned Local Authorities counter demanding any act, deed, matter or thing done by the said Attorney pursuant to this Power of Attorney. The Principals do hereby expressly agree and undertake if any such instruction/s is/are issued by them, the same shall not affect the acts, deeds, matters and things done by the said Attorney and all the Concerned Authorities shall be entitled to disregard all such instructions given by them, in respect of the property under the Schedule here below except in case all or any of the acts, deeds or things go against the interest or claims of her.

17) To accept for the Principals and in their names or on their behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as by the said Attorney shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non suited as the said Attorney shall see cause, then also to take such other lawful ways and means for recovering or getting in any such manner or other thing whatsoever which the said Attorney be convinced and conceived to be due/owing/belonging or payable to them, by any person and/or any Firm and/or Body Corporate and also to appoint any Solicitor and/or Advocates and/or Agents and/or Lawyers and/or Authorized Person to prosecute and/or to defend the cause as occasions

may arise either in their names or in the name of the Attorney in relation with the Schedule mentioned property.

18) To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in their place and stand in relation with the Schedule mentioned property.

19) To sign, verify and execute Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s & Document/s of every description that may be necessary to be signed, verified & executed for the purpose of Suit/s, Action/s, Appeal/s & Proceeding/s of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by Lawful Authority and to do all acts, deeds and things and to appear and/or to make Petitions and/or Applications in any such Court or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or to defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s, Proceeding/s and to execute Decree/s as the said Attorney shall be advised or think proper.

20) To receive from any Court or any Officer thereof or from any person, firm or body /corporate any amounts due and payable to the Principals on any account whatsoever and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.

21) To do all other acts, deeds, matters and things, which may be necessary to be done for rendering these presents valid and effectual in all intents and purposes according to the Laws and Custom of India and particularly of West Bengal.

22) By virtue of this Revocable Power, the Attorney will remain entitled to sell out and/or transfer all the units out of the Developer's Allocation.

23) AND THE PRINCIPALS DO HEREBY DECLARE that this Revocable Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney

shall be entitled to exercise independently the powers conferred upon him by this Power, in respect of the matters, related with the Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development Work.

20) AND THE PRINCIPALS DO HEREBY DECLARE to ratify and confirm whatsoever the said Attorney shall do for the betterment of the property by virtue of these presents and the Principals will not act adversely in respect of the instant Power.

### SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land, measuring about 04 (Four) Corahs 02 (Two) Chitracks 23 (Twenty Three) Sq. Ft., along with a temporary tile shed structure measuring about 500 (Five Hundred) Sq. Ft., standing thereon, out of the total land, lying and situate within the District South 24 Parganas, Police Station - Jadavpur, Additional District Sub - Registrar Office at Alipore, Pargana Khaspur, Touzi No. 147 / 68, J.L. No. 35, Mouza - Jadavpur, appertaining to C.S. Khatai No. 155, corresponding to L.R. Khatai No. 531, 532, 533, 534, 535 and 536, comprising R.S. & L.R. Dag No. 3033 and 3034, within the limits of the Kolkata Municipal Corporation Ward No. 102, and being known and numbered as the KMC Premises No. 17, Upendra Biswas Sarani (Kamarpara) (having the mailing address as 6/1, Upendra Biswas Sarani), Kolkata 700032 and started to be assessed under the Assessee No. 31-102 15 0017-7.

The property is buried and bounded by:

- ON THE NORTH : Property under 6/3, Upendra Biswas Sarani;
- ON THE SOUTH : 10'-00" wide KMC Road;
- ON THE EAST : 10'-00" wide KMC Road;
- ON THE WEST : Property under 6/2, Upendra Biswas Sarani.



IN WITNESS WHEREOF the Parties herein have set & subscribe their respective hands and put their respective signatures on this the day, month, year after going through the contents, understanding the meaning and realizing the results thereof.

THIS THE 12<sup>TH</sup> DAY OF JANUARY = 2024, A.D.

IN THE PRESENCE OF:

(1) Tapanil Ray  
Advocate  
Alipore Judges Court,  
Kolkata-700027

Nandini Bhadra  
Arup Bhadra  
Asia Kumar Bhadra  
Arindam Bhadra  
Malini Amit Bhadra

SIGNATURE OF THE PRINCIPALS

Accepted the Power & undertake to act accordingly (without prejudicing or affecting the interest of the Principals herein-named):

For BANK CONSTRUCTION

Maha Banik  
Proprietor

SIGNATURE OF THE ATTORNEY

Signature of the Attorney is hereby attested by the Principal:

Nandini Bhadra  
Arup Bhadra  
Asia Kumar Bhadra  
Arindam Bhadra  
Malini Amit Bhadra

SIGNATURE OF THE PRINCIPALS

Arup Bhadra

DRAFTED & PREPARED BY:

Tapanil Ray  
Advocate,

Alipore Judges' Court,  
Kolkata-700027 F. 118 of 155 of 2009.



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Left Hand					

ASIM KUMAR BHADRA

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Right Finger					

NAME - ASIM KUMAR BHADRA

SIGNATURE... *Asim Kumar Bhadra*



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Left Hand					

ASIT

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - ASIT BHADRA

*Asit Bhadra*

SIGNATURE.....



Arindam B.

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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - ARINDAM BHADRA

SIGNATURE Arindam Bhadra



Malini

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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - MALINI AMIT BHADRA

SIGNATURE Malini Amit Bhadra



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - ARUP BHADRA

SIGNATURE *Arup Bhadra*



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - NANDINI BHADRA

SIGNATURE *Nandini Bhadra*

Mala



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME MALA BANIK

SIGNATURE *Mala Banik*



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - RIYA GUPTA

SIGNATURE *Riya Gupta*

### Major Information of the Deed

Deed No.:	I-1603-00589/2024	Date of Registration:	16/01/2024
Query No./Year:	1603-2003202244/2023	Office Where deed is registered:	
Query Date:	30/12/2023 3:59:51 PM	D.S.R. - II SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details:	TAPAJI ROY ALIPORE JUDGES COURT, KOLKATA, Trans : Alipore, District : South 24 Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9330068997, Status : Advocate		
Transaction:	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4308] Other than Immovable Property, Agreement (No of Agreement : 2)		
Set Forth value:	Market Value		
Rs. 2/-	Rs. 27,92,150/-		
Stamp Duty Paid (SD):	Registration Fee Paid		
Rs. 5,023/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks:	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assentment slip (under area)		

#### Land Details :

District: South 24-Parganas, P.S:- Jisaypur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Upendra Biswas Sarani, Premises No: 17, Ward No: 102 Pin Code: 700032

Sch No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	(RS :- )		Resid.	3 Katta 14 Chatak 7 Sq Ft	1/-	26,57,150/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>				<b>6.4098Dec</b>	<b>1/-</b>	<b>26,57,150/-</b>	

#### Structure Details :

Sch No.	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor Area of floor : 500 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>1/-</b>	<b>1,35,000/-</b>	

## Principal Details :

Sl. No	Name,Address,Photo,Flnger print and Signature
1	<p><b>Mr ASIM KUMAR BHADRA</b>            Son of Late ASUTOSH BHADRA 811 UPENDRA BISWAS SARANI JADAVPUR KAMARPUKUR, City:-, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx9Q, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 12/01/2024            , Admitted by: Self, Date of Admission: 12/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/01/2024            , Admitted by: Self, Date of Admission: 12/01/2024 ,Place : Pvt. Residence</p>
2	<p><b>Mr ASIT BHADRA</b>            Son of Late ASUTOSH BHADRA 811 UPENDRA BISWAS SARANI, City:-, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, P.No:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AExxxxxx6R, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 12/01/2024            , Admitted by: Self, Date of Admission: 12/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/01/2024            , Admitted by: Self, Date of Admission: 12/01/2024 ,Place : Pvt. Residence</p>
3	<p><b>Mr ARUP BHADRA (Presentant)</b>            Son of Late ASUTOSH BHADRA D-39 KAI ACHAND PARA, City:-, P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx0G, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 12/01/2024            , Admitted by: Self, Date of Admission: 12/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/01/2024            , Admitted by: Self, Date of Admission: 12/01/2024 ,Place : Pvt. Residence</p>
4	<p><b>Mrs NANDINI BHADRA</b>            Wife of Late AMIT BHADRA FLAT NO. 901/A DHEERAJ GAURAV HT 2 OFF NEW LINK ROAD ANDHERI WEST MUMBAI AZAD NAGAR HIJ 2, City:-, P.O:- MUMBAI AZAD NAGAR, P.S:-ANDHERI, District:-Mumbai, Maharashtra, India, PIN:- 400053 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: ADxxxxxx8F, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 12/01/2024            , Admitted by: Self, Date of Admission: 12/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/01/2024            , Admitted by: Self, Date of Admission: 12/01/2024 ,Place : Pvt. Residence</p>
5	<p><b>Mr ARINDAM BHADRA</b>            Son of Late AMIT BHADRA 901/A DHEERAJ GAURAV HEIGHTS 2OFF NEW LINK ROAD ANDHERI WEST AZAD NAGAR ANDHERI MUMBAI SUBURBAN, City:-, P.O:- MUMBAI AZAD NAGAR, P.S:-ANDHERI, District:-Mumbai, Maharashtra, India, PIN:- 400053 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AVxxxxxx7D, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 12/01/2024            , Admitted by: Self, Date of Admission: 12/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/01/2024            , Admitted by: Self, Date of Admission: 12/01/2024 ,Place : Pvt. Residence</p>
6	<p><b>Mrs MALINI AMIT BHADRA</b>            Daughter of Late AMIT BHADRA 900/A DHEERAJ GAURAV HEIGHTS 2 OFF NEW LINK ROAD ANDHERI WEST AZAD NAGAR ANDHERI MUMBAI SUBURBAN, City:-, P.O:- MUMBAI AZAD NAGAR, P.S:-KALAMBOLI, District:-Mumbai (Suburban), Maharashtra, India, PIN:- 400053 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AVxxxxxx9J, Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 12/01/2024            , Admitted by: Self, Date of Admission: 12/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/01/2024            , Admitted by: Self, Date of Admission: 12/01/2024 ,Place : Pvt. Residence</p>

**Attorney Details :**

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<b>BANIK CONSTRUCTION</b> 10 UPENDRA BISWAS SARANI, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India. PIN:- 700032 , PAN No.: AJxxxxx0M, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

**Representative Details :**

Sl. No.	Name, Address, Photo, Finger print and Signature
1	<b>Mrs MALA BANIK</b> Wife of Mr DIPAK BANIK 10 UPENDRA BISWAS SARANI, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India. PIN:- 700032, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India. PAN No.: AJxxxxx0M, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BANIK CONSTRUCTION (as SOLE PROPRIETOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr TAPAJIT ROY</b> Son of Mr PRATAP ROY ALIPORE JUDGES COURT KOLKATA, City:- , P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India. P No- 700027			
Identifier of Mr ASIM KUMAR BHADRA, Mr ASIT BHADRA, Mr ARUP BHADRA, Mrs NANDINI BHADRA, Mr ARINDAM BHADRA, Mrs MALINI ANIL BHADRA, Mrs MALA BANIK			



Endorsement For Deed Number : 1 - 160300580 / 2024

01/05/2024

Certificate of Market Value (WB PGM rules of 2001)

Confirmed that the market value of this property which is the subject matter of the deed has been assessed at Rs 27,92,160/-

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

01/12/2024

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

Presented for registration at 10:30 hrs. on 12-01-2024, at the Private residence by Mr. ARUP BHADRA, one of the Executors.

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

Execution is admitted on 12/01/2024 by 1. Mr ASIM KUMAR BHADRA, Son of Late ASUTOSH BHADRA, 6/1 UPENDRA BISWAS SARANI JADAVPUR KAMARPUKUR, P.O. JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person, 2. Mr ASIT BHADRA, Son of Late ASUTOSH BHADRA, 6/1 UPENDRA BISWAS SARANI, P.O. JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste hindu, by Profession Retired Person, 3. Mr ARUP BHADRA, Son of Late ASUTOSH BHADRA, D-39 KALACHAND PARA, P.O. GARA, Thana: Bansbari, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Mrs NANDINI BHADRA, Wife of Late AMIT BHADRA, FLAT NO. 901/A DHEERAJ GAURAV HT 2 OFF NEW LINK ROAD ANDHERI WEST MUMBAI AZAD NAGAR HUT 2, P.O: MUMBAI AZAD NAGAR, Thana: ANDHERI, , Mumbai, MAHARASHTRA, India, PIN - 400053, by caste Hindu, by Profession Professionals, 5. Mr ARINDAM BHADRA, Son of Late AMIT BHADRA, 901/A DHEERAJ GAURAV HEIGHTS 2 OFF NEW LINK ROAD ANDHERI WEST AZAD NAGAR ANDHERI / MUMBAI SUBURBAN, P.O: MUMBAI AZAD NAGAR, Thana: ANDHERI, , Mumbai, MAHARASHTRA, India, PIN - 400053, by caste Hindu, by Profession Service, 6. Mrs MALINI AMIT BHADRA, Daughter of Late AMIT BHADRA, 903/A DHEERAJ GAURAV HEIGHTS 2 OFF NEW LINK ROAD ANDHERI WEST AZAD NAGAR ANDHERI MUMBAI SUBURBAN, P.O: MUMBAI AZAD NAGAR, Thana: KALAMBOLI, Mumbai (Suburban), MAHARASHTRA, India, PIN - 400053, by caste Hindu, by Profession Service

Indefees by Mr TAPAJIT ROY, , Son of Mr PRATAP ROY, ALIPORE JUDGES COURT KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste hindu, by profession Advocate

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

Execution is admitted on 12-01-2024 by Mrs WALA BANIK, SOLE PROPRIETOR, BANIK CONSTRUCTION (Sole Proprietorship), 10 UPENDRA BISWAS SARANI, City:- , P.O - JADAVPUR UNIVERSITY, P.S:-Jadavpur, District - South 24-Parganas, West Bengal, India, PIN - 700032

Indefees by Mr TAPAJIT ROY, , Son of Mr PRATAP ROY, ALIPORE JUDGES COURT KOLKATA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

On 18-01-2024

Certificate of Admissibility (Rule 43, V.E. Registration Rules 1962)

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53,00/- ( E = Rs 21,00/- , H = Rs 29,00/- , M(b) = Rs 4,00/- ) and Registration Fees paid by Cash Rs 5,00/- by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 12/01/2024 11:57AM with Govt. Ref. No: 19223240346030578 on 12-01-2024, Amount Rs. 53/-, Bank: SBI ePay ( SBIPay), Ref. No. 9723092176815 on 12-01-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 4,020/- and Stamp Duty paid by Stamp Rs 1,000.00/- by online = Rs 4,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5815, Amount: Rs.1,000.00/- Date of Purchase: 08/01/2024, Vendor name: S B Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 12/01/2024 11:57AM with Govt. Ref. No: 192023240346030576 on 12-01-2024, Amount Rs: 4,020/-, Bank: SBI ePay ( SBIPay), Ref. No. 9723092176815 on 12-01-2024, Head of Account 0030-02-103-003-02



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 17205 to 17229

being No 160300589 for the year 2024.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2024.01.17 12:02:25 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 17/01/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.