

8-8928/23

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 530309

Certified that the document is admitted to registration. The signature sheet / stamp on the document are the part of this document

Amv

District Sub-Registrar-III
North 24-Parganas, Barasat

11 JUL 2023

**DEVELOPMENT POWER OF ATTORNEY AFTER
THE REGISTRATION OF DEVELOPMENT &
CONSTRUCTION AGREEMENT**

THIS DEVELOPMENT POWER OF ATTORNEY is made on
this the 5th day of July, 2023 (Two Thousand Twenty Three) A. D.

Amv
8-1929821/23
05/07/2023
5:29 P.M.

THE
TOP
MID
D.F.
J.D.
M.S.
C.T.
AND
S.D.
S.D.
S.D.
S.D.
S.D.

208 6/9/26

पंक्ति नं. _____ तारीख _____

फirma A.G. Associates,
ग्राम Nibedita Place,

Taki Road, Post. Barasat, KOL

मूल्य 200 टका 00 पयसा

उत्तर श्री _____
आमडादा ए.डि. एस. आर. प्रफिस

उत्तर 28 परगणा

शहर उरिष _____

17 MAY 2023

खटि मूला _____

250000

ट्रेजरी अफिस - बारसात

उत्तर - श्री गोविन्द प्रसाद मित्र

Saptarnadas

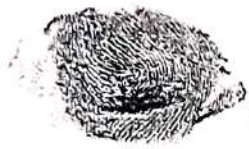


4318

A. G. ASSOCIATES

Saptarnadas

Partner



4318

A. G. ASSOCIATES

Nari Gopal Am.

Partner,



4319

A. G. ASSOCIATES

Nari Gopal Am.

Partner,



A

Sub-Registrar-III
Barasat

05 JUL 2023

विशेषतः शील
श्री गोविन्द प्रसाद शील
नारि गopal अमल
पिन - 743135

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, 1) SMT. SAPTAPARNA DAS (PAN - APLPD2481E), (VOTER ID NO. - CKW2791986) Wife of Shri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. Nabapally, P.S. Barasat, Kolkata - 700 126, Dist- North 24 Parganas, 2) SHRI NANI GOPAL DAS (PAN - ADFPD9388L), (VOTER ID NO. - RQL2021608) Son of Late Narayan Chandra Das, residing at Nibedita Place, Taki Road, P.O. & P.S. Barasat, Kolkata - 700 124, Dist- North 24 Parganas, both are by faith - Hindu, by Nationality - Indian, by Occupation - Business, hereinafter jointly called and referred to as the LAND OWNERS/ APPOINTERS/ EXECUTANTS send greetings:-

Absolute Ownership of Land Owners:-

WHEREAS Sri Asit Baran Saha, wife of Late Shyama Charan Saha of 36, Rathtala Government Colony, P. S. - Belgharia, purchased all that piece and parcel of DANGA land measuring an area of 06 (Six) Cottah 11 (Eleven) Chittaks 17 (Seventeen) sq.ft., be the same a little more or less, being Plot No. 213 of Scheme No. -18 of The Housing End Property India Ltd., out of which 02 (Two) Cottah 03 (Three) Chittaks 36 (Thirty Six) sq.ft. of land in Dag No. - 505 under Khatian No. - 401 & 04 (Four) Cottah 07 (Seven) Chittaks 26 (Twenty Six) sq.ft. of land in Dag No. - 504, under Khatian No. - 521, the said property is lying and situated at Mouza - Udayrajpur, J. L.No. - 43, Re. Sa. No. - 6, Pargana - Anowarpur, Touzi No. - 146, lying within th jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram in the District of North 24 Parganas, by a Registered Deed of Sale, being No. - 13966, dated - 28/09/1966, executed and registered by one Sri Baijnath Das, and the said Deed was registered with the office of S. R. O. Barasat, copied in Book No. - I, Volume No. - 155, Pages from 177 to 185, being No. - 13966 for the year

1966. (It is pertinent to mention that said Sri Baijnath Das registered the said Deed in favour of Sri Asit Baran Saha on the strength of Final Decree of T. S. 151 of 1964, dated - 28/04/1966, in the Court of Ld. First Munsef at Barasat)

AND WHEREAS after purchasing the said plot of land while said Sri Asit Baran Saha had been possessing and enjoying the said he sold, transferred and conveyed all that the said DANGA land measuring an area of 06 (Six) Cottah 11 (Eleven) Chittaks 17 (Seventeen) sq.ft. in physical measurement the land area stands 06 Cottah 11 Chitak equivalent to 11 Decimal, be the same a little more or less, being scheme Plot No. - 213 of Scheme No. - 18 of The Housing and Property India Ltd., in favour of Anita Ghosh (Now Deceased, wife of Deb Ranjan Ghosh, the deceased mother of the erstwhile Vendor/ Owner herein, by a Registered Deed of Sale (Bengali Kobala), being No. - 3222, dated 01/06/1977, and the said Deed was registered with the office of S. R. O. -Barasat, copied in Book No. - I, Volume No. - 64, Pages from 73 to 78, being No. - 3222 for the year 1977.

AND WHEREAS after purchasing the said plot of land said Anita Ghosh got her name duly mutated in the office of local Madhyamgram Municipality and constructed a one-storied building over the said plot of land and while she had been possessing and enjoying the same she (Anita Ghosh) died on 13/03/1999 intestate leaving behind her one son and one daughter namely Somiranjana Ghosh & Swati Ghosh as her legal heirs and successors to inherit the said property left by said deceased Anita Ghosh with the provisions of Hindu Succession Act., 1956 and subsequently said Swati Ghosh died on 11/01/2013, as unmarried, intestate leaving behind her only brother said Somiranjana Ghosh as her only legal heirs and successors to inherit the share of

property left by said deceased Swati Ghosh with the provisions of Hindu Succession Act., 1956.

AND WHEREAS thus by way of inheritance, as depicted above, - said Somiranjan Ghosh, the Owner/ Vendor herein, become the sole and absolute owner of all that piece and parcel of land measuring an area of 06 Cottah 11 Chittaks 17 sq.ft., at present in physical measurement the land area stands 06 Cottah 11 Chittaks equivalent to 11 Decimals, be the same a little more or less, along with one storied building standing thereon, comprised in Dag No. 505 & 504 under Khatian No. -401 & 521, lying and situated at Mouza -Udayrajpur, J.L. No. - 43, Re. Sa. No. - 6, Pargana - Anowarpur, Touzi No. 146, lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. - Barasat, P.S. - Barasat at present Madhyamgram in the District of North 24 Parganas, and he got his name duly mutated in the office of local Madhyamgram Municipality, under Ward No. - 11, Holding No. - 9, Premises at Basu Nagar Gate No. - 3, North 24 Parganas, and he has been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority and the said property is free from all encumbrances, charges, liens, mortgages whatsoever.

AND WHEREAS it is pertinent to mention that the said 06 Cottah 11 Chittaks equivalent to 11 Decimals of land more or less, has been recorded in the present L.R. Settlement Operation under L. R. Khatian No. - 4816 (stands in the name of Anita Ghosh), vide L. R. Dag No. - 1531, Area of Land = 07 Decimals, as 10000 share, Nature of Land - "DANGA" & vide L. R. Dag No. - 1532, Area of Land = 04 Decimals, as 1203 share out of. 33 Decimals, Nature of Land - "DANGA".

AND WHEREAS it is also pertinent to mention that erstwhile the Owner/ Vendor also got Sale Permission from the local Madhyamgram Municipality,

on 07/05/2022, being Memo No. - 16371.

AND WHEREAS by dint of a registered Deed of Sale Vide No. 152507799/2022 Dated - 20/05/2022, which is copied in Book No. - I, Volume No. - 1525-2022, Pages from 218544 to 218566 same was the registered before the D.S.R. - III, Barasat North 24 Parganas the said Somiranjn Ghosh sold, transferred and conveyed all that piece and parcel of Land measuring 06 Cottah 11 Chittaks equivalent to 11 Decimals of land more or less in favour of SMT. SAPTAPARNA DAS, wife of Sri Arnab Das & SRI NANI GOPAL DAS, son of the Late Narayan Chandra Das, present vendor/owner herein, lying and situated at Mouza - Udayrajpur, J.L. No. - 43, Re. Sa. No. - 6, Pargana - Anowarpur, Touzi No. 146, Dag No. 505 & 504 under Khatian No. - 401 & 521, under L. R. Khatian No. - 4816 (stands in the name of Anita Ghosh), vide L. R. Dag No. - 1531, Area of Land = 07 Decimals, as 10000 share, Nature of Land - "DANGA" & vide L. R. Dag No. - 1532, Area of Land = 04 Decimals, as 1203 share out of 33 Decimals, Nature of Land - "DANGA", within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. - Barasat, P.S. - Barasat at present Madhyamgram, under Ward No. - 11, Holding No. - 9, Premises at Basu Nagar Gate No. - 3, in the District of North 24 Parganas, and they has been possessing and enjoying the same peacefully and recorded his name without interruption of others as sixteen annas owner thereof and the said land is free from all encumbrances, charges, liens, mortgages whatsoever.

AND WHEREAS that after obtaining the said plot of land said SMT. SAPTAPARNA DAS & SRI NANI GOPAL DAS, duly got mutated their name in the Office of Madhyamgram Municipality, under Ward No. - 11, Holding No. - 9, premises at Basu Nagar 3 No. GT, and also recorded under the L.R. settlement record under L.R. Khatian No. - 14019

(stand in the name of Saptaparna Das) & L.R. Khatian No. - 14021 (stand in the name of Nani Gopal Das), under R.S. & L.R. Dag No. - 1531 & 1532, J.L. No. - 43, Mouza - Udayrajpur, within the jurisdiction of A. D. S. R. O. - Barasat, P.S. - Barasat at present Madhyamgram, District North 24 Parganas, the present land owner's herein they has been possessing and enjoying the same peacefully without interruption of others in their said property is free from all encumbrances, charges, liens, mortgages whatsoever and usually paid rents and taxes before the Government Sherestha and the Office of the local authority in their name time to time.

AND WHEREAS the present Land Owners herein to construct the said proposed multistoried building formed a Partnership firm and arranged a trade License from the Competent authority under the name and Style of "A. G. ASSOCIATES", a Partnership Firm having its registered Office at Nibedita Place, Taki Road, P.O. & P.S. Barasat, Kolkata - 700 124, District-North 24 Parganas, and its site address at 47, Basunagar, Gate No. - 3, P. O. & P. S. - Madhyamgram, District - North 24 Parganas, Kolkata - 700129, as Developer.

AND WHEREAS the said Developer, "A. G. ASSOCIATES", has started the construction of the said building and at present it is done up to Second floor roof casting (Incomplete R. C. C. Structure).

AND WHEREAS to avoid future litigation, complication and conflicts it is required to execute a Registered Development Agreement by and between the Land Owners herein with The said Developer firm namely "A. G. ASSOCIATES", and as such the Land Owners/ Appointers herein jointly entered into a Development Agreement, being No. - I-152508640, dated 5th day of July, 2023, registered with the office of D. S. R. - III, Barasat, North 24

Parganas, with "A. G. ASSOCIATES", a Partnership Firm having its registered Office at Nibedita Place, Taki Road, P.O. & P.S. Barasat, Kolkata - 700 124, District- North 24 Parganas, and its site address at 47, Basunagar, Gate No. - 3, P. O. & P. S. - Madhyamgram, District - North 24 Parganas, Kolkata - 700129, represented by its Partners 1) SHRI NANI GOPAL DAS, Son of Late Narayan Chandra Das, residing at Nibedita Place, Taki Road, P.O. & P.S. Barasat, Kolkata - 700 124, Dist- North 24 Parganas, by faith - Hindu, by Nationality - Indian, by Occupation - Business, 2) SMT. SAPTAPARNA DAS, Wife of Shri Arnab'Kumar Das, residing at 5/12, Sarojini Pally, P.O. Nabapally, P.S. Barasat, Kolkata - 700 126, Dist. - North 24 Parganas, by faith - Hindu, by Nationality - Indian, by Occupation - Business, under some terms and conditions embodied therein.

AND WHEREAS the said Developer requires an appropriate Power of Attorney for the authorization and conducting the development works with construction of the said new Multi storied building smoothly without any hindrance from any corner whatsoever.

AND WHEREAS NOW BE THESE PRESENTS that We, the Appointers/ Executants do hereby nominate constitute and appoint : "A. G. ASSOCIATES" (PAN - 'ABIFA1540N), a Partnership Firm having its registered Office at Nibedita Place, Taki Road, P.O. & P.S. Barasat, Kolkata - 700 124, District- North 24 Parganas, and its site address at 47, Basunagar, Gate No. - 3, P. O. & P. S. - Madhyamgram, District - North 24 Parganas, Kolkata - 700129, represented by its Partners 1) SHRI NANI GOPAL DAS (PAN - ADFPD9388L), Son of Late Narayan Chandra Das, residing at Nibedita Place, Taki Road, P.O. & P.S. Barasat, Kolkata - 700 124, Dist- North 24 Parganas, by faith - Hindu, by Nationality - Indian, by Occupation -

Business, 2) SMT. SAPTAPARNA DAS (PAN - APLPD2481E), Wife of Shri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. Nabapally, P.S. Barasat, Kolkata - 700 126, Dist. - North 24 Parganas, by faith - Hindu, by Nationality - Indian, by Occupation - Business, to be our true and lawful Attorney in our names and on our behalf and We authorize them to do the acts, deeds, matters and things in our names and on our behalf as mentioned hereinafter specifically.

AND WHEREAS it has been agreed in terms of the said Joint Venture Agreement that we shall appoint the Developer as our Attorney for the purposes herein stated.

1. To enter into hold and defend possession of the said property and every part thereof and also manage, maintain and administer the said property and every part thereof subject to a restriction of clauses regarding termination of agreement & consequences of termination.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan modified and/or altered by the local Madhyamgram Municipal authority.
3. To appear and represent us before the necessary authorities including the Madhyamgram Municipality, 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 sanction, modification and/or alteration of sanctioned Plan.
4. To pay fees obtain such other orders and permission from the necessary authorities/ Madhyamgram Municipality as to be expedient for sanction, modification and/or alteration of the Development plans and

also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.

5. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.
6. To develop the said premises by making lawful construction of building thereon as per sanctioned plans which to be approved by the Madhyamgram Municipality and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the premises.
7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit 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 incidental to and connected with the development work.
8. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said

premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the Owners' allocation, details of which is in the Second Schedule of this indenture.

10. To appear and represent us before all authorities including those under the Madhyamgram Municipality for fixation and/or finalization of the 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.
11. To enter into agreement for sale of flats only developer's allocation, details of which is in the Third Schedule of this indenture, with the intending purchaser/ purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers.
12. To apply for mutation and to record the name of respective flat Owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
13. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
14. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to 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 hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit

to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.

15. To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.
16. To advertise in the newspaper for procuring Purchaser for selling the flats in the proposed lawful building.
17. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.
18. To comprise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.
19. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
20. To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture, and in that effect and to execute and register the Deed of Sale/ Conveyance in favour of the prospective purchaser or purchasers, nominee/nominees by writing our names thereto at its own risk and responsibilities.
21. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or

cess or rents or taxes, Income taxes if any in respect of the said properties.

22. To execute and present the document or documents as required for the transfer of the said property to properties in any Registry Office or A.D.S.R. Office, D.R. Office and to admit the Execution thereof and to take back the said document after the registration of the same.
23. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
24. To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance receivable by our attorney will not be demanded by us and at the same time we shall not be liable for any such transaction.
25. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbor's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any financial concern by

depositing and mortgaging flat / flats /garages from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and / or car parking spaces in the proposed building in favour of the intending purchaser/s relating to Developer's Allocation.

26. That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.

27. For all or any of the purpose herein before stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.

28. This Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of the developed building except the land Owners' allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owners and the developer and shall be limited within the four corners of the agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Entire Premises)

ALL THAT piece and parcel of DANGA land measuring an area of 6 (Six) Cottah 11 (Eleven) Chatak equivalent 11 (Eleven) Decimals, be the same a little more or less, out of which 7 (Seven) Decimal of land in C.S Dag No. – 505

Corresponding to R.S Dag No - 1761, under L.R dag No - 1531, under Khatian No. - 401 & 4 (Four) Decimals of land in C.S & R.S Dag No. - 504, Corresponding to L. R. Dag No. - 1532, under Khatian No. - 521, Under L.R. Khatian No. - 14019 (Stands in the name of Saptaparna Das) & 14021 (Stands in the name of Nanigopal Das) the said property is lying and situated at Mouza - Udayrajpur, J. L. No. - 43, Re. Sa. No. - 6, Pargana - Anowarpur, Touzi No. - 146, lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 11, Holding No. - 9, Premises at Basu Nagar Gate No. - 3, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram in the District of North 24 Parganas, upon which the newly proposed multistoried building (G+3) is to be constructed in accordance with the building plan sanctioned from the Madhyamgram Municipality, which is butted and bounded as follows:-

Butted and Bounded by:-

- ON THE NORTH : 12 Feet Wide Municipal Road (Basu Nagar Gate No. - 3)
ON THE SOUTH : 12 Feet wide Municipal Road.
ON THE EAST : Scheme Plot No. - 212.
ON THE WEST : 12 Feet wide Municipal Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

(LAND OWNERS' ALLOCATION)

It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the Two (02) Nos of Flat, as will be sanctioned by the Madhyamgram Municipality, for the (G+3) storied building in accordance with the sanctioned building plan, together with proportionate

undivided share of the land and common facilities and amenities as will be available in the new building in the following manner :-

Which is more fully described in Second Schedule written herein below.

The Land Owner's shall entitled for their allocation as the following manners:-

Floor	Flat	Area (Super Built - Up)	Side/Corner
Third Floor	C3	1178 Sq.ft	North-West
Third Floor	D3	911 Sq.ft	North-East

THE THIRD SCHEDULE ABOVE REFERRED TO

[Developer's Allocation]

Developer's Allocation: Shall mean all the remaining area i.e. of the construction/Sanction area in the said proposed (G+3) Storied Building excluding Land Owners' Allocation in the said (G+3) storied Building including the proportionate share of common facilities, common parts and common amenities of the building,

Which is more fully described in Third Schedule written herein below.

Floor	Flat
Ground Floor	Entire Floor
First Floor	Entire Floor
Second Floor	Entire Floor
Third Floor	Excluding Two (02) Flats, Flat no. C3 & D3

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

Signed, sealed and Delivered in presents of following :-

WITNESSES :-

1. Biswajit Ghil
Naimahi Bunder,
P.O. - F-3135

2. Anubhab Basu
Ashoknagar, North
24 Parganas.

Drafted by :-

Sujit Kumar Seal

Advocate

District Judges' Court, Barasat
North 24 Parganas.

Sujit Kumar Seal
Advocate

District Judges' Court
Barasat, North 24 Parganas
Enrolment No. - F-1144/2020

Printed by :-

Rudro Kirtania

104/1 K.N.C Road, Barasat,
Kolkata - 700124.

1. Saptaparna Das

2. Nani Gopal Das

SIGNATURE OF
THE LAND OWNERS/ APPOINTERS

A. G. ASSOCIATES

1. *Nani Gopal Das*
Partner

A. G. ASSOCIATES

2. *Saptaparna Das*
Partner

SIGNATURE OF
THE DEVELOPER

RULE 44A OF THE I.R.ACT 1908

1) - SHRI NANI GOPAL DAS

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardlan / Testator (V)



Nani Gopal Das

LEFT HAND FINGER PRINTS

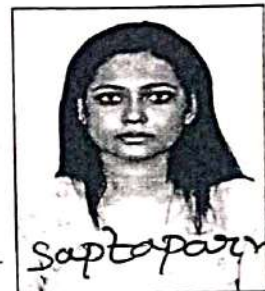
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RIGHT HAND FINGER PRINTS

Nani Gopal Das
Signature of the Presentant

2) Name - SMT. SAPTAPARNA DAS

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)



Saptaparna Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

Saptaparnadas
Signature of the Presentant

RULE 44A OF THE I.R. ACT 1908

SHRI NANI GOPAL DAS

Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)



Nani Gopal Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

A. G. ASSOCIATES

Nani Gopal Das

Signature of the Presentant
Partner

2) Name – SMT. SAPTAPARNA DAS

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)



Saptaparna Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINTS

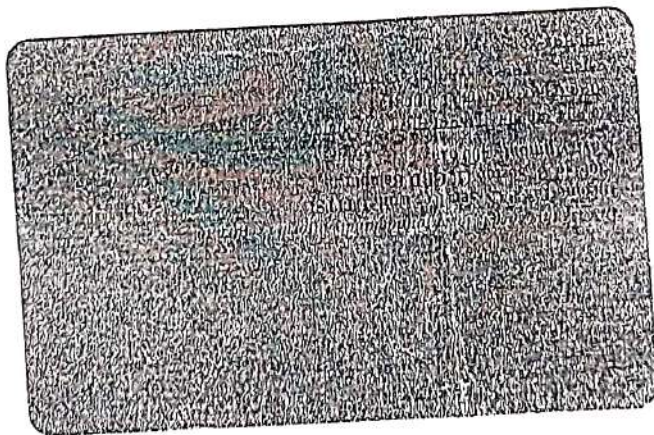
A. G. ASSOCIATES

Saptaparna Das

Signature of the Presentant



Nari Gopal Jm.



Nari Gopal Jm.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAPTAPARNA DAS
BISWANATH GHOSH

07/12/1984

Permanent Account Number

APLPD2481E

Saptaparna Das
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ABIFA1540N



नाम / Name
A G ASSOCIATES

निगमन/गठन/पंजी. ति. तिथि
Date of Incorporation/Formation
15/10/2016

71032016

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें:

आयकर पैन सेवा इकाई, एन एस डी एल
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to:*

Income Tax PAN Services Unit, NSDL
5th Floor, Mantri, Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 5080, Fax: 91-20-2721 8081
e-mail: itunits@nsdl.com



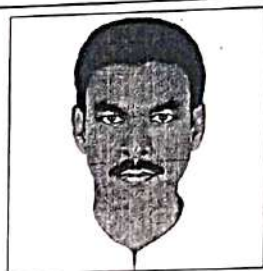

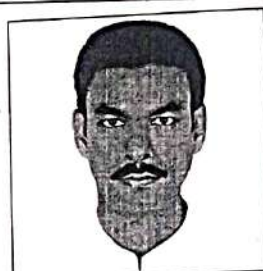



Government of West Bengal





Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15258001723821/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt SAPTAPARNA DAS 5/12 SAROJINIPALLY, City:- , P.O:- NABAPALLY, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126	Principal		4318 	Saptaparna Das 5/7/2023
2	Shri NANI GOPAL DAS NIBEDITA PLACE, City:- , P.O:- BARASAT, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	Principal		4319 	Nani Gopal Das 5/7/2023
3	Shri NANI GOPAL DAS NIBEDITA PLACE TAKI ROAD, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700124	Represent ative of Attorney [A G ASSOCIA TES]		4319 	Partne Nani Gopal Das. A G. ASSOCIATE 5/7/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Name of the Executant	Category	Photo	Finger Print	Signature with date	
Smt SAPTAPARNA DAS 5/12 SAROJINI PALLY, City:- , P.O:- NABAPALLY, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126	Represent ative of Attorney [A G ASSOCIA TES]		 4318	A. G. ASSOCIATES Saptaparna Das Partner 5.7.2023	
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr BISWAJIT SHIL Son of Mr GADADHAR SHIL VIVEKANANDAPALL Y GARURFARI, City:- , P.O:- HAZINAGAR, P.S:- Naihati, District:- North 24-Parganas, West Bengal, India, PIN:- 743135	Smt SAPTAPARNA DAS, Shri NANI GOPAL DAS, Shri NANI GOPAL DAS, Smt SAPTAPARNA DAS		 4320	Biswajit Shil 05.07.23

(Dilip Kumar Mondal)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
III NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

District Sub-Registrar-III
North 24-Parganas, Barasat

Major Information of the Deed

No. :	I-1525-08827/2023	Date of Registration	11/07/2023
No / Year	1525-8001723821/2023	Office where deed is registered	
Entry Date	05/07/2023 2:40:25 PM	D.S.R. - III NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	SHREYASEE BISWAS BARASAT, Thana : Barasat, District : North24-Parganas, WEST BENGAL, Mobile No. : 9836469506, 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. 4/-	Rs. 1,02,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152508640/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Basunagar Rd, Mouza: Udayrajpur, .
Holding No:9 Pin Code : 700129

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1531	LR-14019	Bastu	Danga	3.5 Dec	1/-	32,45,455/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1531	LR-14021	Bastu	Danga	3.5 Dec	1/-	32,45,455/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1532	LR-14019	Bastu	Danga	2 Dec	1/-	18,54,545/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1532	LR-14021	Bastu	Danga	2 Dec	1/-	18,54,545/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					11Dec	4 /-	102,00,000 /-	
Grand Total :					11Dec	4 /-	102,00,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Smt SAPTAPARNA DAS (Presentant) Wife of Shri ARNAB KUMAR DAS 5/12 SAROJINIPALLY, City:- , P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: APxxxxxx1E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/07/2023 , Admitted by: Self, Date of Admission: 05/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/07/2023 , Admitted by: Self, Date of Admission: 05/07/2023 ,Place : Pvt. Residence</p>
2	<p>Shri NANI GOPAL DAS Son of Late NARAYAN CHANDRA DASNIBEDITA PLACE, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx8L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/07/2023 , Admitted by: Self, Date of Admission: 05/07/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 05/07/2023 , Admitted by: Self, Date of Admission: 05/07/2023 ,Place : Pvt. Residence</p>

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>A G ASSOCIATES NIBEDITA PLACE TAKI ROAD, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 , PAN No.:: ABxxxxxx0N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Shri NANI GOPAL DAS Son of Late NARAYAN CHANDRA DASNIBEDITA PLACE TAKI ROAD, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8L,Aadhaar No Not Provided Status : Representative, Representative of : A G ASSOCIATES (as PARTNER)</p>
2	<p>Smt SAPTAPARNA DAS Wife of Shri ARNAB KUMAR DAS 5/12 SAROJINI PALLY, City:- , P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx1E,Aadhaar No Not Provided Status : Representative, Representative of : A G ASSOCIATES (as PARTNER)</p>

Details :

Photo	Finger Print	Signature

IDENTIFIER Of Smt SAPTAPARNA DAS, Shri NANI GOPAL DAS, Shri NANI GOPAL DAS, Smt SAPTAPARNA DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SAPTAPARNA DAS	A G ASSOCIATES-3.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri NANI GOPAL DAS	A G ASSOCIATES-3.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt SAPTAPARNA DAS	A G ASSOCIATES-2 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri NANI GOPAL DAS	A G ASSOCIATES-2 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Basunagar Rd, Mouza: Udayrajpur, .
Holding No:9 Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1531, LR Khatian No:- 14019	Owner:সম্পূর্ণা দাস , Gurdian:অর্নব কুমার দাস, Address:নিজ , Classification:ডাঙ্গা, Area:0.03500000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1531, LR Khatian No:- 14021	Owner:বনী গোপাল দাস, Gurdian:নারায়ন চন্দ্র দাস, Address:নিজ , Classification:ডাঙ্গা, Area:0.03500000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1532, LR Khatian No:- 14019	Owner:সম্পূর্ণা দাস , Gurdian:অর্নব কুমার দাস, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1532, LR Khatian No:- 14021	Owner:বনী গোপাল দাস, Gurdian:নারায়ন চন্দ্র দাস, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.

-2023

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

nted for registration at 18:19 hrs on 05-07-2023, at the Private residence by Smt SAPTAPARNA DAS , one of
Executants.

ertificate of Market Value(WB PUVI rules of 2001)

ertified that the market value of this property which is the subject matter of the deed has been assessed at Rs
02,00,000/-

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

Execution is admitted on 05/07/2023 by 1. Smt SAPTAPARNA DAS, Wife of Shri ARNAB KUMAR DAS, 5/12
SAROJINIPALLY, P.O: NABAPALLY, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by
caste Hindu, by Profession Business, 2. Shri NANI GOPAL DAS, Son of Late NARAYAN CHANDRA DAS, NIBEDITA
PLACE, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu,
by Profession Business

Identified by Mr BISWAJIT SHIL, , , Son of Mr GADADHAR SHIL, VIVEKANANDAPALLY GARURFARI, P.O:
HAZINAGAR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by
profession Law Clerk

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

Execution is admitted on 05-07-2023 by Shri NANI GOPAL DAS, PARTNER, A G ASSOCIATES, NIBEDITA PLACE
TAKI ROAD, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Identified by Mr BISWAJIT SHIL, , , Son of Mr GADADHAR SHIL, VIVEKANANDAPALLY GARURFARI, P.O:
HAZINAGAR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by
profession Law Clerk

Execution is admitted on 05-07-2023 by Smt SAPTAPARNA DAS, PARTNER, A G ASSOCIATES, NIBEDITA PLACE
TAKI ROAD, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Identified by Mr BISWAJIT SHIL, , , Son of Mr GADADHAR SHIL, VIVEKANANDAPALLY GARURFARI, P.O:
HAZINAGAR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by
profession Law Clerk

Dilip

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 11-07-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b)
= Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Impressed, Serial no 134, Amount: Rs.100.00/-, Date of Purchase: 03/07/2023, Vendor name: Gobinda

Dilip Mondal

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Registration under section 60 and Rule 69,
Book - I
Number 1525-2023, Page from 227417 to 227448
152508827 for the year 2023.



Digitally signed by Dilip Kumar Mondal
Date: 2023.07.11 16:22:17 -07:00
Reason: Digital Signing of Deed.

Dilip Mondal

(Dilip Kumar Mondal) 2023/07/11 04:22:17 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)