

20561/22

5-19934/22



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WEST BENGAL

AL 820968

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION  
OF DEVELOPMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS THAT WE,**  
**(1)SWAPAN KUMAR SARKAR, (PAN-AJSPS6326E)**  
**(Aadhaar No. 3809 8547 4814),** Son of Late Sunil Chandra  
Sircar, by faith - Hindu, by occupation - Retired from  
Service, by Nationality- Indian, at present residing at- Flat  
No.2 of 151, Jodhpur Park, P.O.- Jodhpur Park, Police  
Station - Lake, Kolkata - 700068, and

**(2) SAMIR SARKAR ALIAS SAMIR KUMAR SARKAR**  
**(PAN-AKFPS3048H) (Aadhaar No. 2492 8540 0731)**, Son  
of Late Sunil Chandra Sircar, by faith - Hindu, by  
occupation - Retired from Service, by Nationality- Indian,  
both permanent residents of 6/13, Central Park, P.O.-  
Jadavpur University, Police Station - Jadavpur, Kolkata -  
700032, hereinafter collectively and jointly called and  
referred to as the **"OWNERS/PRINCIPALS"**.

**SEND GREETINGS**

**WHEREAS** the Governor of the State of West Bengal for and on behalf of the Government of West Bengal has acquired certain plots of land at the instance of the Central Land & Building Society Ltd. (hereinafter referred to as the Society) having its office at 2/2, Southern Avenue, Calcutta for resettlement of refugees and creation of better living condition in Mouza - Rajapur, J.L. No. 23 and Jadavpur, J.L. No. 35, Police Station - Tollygunge, (now .Jadavpur), Parganas - Khaspur, the then District Calcutta under the West Bengal Land Development & Planning Act, 1948 and took possession of the said lands on or about 6<sup>th</sup> October, 1950 whereupon the said land vested absolutely in the Government of West Bengal (hereinafter referred to as the Government) free from all encumbrances.

**AND WHEREAS** pursuant to the provision of Section 10 of the said "West Bengal Land Development and Planning Act, 1948" the Society entered into an Agreement with the Governor bearing dated the 1st day of September, 1950 whereby it was agreed

inter-alia that the Society should pay to the Government all and every compensation that will be payable in respect of the acquisition of the said land and all costs, charges and expenses of the acquisition proceedings as may be estimated by the Collector of — 24 Parganas under the West Bengal Land Development and Planning Act, 1948.

**AND WHEREAS** in accordance with the provisions of the said agreement the Society deposited with the Collector of 24 Parganas Rs. 1,12,683.90 (Rupees One Lakh Twelve Thousand Six Hundred Eighty Three and Ninety Paise) only being part of the costs of the acquisition of the said lands and possession of the said lands was made over to the said society with the right to have the lands transferred to the Society upon full payment of the amount of compensation and the cost charges and expenses as aforesaid to enable the society to sell and transfer the said lands to bonafide refugee and homeless Government employees in terms of the said herein before in part recited Agreement.

**AND WHEREAS** the then transferee Sri Sunil Chandra Sircar, son of late Krishnalal Sircar, the father of the above named land owners applied to the society for land for residential purposes and the society allotted 3 Cottahs 12 Chittacks 34 Sq.ft. more or less of the land hereinafter mentioned and described to the Schedule-A/ First Schedule hereunder written on terms and conditions as agreed to between the Society and the said Sri Sunil Chandra Sircar, son of late Krishnalal Sircar, as allottee.

**AND WHEREAS** the said Society "The Central Land and Building Society Limited" failed to comply with the terms and conditions of the Agreement made with the Government of West Bengal and also failed to pay the necessary compensation cost or costs of the acquired lands. Hence, the Government of West Bengal terminated the said Agreement which was executed by and between the said Society and Government of West Bengal absolutely and forever, and the Government of West Bengal appointed an administrator for proper execution of the said Scheme.

**AND WHEREAS** the Administrator of the said Scheme accepted the Scheme Plan and the Allottees too, of the Rajapur Land Development Scheme. And to give final shape of the said Scheme, the Administrator of the said Scheme for and on behalf of the Governor of the State of West Bengal executed a Deed of Transfer in favour of the Sri Sunil Chandra Sircar, son of late Krishnalal Sircar, on the 27<sup>th</sup> day of January, One Thousand Nine Hundred Sixty Two and the same was Registered in the Office of the Sub-Registrar at Alipore Sadar and the same was recorded in Book No. I, Volume No. 17, Pages from 228 to 233, Being No. 632, for the year 1962, in respect of the said Scheme Plot No. P6/13, more fully described in the Schedule thereunder written.

**AND WHEREAS** by virtue of the said Indenture executed on dated 27/01/1962 said Sri Sunil Chandra Sircar, son of late Krishnalal Sircar, became the sole owner of the said land

measuring an area of 3 Cottahs 12 Chittacks 34 Sq.ft. more or less in Scheme Plot No. P6/13 and absolutely seized and possessed by constructing pucca dwelling house thereon and by paying taxes and other outgoings thereto.

**AND WHEREAS** said Sri Sunil Chandra Sircar, son of late Krishnalal Sircar, while seized and possessed the Schedule A mentioned property along with other movable properties he executed a Will on 08/12/1988 which was registered on 16<sup>th</sup> December, 1988 in the Office of the District Sub Registrar at Alipore and recorded in Book No. III, Volume No. 10, pages 42 to 45 Being No. 182 for the year 1988. In the said Will the above named owners herein said Swapan Kumar Sarkar and Samir Sarkar alias Samir Kumar Sarkar, thereafter referred to as the joint executors.

AND WHEREAS the said Sunil Chandra Sircar died on 5<sup>th</sup> day of March, 1995. After the death of the Said Sunil Chandra Sircar, the said Samir Sarkar alias Samir Kumar Sarkar relinquished his power of Executorship in favour of his elder brother and the Owner no. 1 herein said Swapan Kumar Sarkar, the Transferor being the one of the executor named in the said Will applied for grant of probate in the Hon'ble High Court at Calcutta in its testamentary Intestate and jurisdiction being P.L.A. No. 158 of 2003 in respect of the said Will left by the said Sunil Chandra Sircar, since deceased as sole Executor of the said Will. The Hon'ble High Court at Calcutta in its Testamentary and intestate



Jurisdiction was pleased to grant probate of the said will on 22<sup>nd</sup> day of December 2004 by virtue of the order dated 8<sup>th</sup> day of December, 2004 in favour of the Swapan Kumar Sarkar the one of the executor or beneficiary of that will.

AND WHEREAS in terms of the said Will of the said Sunil Chandra Sircar, Since deceased, bequeathed all his movable and immovable properties including the said property described in the schedule-A hereunder written in favour of his wife Sephali Sircar, since deceased, in life interest ( life estate) and it was further provided in the said will that on the death of said Sephali Sircar since deceased, the said properties would devolve absolutely and forever in favour of his two sons namely, Sri Swapan Kumar Sarkar and Sri Samir Sarkar alias Samir Kumar Sarkar absolutely and forever each having equal share therein .

AND WHEREAS The said Sephali Sircar died on 25<sup>th</sup> day on June, 1997 and in terms of the said will all the properties left by the deceased including the said property devolved on the said Swapan Kumar Sarkar and Samir Sarkar alias Samir Kumar Sarkar in equal share.

AND WHEREAS said Swapan Kumar Sarkar executed and registered a Deed of transfer on 19/12/2007 which was registered in the office at District Sub Registrar-I, Alipore, Dist. South 24 Parganas and recorded in Book No. I, volume No. 184 pages from 1 to 10 being No. 2748 for the year 2007. Said Swapan kumar Sarkar therein after referred to as the transferor of that document and he as the executor assented to the legacy by transferring and handing over possession of all the properties

left by the deceased including the said property described in the schedule-A hereunder written belonged to the deceased in favour of the said Swapan kumar Sarkar and Samir Sarkar alias Samir Kumar Sarkar, therein after referred to as the Transferees being the legatees/beneficiaries in terms of the said Will and testament left by the said Sunil Chandra Sircar with effect from 22<sup>nd</sup> day of January, 2006 .

**AND WHEREAS** Present Owners or above named owners of this Document while seized and possessed the aforesaid property which is clearly mentioned in the First Schedule hereunder written they mutated their respective names as Owners in the office of the Kolkata Municipal Corporation and after mutation the property is known and numbered as the new K.M.C. Premises No. 11, Central Park, Kolkata – 700 032 of Borough No. XII, Ward No. 102 of K.M.C. vide mailing address 6/13, Central Park, Kolkata- 700032 being Assessee No. 31-102-05-0011-0 and as per new Assessee number the above named owners paid Taxes to the competent authority of K.M.C. and enjoying the same free from all encumbrances.

**AND WHEREAS** the present owners in order to commercially exploit the schedule “A” mentioned property the owners herein now being desirous of developing the said property by constructing thereupon a new Ground Plus Four Storied building. But due to old age and other various reasons the owners being unable to start the construction of the same.

**AND WHEREAS** the owners had been in search of reputed and experienced Promoter and/or Developer who can undertake the

responsibility of construction of such new building on the said property at the cost and expenses of the Developer as per the specifications mentioned in the Development Agreement.

**AND WHEREAS** the joint owners herein being approached by the Developer namely **M/S. ANANNYA DEVELOPERS,(PAN-ABKFA7221N)** a partnership concern having its office at 8/6, Central Park, Jadavpur, P.S.- Jadavpur, P.O. - Jadavpur University, Kolkata - 700032, said firm represented by it's Partners namely **(1) SRI ALOKE BANERJEE, (PAN-ADXPB9184E) (AADHAAR NO. 2590 1323 2021)**, son of Late Rabindranath Banerjee, by faith- Hindu, by occupation - Business, by Nationality- Indian, residing at 8/6, Central Park, P.O. - Jadavpur University, Police Station -Jadavpur, Kolkata-700032,

**(2) SRI AMITAVA BANERJEE, (PAN- ADXPB9183D) (AADHAAR NO. 2296 6343 3769)**,son of Late Rabindranath Banerjee, by faith - Hindu, by occupation - Business, by Nationality- Indian, residing at 8/6, Central Park, Jadavpur, P.O. - Jadavpur University, Police Station -Jadavpur, Kolkata -700032 and

**(3) SRI TARUN DUTTA, (PAN-ADLPD9636K) (Aadhaar No. 4382 6134 3918)**, son of Late Nirode Baran Dutta, by faith - Hindu, by occupation - Business, by Nationality- Indian, residing at G/ 10, Bapujinagar, P.S.- Jadavpur, P.O. Regent Estate, Kolkata - 700092, District 24- Parganas (South), for construction of a G+4 storied building as per sanctioned plan at the schedule premises and the Owners have agreed to allow the Developer to develop and construct building at the said property i.e. **ALL THAT** piece



and parcel of Bastu land measuring an area of **3 Cottahs 12 Chittacks 34 sq.ft. more or less**, along with a two storied building in usable condition standing thereon lying and situated Mouza -- Rajapur, J.L. No. 23, comprising scheme Plot No. P6/13, Central Park, Jadavpur, within the local limits of the **Kolkata Municipal Corporation Premises No. 11, Central Park, Kolkata - 700 032**, vide mailing address or postal premises No. 6/13, Central Park, Kolkata-700032, Assessee No.311020500110, under Corporation **Ward No. 102**, under **Police Station- Jadavpur** in the District of 24 Parganas (South), K.M.C. Borough No. XII, within the local registering jurisdiction of Additional District Sub- Registration Office at Alipore, District 24 Parganas (South) and the land owners accordingly agreed with the proposal of the Developer and have decided to enter into a Development Agreement under certain terms and conditions thereafter appearing in Development Agreement which was executed and registered on 23/12/2022 in the Office at District Sub-Registrar-III, Alipore, Dist. South 24 Parganas. The Developer on good faith satisfied about marketable title of the owners, the Developer hereinbefore had executed Development agreement.

The Owners in good faith after Registration of Development Agreement agree to execute this Development Power of Attorney.

**AND WHEREAS** the **Executants above named** herein are lawfully seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of Bastu land measuring an area of **3 Cottahs 12 Chittacks 34 sq.ft. more or less**, along with a two storied building in usable condition standing

*Signature of Mr. Anurag Kumar*  
*Signature of Mr. Anurag Kumar*  
*Signature of Mr. Anurag Kumar*  
*Signature of Mr. Anurag Kumar*

thereon lying and situated Mouza -- Rajapur, J.L. No. 23, comprising scheme Plot No. P6/13, Central Park, Jadavpur, within the local limits of the **Kolkata Municipal Corporation Premises No. 11, Central Park, Kolkata - 700 032**, vide mailing address or postal premises No. 6/13, Central Park, Kolkata-700032, Assessee No.311020500110, under Corporation **Ward No. 102**, under **Police Station- Jadavpur** in the District of 24 Parganas (South), K.M.C. Borough No. XII, within the local registering jurisdiction of Additional District Sub- Registration Office at Alipore, District 24 Parganas (South), (herein after called and referred to as the **SAID PREMISES**), which is fully described in the SCHEDULE hereunder written.

**NOW KNOWN US ALL THESE PRESENTS WITNESSETH** That owing to our old age and various other reasons we are unable to properly look after, Develop our aforesaid landed property under our possession, we the Principals above named appoint the Developer herein, who will do all acts and things on behalf of us i.e. the above named Land Owners and they do not have any objection in regards to the same, the Attorney will do perform and execute all or any of the following acts, deeds and things in respect of the schedule below property that is to say :-

1. To work, manage, control and supervise the management of all and administration of the Schedule below property and to.

develop the said property more fully described in the Schedule below by whatsoever manner or way on our behalf.

2. To appoint Engineers, Architects and his agent or agents and sub-contractor or sub-contractors as the said Attorney shall think fit and proper and to make all payment of their fees and charge as such Architects, Engineers and their agent or agents and/or sub-Contractors, for and on our behalf, but not assign to any other Developer

3. To apply to the Kolkata Municipal Corporation and/or any other authorities concerned for sanction, verification and/or modification of whatsoever manner or nature in respect of the plan or plans that is to be sanctioned by the Kolkata Municipal Corporation and/or any other authorities, body or bodies of whatsoever manner or nature and for that purpose to SIGN, ISSUE & RECEIVE all such or relevant applications, maps, plans, papers, writings, drawings, design, firms and/or any representation or representations too, as or may be required by the said Attorney at it's absolute discretion shall think fit and proper for and on our behalf.

4. That the Attorney herein shall always be able to sign, execute, issue and deliver all affidavits, indemnity bonds, undertaking deed or gifts, or such other deeds or documents or papers or writings of whatsoever manner or nature that is required or any other authorities of whatsoever manner or nature for the necessary building plan to fulfill the interest of the principal hereto and at the same time the Attorney herein shall always be able to register the aforesaid document before all the registering authority and shall be able to present for registration and admit execution of the same before the registering authority.

5. To deposit any fees and charge or any other amount which may have to be paid to the Kolkata Municipal Corporation and to any other authorities before starting and/or while in course of construction of the building at the said premises at the schedule mentioned property written hereunder and/or in any such period of time also.

6. To apply for drainage, sewerage, water supply, electric Connection, Transformer installation, telephone and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and documents and plans and drawings, designs etc. of whatsoever manner or nature

or may be thought to be necessary by the said Attorney before the various departments of the appropriate authorities of various public or Government or Semi-Government offices.

7. To apply to the water supply department of the Kolkata Municipal Corporation and/or other too for availing or seeking and/or bringing necessary water supply connections in the said schedule mentioned property and to that effect to sign, issue and receive all such or relevant applications, drawings, documents that is being sought to be done by the said water supply department of the Kolkata Municipal Corporation and/or by other as and when necessary and/or asked for.

8. To apply to the sewerage and drainage department of the Kolkata Municipal Corporation for availing or seeking necessary drainage and/or sewerage connection and/or lines of whatsoever manner or nature in respect of the said property and to that effect to sign all such relevant applications, drawings, documents that is being sought to be done by the aforesaid department of the Kolkata Municipal Corporation and/or by others as and when necessary and/or asked for.



9. That the Attorney herein shall be able to avail necessary permission or permissions of whatsoever manner or nature from the Road Department of the Kolkata Municipal Corporation for and on our behalf.

10. To supervise the construction of the building and/or structure of whatsoever manner or nature according to the building plan or plans at the said property by demolishing old structure of the said premises and to construct a G+4 storied building in the said premises in respect to the building plans.

11. To file and defend any or all suits, cases, appeals, complaints and applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said premises which is more fully described in the schedule below and also to present and prosecute writ application or petitions in respect thereof in any court of law. To appear, file and defend any case or cases of whatsoever manner or nature before any Judicial authority and/or quasi Judicial authority in respect of the schedule below property and premises.

12. To sign and verify all complaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, Memorandum of appeal and generally to do all other acts, deeds and things for and on our behalf as the said Attorney in his absolute discretion shall think fit and proper on our behalf.

13. To compromise all suits, appeals, cases and/or any other legal proceedings in any court of law, tribunal authority of whatsoever manner or nature and to sign and verify all applications and names thereof for and on our behalf.

14. To sign, and receive any registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said premises and property mentioned in the schedule below and to grant proper and effectual receipt or receipts in respect thereof.

15. To represent us in all the dealings and negotiations and for execution of agreement of whatsoever manner or nature, agreement for sale and/or Deed of Conveyance or conveyances and/or any other transfer documents of whatsoever manner or

nature so as to dispose of their allocation i.e. the Developer's Allocation in the said premises or the schedule below property save and except the Owners' Allocation according to the terms and conditions of the Development Agreement, after completion of the said Ownership flat system building together with undivided proportionate share of land including all common right, title and interest thereon. And to that effect to sign, present, execute and deliver the contracts, agreements and/or any other documents and/or any other papers or writings so as to complete the agreement for sale and/or deed of Conveyance or Conveyances, Deed of Sale, Deed of Transfer and/or any other transfer documents of whatsoever manner or nature in favour of the prospective or intending purchaser or purchasers by the Attorney herein at his sole discretion in respect of the Developer's Allocation save and except the Owners' Allocation according to the terms and conditions of the Development Agreement mentioned above. And the said Attorney in respect thereof shall be able to sign, issue, receive and acknowledge the necessary consideration or considerations and to issue necessary effectual receipt or receipts thereof. Moreover the Attorney in all circumstances shall be able to appear before the registrar or Sub-

Registrar or District Registrar or Registrar of Assurances Kolkata or any other authority or authorities having the necessary jurisdiction in that behalf and thereof to present for registration and to registrar and admit execution thereof in respect of the agreement for sale, Deed of Conveyance, Deed of Sale and/or Deed of Transfer out of Developer's Allocation only and to do all such acts, deeds and things for and on our behalf as the said Attorney in its absolute discretion shall think fit and proper to fulfill our interest in all respect. However, without Delivery of the possession in respect of the owner's allocation, Developer shall have no rights to transfer, give, gift, rent, lease out Developer's Allocation to any prospective/intending purchaser in the proposed G+4 multi storied building.

16. To make payment of all rates and taxes and other outgoing in respect of the said premises mentioned in the schedule below and/or building to be constructed thereon.

17. This power of Attorney shall remain restricted to the said property / building.

18. To sign, present, execute, deliver, issue and receive all papers, documents, writings, undertakings, representations and letters etc. of whatsoever manner of nature so as to deal and/or negotiate and/or to settle all matters etc. of whatsoever manner or nature with the Development Department and/or any other department or departments of the Government of West Bengal and Financial Institution of whatsoever or nature in respect of the part or whole of the said premises and/or the property mentioned in the Schedule below for and on our behalf in all occasions.

19. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending purchaser or purchasers and/or party or parties thereof for and on behalf of us restricted to the Developer's portion only. Be it mentioned that the Attorney shall in all occasions be able to receive any amount of consideration in the name of the said Partnership firm i.e. **M/S. ANANNYA DEVELOPERS,(PAN-ABKFA7221N)** in part or in full and/or as being paid by the party or parties and/or purchaser or purchasers thereof and/or from the loan sanctioning institute or institutes. such as



H.D.F.C., L.I.C HFL., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Ltd. Etc. and/or from any Govt. Bank, Private or Commercial Bank , any Nationalized Bank or whatsoever status and/or any Central Govt., State Govt. or Semi-Government Firms, Institutions, organizations, departments, undertaking etc. of whatsoever manner or nature and/or autonomous or private organizations, firms, etc. for the purpose of selling of Developers Allocation and shall also be able to issue proper and effectual, receipt or receipts.

20. That the Attorney herein shall always be able to exercise the necessary power or powers conferred on them by virtue of this instrument, jointly or severally at all occasions and period of time.

We, the Principals herein entered into a registered Development Agreement WITH THE Developer i.e. **M/S. ANANNYA DEVELOPERS,(PAN- ABKFA7221N)** a partnership concern having its office at 8/6, Central Park, Jadavpur, P.S.- Jadavpur, P.O. - Jadavpur University, Kolkata - 700032, said firm represented by it's Partners namely **(1) SRI ALOKE BANERJEE, (PAN- ADXPB9184E) (AADHAAR NO. 2590 1323 2021)**, son of Late Rabindranath Banerjee, by faith- Hindu, by occupation - Business, by Nationality- Indian, residing at 8/6, Central Park,

**P.O.** - Jadavpur University, Police Station -Jadavpur, Kolkata-700032,

**(2) SRI AMITAVA BANERJEE, (PAN- ADXPB9183D) (AADHAAR NO. 2296 6343 3769)**,son of Late Rabindranath Banerjee, by faith - Hindu, by occupation - Business, by Nationality- Indian, residing at 8/6, Central Park, Jadavpur, P.O. - Jadavpur University, Police Station -Jadavpur, Kolkata -700032 and

**(3) SRI TARUN DUTTA, (PAN-ADLPD9636K) (Aadhaar No. 4382 6134 3918)**, son of Late Nirode Baran Dutta, by faith - Hindu, by occupation - Business, by Nationality- Indian, residing at G/ 10, Bapujinagar, P.S.- Jadavpur, P.O. Regent Estate, Kolkata - 700092, District 24- Parganas (South), herein on 23...../12/2022 in the Office at District Sub-Registrar-III, Alipore, Dist. South 24 Parganas and after registration it was recorded in Book No.I, being/Deed No. 160319925 for the year 2022 with the said Developer, hereinafter called the said building Developer and for which the Developer has also paid the Stamp duty against the receipt value to the registration Office which was assessed by the concerned authority.

*Caravan*  
*Niranjan*  
*Sanjay Kumar*  
*Sanjay Kumar*

### **SCHEDULE ABOVE REFERRED TO**

#### **(DESCRIPTION OF THE LAND WITH BUILDING)**

**ALL THAT** piece and parcel of Bastu land measuring an area of **3 Cottahs 12 Chittacks 34 sq.ft. more or less**, along with a two storied building in usable condition standing thereon lying and situated Mouza -- Rajapur, J.L. No. 23, comprising scheme Plot No. P6/13, Central Park, Jadavpur, within the local limits of

the **Kolkata Municipal Corporation Premises No. 11, Central Park, Kolkata - 700 032**, vide mailing address or postal premises No. 6/13, Central Park, Kolkata-700032, Assessee No.311020500110, under Corporation **Ward No. 102**, under **Police Station- Jadavpur** in the District of 24 Parganas (South), K.M.C. Borough No. XII, within the local registering jurisdiction of Additional District Sub- Registration Office at Alipore, District 24 Parganas (South), along with right to pass and re-pass through over and under the 7346.5mm. wide Passage/road along with all rights, easements, appurtenances, privileges and benefits attached to the said property more fully and particularly described hereinabove mentioned, which is butted and bounded by:-

ON THE NORTH : 6/12, Central Park,

ON THE SOUTH : 6/11, Central Park,

ON THE EAST : 4152.33 mm Average wide K.M.C. Road

ON THE WEST : 7346.5 mm average wide K.M.C. Road.

**IN WITNESS WHEREOF** We, the above named Principals have hereunto set and subscribed our respective hands and seals on this 23<sup>rd</sup> day of December, 2022 (Two Thousand and Twenty Two).

**WITNESSES:**

1. Tapashi Sarkar,  
151, Jodhpur Park,  
Flat 2, Kolkata 700068.

2. Sujin Sarkar  
SUJAN SARKAR  
6/13 CENTRAL PARK  
JADAPOUR, KOLKATA-700032

*Tapashi Sarkar*

*Sujin Sarkar*  
alias *Sujin Kumar Sarkar*

**SIGNATURE OF THE PRINCIPALS**

ANANNYA DEVELOPERS

*Alone Banerjee*  
Partner

ANANNYA DEVELOPERS

*Amitava Banerjee* *Tarun Saha*

**SIGNATURE OF THE ATTORNEY:**

**Drafted & Prepared by me:**

*Salim Ahamed Laskar*

**SALIM AHAMED LASKAR**

Advocate

High Court at Calcutta,  
Kolkata-700 001.

En. No. - WB/1586/2011.

Thumb

1st finger

middle finger

ring finger

small finger

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| PHOTO | left hand  |  |  |  |  |  |
|       | right hand |  |  |  |  |  |

Name.....

Signature.....

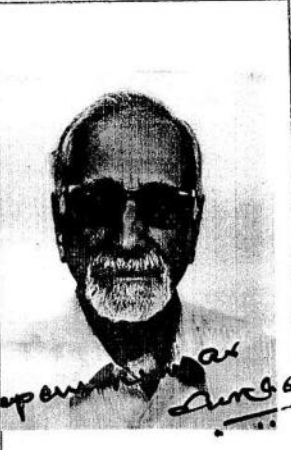










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|   | right hand |  |  |  |  |  |

Name.....

Signature..... *Suspan Kumar Das*

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small finger

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|---|------------|---|--|---|---|---|
|  <p><i>Soni Sanyal alias Soni Kumar Sanyal</i></p> | left hand  |  |   |  |  |  |
|   | right hand |  |  |  |  |  |

Name.....

Signature..... *Soni Sanyal alias Soni Kumar Sanyal*



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| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name.....

Signature *Alex Banerjee*.....

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middle finger

ring finger

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| left hand  |  |  |  |  |  |
| right hand |  |  |  |  |  |

Name.....

Signature *Amitava Banerjee*.....

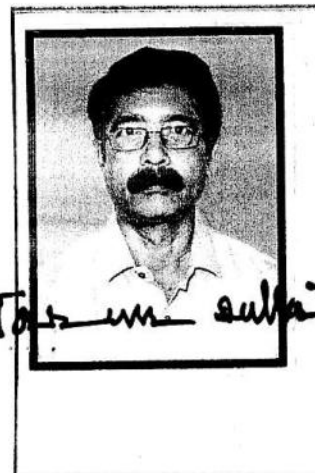
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| right hand |  |  |  |  |  |

Name.....

Signature *Tarun Saha*.....



ভারত সরকার  
Unique Identification Authority of India  
Government of India

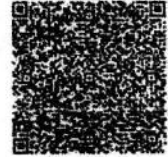
তালিকাবন্ধির আই ডি / Enrollment No.: 2017/80259/08550

To  
সাজাহান লস্কর  
Sajahan Laskar  
S/O: Abuobeda Laskar  
PASCHIM BOALIA  
Rajpur Sonarpur (M)  
Garia  
Sonarpur South 24 Parganas  
West Bengal 700084  
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আপনার আধার সংখ্যা / Your Aadhaar No. :

**2949 5932 1473**

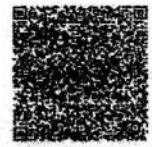
আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



সাজাহান লস্কর  
Sajahan Laskar  
জন্মতারিখ / DOB : 02/05/1981  
পুরুষ / Male



**2949 5932 1473**

আমার আধার, আমার পরিচয়

## Major Information of the Deed

|   |  |   |                   |
|---|--|---|-------------------|
| Deed No :   | I-1603-19934/2022  | Date of Registration  | 23/12/2022        |
| Query No / Year   | 1603-8003620992/2022   | Office where deed is registered   |                   |
| Query Date  | 23/12/2022 11:12:11 AM   | D.S.R. - III SOUTH 24-PARGANAS, District:                                 | South 24-Parganas |
| Applicant Name, Address & Other Details   | SALIM AHAMED LASKAR<br>Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830672779, 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. 1,16,11,001/-   |                   |
| 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]:- 160319925/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) |   |                   |

### Land Details :



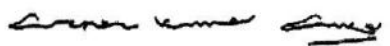


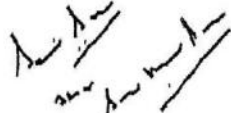
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Central Park, , Premises No: 11, , Ward No: 102 Pin Code : 700032

| Sch No               | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land               | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                        |
|----------------------|-------------|----------------|-----------------------|----------------------------|-------------------------|-----------------------|--------------------------------------|
| L1                   |             |                | Bastu                 | 3 Katha 12 Chatak 34 Sq Ft |                         | 1,09,36,001/-         | Property is on Road , Project Name : |
| <b>Grand Total :</b> |             |                |                       | <b>6.2654Dec</b>           | <b>0 /-</b>             | <b>109,36,001 /-</b>  |                                      |

### Structure Details :

| Sch No   | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1   | On Land L1        | 1000 Sq Ft.       | 0/-                     | 6,75,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete   |                   |                   |                         |                       |                           |
| Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| <b>Total :</b>   |                   | <b>1000 sq ft</b> | <b>0 /-</b>             | <b>6,75,000 /-</b>    |                           |

**Principal Details :**












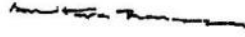


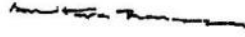


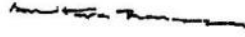









| Sl No  | Name,Address,Photo,Finger print and Signature  |  |   |   |
|--|--|--|---|---|
| 1  | <p><b>Name</b></p> <p><b>Mr Swapan Kumar Sarkar</b><br/>                     Son of Late Sushil Chandra Sarkar<br/>                     Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office</p>                          | <p><b>Photo</b></p>  <p>23/12/2022</p>  | <p><b>Finger Print</b></p>  <p>LTI<br/>23/12/2022</p>  | <p><b>Signature</b></p>  <p>23/12/2022</p> |
| <p>151, Jodhpur Park, Flat No: 2, City:- , P.O:- Jodhdpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ajxxxxxx6e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office</p>            |  |  |   |   |
| 2  | <p><b>Name</b></p> <p><b>Mr Samir Sarkar, (Alias: Mr Samir Kumar Sarkar)</b><br/>                     Son of Late Sushil Chandra Sarkar<br/>                     Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office</p> | <p><b>Photo</b></p>  <p>23/12/2022</p> | <p><b>Finger Print</b></p>  <p>LTI<br/>23/12/2022</p> | <p><b>Signature</b></p>  <p>23/12/2022</p> |
| <p>6/13, Central Park, Flat No: 2, 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.:: akxxxxxx8h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/12/2022 , Admitted by: Self, Date of Admission: 23/12/2022 ,Place : Office</p> |  |  |   |   |

**Attorney Details :**

| Sl No | Name,Address,Photo,Finger print and Signature   |  |  |  |
|-------|---|--|--|--|
| 1     | <p><b>Anannya Developers</b><br/>                     8/6, Central Park, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: abxxxxxx1n,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p> |  |  |  |



**Representative Details :**

| Sl No  | Name,Address,Photo,Finger print and Signature   |   |   |              |           |  |   |   |   |                     |                   |            |  |
|--|---|---|---|--------------|-----------|--|---|---|---|---------------------|-------------------|------------|--|
| 1  | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Aloke Banerjee (Presentant)</b><br/>                     Son of Late Rabindra Nath Banerjee<br/>                     Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Dec 23 2022 11:36AM</td> <td>LTI<br/>23/12/2022</td> <td>23/12/2022</td> <td></td> </tr> </tbody> </table> <p>8/6, Centra Park, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxx4e,Aadhaar No Not Provided Status : Representative, Representative of : Anannya Developers (as Partner)</p> | Name  | Photo   | Finger Print | Signature | <b>Mr Aloke Banerjee (Presentant)</b><br>Son of Late Rabindra Nath Banerjee<br>Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office |    |    |    | Dec 23 2022 11:36AM | LTI<br>23/12/2022 | 23/12/2022 |  |
| Name   | Photo   | Finger Print  | Signature   |              |           |  |   |   |   |                     |                   |            |  |
| <b>Mr Aloke Banerjee (Presentant)</b><br>Son of Late Rabindra Nath Banerjee<br>Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office |    |    |    |              |           |  |   |   |   |                     |                   |            |  |
| Dec 23 2022 11:36AM  | LTI<br>23/12/2022   | 23/12/2022  |   |              |           |  |   |   |   |                     |                   |            |  |
| 2  | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Amitava Banerjee</b><br/>                     Son of Late Rabindra Nath Banerjee<br/>                     Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Dec 23 2022 11:37AM</td> <td>LTI<br/>23/12/2022</td> <td>23/12/2022</td> <td></td> </tr> </tbody> </table> <p>8/6, Central Park, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxx3d,Aadhaar No Not Provided Status : Representative, Representative of : Anannya Developers (as Partner)</p>         | Name  | Photo   | Finger Print | Signature | <b>Mr Amitava Banerjee</b><br>Son of Late Rabindra Nath Banerjee<br>Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office            |   |   |    | Dec 23 2022 11:37AM | LTI<br>23/12/2022 | 23/12/2022 |  |
| Name   | Photo   | Finger Print  | Signature   |              |           |  |   |   |   |                     |                   |            |  |
| <b>Mr Amitava Banerjee</b><br>Son of Late Rabindra Nath Banerjee<br>Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office            |   |   |    |              |           |  |   |   |   |                     |                   |            |  |
| Dec 23 2022 11:37AM  | LTI<br>23/12/2022   | 23/12/2022  |   |              |           |  |   |   |   |                     |                   |            |  |
| 3  | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Tarun Dutta</b><br/>                     Son of Late Nirode Baran Dutta<br/>                     Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Dec 23 2022 11:39AM</td> <td>LTI<br/>23/12/2022</td> <td>23/12/2022</td> <td></td> </tr> </tbody> </table> <p>G/10, Bapuji Nagar, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxx6k,Aadhaar No Not Provided Status : Representative, Representative of : Anannya Developers (as Partner)</p>                   | Name  | Photo   | Finger Print | Signature | <b>Mr Tarun Dutta</b><br>Son of Late Nirode Baran Dutta<br>Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office                     |  |  |  | Dec 23 2022 11:39AM | LTI<br>23/12/2022 | 23/12/2022 |  |
| Name   | Photo   | Finger Print  | Signature   |              |           |  |   |   |   |                     |                   |            |  |
| <b>Mr Tarun Dutta</b><br>Son of Late Nirode Baran Dutta<br>Date of Execution - 23/12/2022, , Admitted by: Self, Date of Admission: 23/12/2022, Place of Admission of Execution: Office                     |    |  |  |              |           |  |   |   |   |                     |                   |            |  |
| Dec 23 2022 11:39AM  | LTI<br>23/12/2022   | 23/12/2022  |   |              |           |  |   |   |   |                     |                   |            |  |

**Identifier Details :**

| Name  | Photo   | Finger Print   | Signature   |
|---|---|--|---|
| <b>Mr SAJAHAN LASKAR</b><br>Son of Late ABU OBEDA LASKAR<br>BOALIA, GARIA, City:- , P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 |  |  |  |



23/12/2022

23/12/2022

23/12/2022

Identifier Of Mr Swapan Kumar Sarkar, Mr Samir Sarkar, Mr Alope Banerjee, Mr Amitava Banerjee, Mr Tarun Dutta

**Transfer of property for L1**

| SI.No | From                   | To. with area (Name-Area)      |
|-------|------------------------|--------------------------------|
| 1     | Mr Swapan Kumar Sarkar | Anannya Developers-3.13271 Dec |
| 2     | Mr Samir Sarkar        | Anannya Developers-3.13271 Dec |

**Transfer of property for S1**

| SI.No | From                   | To. with area (Name-Area)             |
|-------|------------------------|---------------------------------------|
| 1     | Mr Swapan Kumar Sarkar | Anannya Developers-500.00000000 Sq Ft |
| 2     | Mr Samir Sarkar        | Anannya Developers-500.00000000 Sq Ft |

Endorsement For Deed Number : I - 160319934 / 2022

On 23-12-2022

**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 11:19 hrs on 23-12-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Aloke Banerjee .

**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 1,16,11,001/-

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

Execution is admitted on 23/12/2022 by 1. Mr Swapan Kumar Sarkar, Son of Late Sushil Chandra Sarkar, 151, Jodhpur Park, Flat No: 2, P.O: Jodhpur Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person, 2. Mr Samir Sarkar, Alias Mr Samir Kumar Sarkar, Son of Late Sushil Chandra Sarkar, 6/13, Central Park, Flat No: 2, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person

Indetified by Mr SAJAHAN LASKAR, , Son of Late ABU OBEDA LASKAR, BOALIA, GARIA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

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

Execution is admitted on 23-12-2022 by Mr Aloke Banerjee, Partner, Anannya Developers, 8/6, Central Park, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr SAJAHAN LASKAR, , Son of Late ABU OBEDA LASKAR, BOALIA, GARIA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

Execution is admitted on 23-12-2022 by Mr Amitava Banerjee, Partner, Anannya Developers, 8/6, Central Park, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr SAJAHAN LASKAR, , Son of Late ABU OBEDA LASKAR, BOALIA, GARIA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

Execution is admitted on 23-12-2022 by Mr Tarun Dutta, Partner, Anannya Developers, 8/6, Central Park, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr SAJAHAN LASKAR, , Son of Late ABU OBEDA LASKAR, BOALIA, GARIA, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

**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/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 11120, Amount: Rs.100.00/-, Date of Purchase: 11/11/2022, Vendor name: Samirandas



**MANIMALA CHAKRABORTY**  
**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 1603-2022, Page from 632690 to 632721

being No 160319934 for the year 2022.



Digitally signed by Debasish Dhar  
Date: 2022.12.27 13:30:57 +05:30  
Reason: Digital Signing of Deed.

*Dhar*

(Debasish Dhar) 2022/12/27 01:30:57 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)