

5118/23 VC-1099/23

F-A988/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 247132

16.4.23  
11.10  
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Certified that the document is admitted to register with the necessary sheets and the endorses are stamped with the document are *[Signature]* this document.

District Sub-Register-III  
Alipore, South 24-parganas  
18/4/23

**DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS THAT,** BETWEEN **MISS. RITTIKA DEY**, PAN.CJMPD7311Q, AADHAAR NO.628131041901, daughter of Sri. Rajib Dey, by faith Hindu, by occupation Business, residing at 40, South Roynagar, Bansdroni, P.O. Bansdroni, P.S.- Bansdroni, Kolkata- 700 070, District South 24 Parganas, hereinafter called and referred to as the **'OWNER'** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include her respective heirs, executors, administrators, legal representatives and / or assigns) of the **ONE PART.**

**AND**

SRIJAN CONSTRUCTION  
*[Signature]*  
Proprietor



11710

13 APR 2023

M/S SRIJ

348/52,

Netaji

SUP

No. .... Rs. 100/- Date .....

Name : Rittika Dey .....

Address : 40, South Roynagar, P.S - Barsdroni  
Kolkata - 700 070

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)  
**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27

- *Handwritten signature*



3372

- *Handwritten signature*



3373

- *Handwritten signature*



3374

DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
16 APR 2023

Identified by:-  
Rajat Das  
S/o Lali Swapan Karan Das  
Alipore Police Const  
Kolkata - 700 027



**M/S SRIJAN CONSTRUCTION**, a Proprietorship Firm, having its office at- 348/52, N.S.C. Bose Road, P.O. Naktala, P.S. Jadavpur then Patuli now Netaji Nagar, Kolkata-700047, represented by its sole Proprietor **MISS. SURANJITA JANA**, PAN.AENPJ0456L, AADHAAR NO.467398220426, daughter of Sri Sisir Kumar Jana, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at-1/101, Naktala, Police Station: Jadavpur then Patuli now Netaji Nagar, Kolkata-700047, now residing at 1/83, Naktala, P.O.-Naktala, Police Station: Jadavpur then Patuli now Netaji Nagar, Kolkata-700047, District South 24 Parganas, herein after referred to as the **DEVELOPER /CONFIRMING PARTY** (which terms of expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include her heirs, executors, legal representative, administrators and assigns) of the **OTHER PART**.

**WHEREAS** by a Deed of Conveyance dated 2<sup>nd</sup> of May 1958 executed by one Shri Jhandu Ram Mullick in favour of Naktola Sarbarthasadhak Samabaya Samity Ltd. (hereinafter referred to as the said Samity) for valuable consideration the said Samity became seized and possessed of 4 Bighas 6-Cottachs 5 ch. Of lands absolutely and free from all encumbrances, particulars of which lands, are set out in the schedule to the said Deed and known as holding No.7, Naktola Lane, under the Calcutta Corporation(Tollygunge area), the Conveyance being registered in Book No. I, Volume No 68, Pages 287 to 296, Being No. 4073, for the year 1958 of the Sadar Sub-registration office at Alipore, District 24 Parganas.

**AND WHEREAS** by another Conveyance dated 21<sup>st</sup> of May 1958 executed by Sri. Nirmal Chandra Dey and others in favour of the said Society, the Society purchased about 1 Bighas 12 Chittacks 9 Sq. Ft. particulars whereof are mentioned in the said deed registered in Book No.I, Volume No.79, Pages 245 to 254 Being No. 4646 for the year 1958 of the Sub-registration office at Alipore.

**AND WHEREAS** the said Society having thus been seized and possessed of the land conveyed unto it by the several deeds of Conveyance herein before mentioned divided the said land so purchased into several plots.

SRIJAN CONSTRUCTION

*H. E. O.*  
Proprietor



**AND WHEREAS** in the benami of Srimati Amita Ghosal agreed with the said Samity for the peaceable sale of Plot No.21 of the said layout plan and formed out of C.S. Dag No.300, Mouza Naktala, J.L.No 32, P.S. Sadar Tollygunge then Jadavpur District 24 Parganas and morefully described in Schedule thereto at a price of Rs.3416.69P.(Rupees Three Thousand Four Hundred Sixteen and Sixty Nine Naya Paise) calculated at the rate of Rs.1025.00 per Cottahs, free from all encumbrances.

**AND WHEREAS** in consideration of the said sum of Rs.3416.69 paid by the vendor therein out of his own funds in the name of Srimati Amita Ghosal, the said Samity by a registered Deed of Conveyance dated 27<sup>th</sup> of June 1958 and registered in Book No.I, Volume No.109, Pages 63 to 69 Being No. 5919 for the year 1958 of the Sub-registry office at Alipore Sadar Conveyed all right title and interest to the vendor in the benami of Srimati Amita Ghosal all that piece and parcel of land more fully described in the schedule thereto.

**AND WHEREAS** the said Amita Ghosal by a registered Deed of Disclaimer executed on the 9<sup>th</sup> day of July one thousand Nine hundred and Fifty Nine registered in Book No.I, Volume No.85, Pages 288 to 291 Being No. 6358 for the year 1959 in the Sub-registry office of the Alipore disclaimed all her right title and interest in the said property in favour of the vendor after making a declaration that this property so purchased was made in the benami of Amita Ghosal.

**AND WHEREAS** the said Deboprasad Bhattacharya executed a registered Power of Attorney registered in Book No.IV, Volume No.9, at Pages 223 to 224 Being No. 490 for the year 1966 of the Sub-registration office at Sealdah District 24 Parganas in favour of Srimati Amita Ghosal wife of Sri Shyam Lal Ghosal of No.10 Mohar Ali Road Calcutta-17. Authorizing her to transfer the land described in the schedule thereto.

**AND WHEREAS** thereafter being represented by the said registered Power of Attorney said Srimati Amita Ghosal by a registered Indenture of Conveyance dated 03/08/79 which was registered at the office of District Sub-registrar Alipore 24 Parganas and recorded in Book No. I, Volume No.72, Pages 240 to 248 Being No. 4450 for the year 1979 and thereby transferred and conveyed all that a piece and parcel of land measuring

SRIJAN CONSTRUCTION

  
Proprietor



about 3 Cottahs 5 Chittaks 15 Sq. Ft. being Scheme Plot No.21 framed out of C.S. Plot No.300, Khatian No.262, Mouza Naktala, J.L.No 32, P.S. Sadar Tollygunge then Jadavpur Sub-registry office of Alipore District 24 Parganas being portion of No.7, Naktala Lane of the corporation of Calcutta to one Subodhendra Roy.

**AND WHEREAS** accordingly being thus the absolute owner of the said property said Subodhendra Roy mutated his name in the books and records of all concerned authority including Kolkata Municipal Corporation assessment Book being the K.M.C Premises No.7/21, Durgaprasanna Paramhansha Road, under Ward No.100 and Vide Assessee No.211000400262.

**AND WHEREAS** said Subodhendra Roy being bachelorette died intestate on 17/01/1985 leaving behind his two brothers namely Satindra Nath Roy and Samarendra Nath Roy as his only legal heirs and successors and claimants to inherit his property as per the Hindu Succession Act.

**AND WHEREAS** thereafter the said Satindra Nath Roy and Samarendra Nath Roy became the joint owners of the said landed property is now known and numbered as the K.M.C Premises No.7/21, Durgaprasanna Paramhansha Road, under Ward No.100 and Vide Assessee No. 211000400262 lying and situated within the ward No.100 of the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, in the District of south 24-parganas with absolute right, title and interest morefully described in the Schedule-"A" below.

**AND WHEREAS** after that the said Satindra Nath Roy and Samarendra Nath Roy by a registered Sale Deed dated 25/06/2019 which was registered at the office of the District Sub-registrar-I at Alipore 24 Parganas and recorded in Book No. 1, Volume No.1601-2019, Pages from 91384 to 91411 Being No. 160101871 for the year 2019 and thereby transferred and conveyed all that a piece and parcel of land measuring about 3 Cottahs 5 Chittaks 15 Sq. Ft. be the same or a little more or less being Scheme Plot No.21 framed out of C.S. Plot No.300, Khatian No.262, Mouza Naktala, J.L.No 32, along with a old 100 Sq. Ft. Tile shed structure standing thereon being the K.M.C.



Premises No. 7/21, Durgaprasanna Paramhansha Road, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, Vide Assessee No. 211000400262 within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District of 24-parganas now south 24-parganas to one Miss Rittika Dey.

**AND WHEREAS** thereafter the said Miss Rittika Dey became the owner of the said landed property is now known and numbered as the K.M.C Premises No.7/21, Durgaprasanna Paramhansha Road, under Ward No.100 and Vide Assessee No. 211000400262 lying and situated within the Kolkata Municipal Corporation, within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, in the District of south 24 Parganas with absolute right, title and interest morefully described in the Schedule-**"A"** below as **"the said property"**.

**AND WHEREAS** the Second Party/Developer after proper inspection of the said land & the building thereon being interested to develop the said property by demolishing the old building & erecting a new building thereon has approached to the First Party/the Land Owner herein and the first party considering the proposal of the joint venture as financially viable has agreed to do the same for mutual benefits.

**AND WHEREAS** due to lack of experience as well as the paucity of fund the Principal /Owner has entered into a registered **'Development Agreement'** dated 07/04/2023, vide Book No.I, being No.160304664, for the year 2023 office of the D.S.R.-III, Alipore, South 24 Parganas with **M/S SRIJAN CONSTRUCTION**, as a **DEVELOPER** to erect and complete the construction of a G+III storied building with lift facility and car parking spaces as per Kolkata Municipal Corporation sanctioned Building Plan after demolishing the residential building existing in the land more fully described under **Schedule - "A"**.

**AND WHEREAS** as I am being busy with my work hence it is not possible for me to manage, look after or control or supervise personally and / or to represent everywhere in connection with the proposed project or construction work and / or to do other various analogous or ancillary acts, deeds, and things personally or jointly.



**AND WHEREAS** to construct the afore stated proposed building as mentioned in the said Development Agreement at the cost of the **DEVELOPER**, I, the **PRINCIPAL/OWNER** herein, do hereby nominate, appoint and constitute the said **M/S SRIJAN CONSTRUCTION**, a Proprietorship Firm, having its office at-348/52, N.S.C. Bose Road, P.O. Naktala, P.S. Jadavpur then Patuli now Netaji Nagar, Kolkata-700047, represented by its sole proprietor **MISS. SURANJITA JANA**, PAN.AENPJ0456L, AADHAAR NO.467398220426, daughter of Sri Sisir Kumar Jana, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 1/101, Naktala, Police Station: Jadavpur then Patuli now Netaji Nagar, Kolkata-700047, now residing at 1/83, Naktala, P.O.-Naktala, Police Station: Jadavpur then Patuli now Netaji Nagar, Kolkata-700047, District South 24 Parganas, hereinafter called as my Lawful Attorney to do all acts, deeds and things in the manner followings :-

1. To look after and manage the **SCHEDULE** mentioned property on my behalf.
2. To look after and to control all the affairs for the development or the **SCHEDULE** mentioned property and construction of an apartment / G+III storied building in accordance with the sanctioned Building Plan obtained from Kolkata Municipal Corporation, on my behalf in my name at the cost of the **DEVELOPER / ATTORNEY**.
3. To sign & submit Building Plans for sanction from Kolkata Municipal Corporation, letter's correspondences, deviation, alteration, modification, modified, conversation, conversations, revise sanction building plan and document and to receive all papers, Boundary Declaration, KMC Gift, Common passage, Splats Corner, amalgamate Deed, amalgamate Deed of Deceleration, B/S maps or plans from the Kolkata Municipal Corporation or other local authorities and for that purpose to sign and grant proper and effectual receipts and discharges.
4. To execute and submit all Building Plans for sanction Development Plans, Documents Statements, Papers, Undertakings, Declarations,



- may be required for necessary, modification and / or alteration of sanctioned Plan by the Kolkata Municipal Corporation.
5. To appear and represent on behalf of the Principal i.e. Land Owner herein on or before any necessary authorities Including, the Kolkata Municipal Corporation, fire brigade, Police Station, necessary Departments of Government of West Bengal, in connection with any modification and/or alteration of Development Plans or revise sanction Plan for the above mentioned property.
  6. To pay fees for modification and such other orders and permissions from the necessary authorities on my behalf as required for modification and / or alteration of the said sanctioned Building Plan from Kolkata Municipal Corporation, Plans and also to submit and take delivery of title Deeds concerning the **SCHEDULE** mentioned property and also take other papers and documents as may be required by the necessary authorities and appoint engineers, Architects and other Agents and Sub-Contractor for the aforesaid purposes as the said Attorney shall think fit and proper.
  7. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and / or alteration of the sanctioned Plans to any authority or authorities.
  8. To develop the **SCHEDULE** mentioned property by making construction of such type of building or buildings thereon as the said Attorney may deem fit and proper in accordance with the sanctioned building Plan obtained from Kolkata Municipal Corporation, and for that purpose to demolish and/or remove the existing house, building and/or structure of whatsoever nature standing in the said property, as my said Attorney shall think fit and proper.
  9. To apply for obtaining electricity gas, water sewerage, drainage, water line, telephone or other connections or obtaining electric meter or any other utility to the **SCHEDULE** mentioned property and / or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority / authorities



and to do all such other acts, deeds and things as may be deemed fit and proper by the said Attorney.

10. To apply for and obtain building materials from the concerned authorities for consumption of the building on the **SCHEDULE** mentioned property as aforesaid.
11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the **SCHEDULE** mentioned property, or any part thereof from the date of taking possession of the same from me and till the date of handing over of **OWNER'S** Allocation.
12. To appear and represent me before all authorities for fixating and / or finalization of the annual valuation of the **SCHEDULE** mentioned property 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.
13. To negotiate with the intending purchasers for giving possession of the flats, Car Parking Spaces in lieu of proper considerations sum only on the **DEVELOPER'S ALLOCATION** i.e. 1) Flat No.A-1, 1<sup>st</sup> Floor, South-East side and 2) Flat No.B-1, 1<sup>st</sup> Floor, South-West side, and 3) Flat No.A-2, 2<sup>nd</sup> Floor, South-East side and 4) Flat No.B-2, 2<sup>nd</sup> Floor, South-West side along with Four Car Parking spaces on the ground floor of the proposed G+III storied building including all common areas, right of easement and undivided proportionate share in the land of the Schedule mentioned property including as per sanction building Plan to the such intending purchasers in the proposed building on the SCHEDULE 'A' mentioned property at any terms and conditions as may said Attorneys shall think fit and proper as per said Development Agreement dated 07/04/2023.
14. To collect advance or part payment or full consideration from the intending purchasers of flats and Car Parking Spaces along with the proportionate share of land on my behalf as per said Development Agreement dated 07/04/2023 on the Developer's Allocation excluding the Owner's Allocation as mentioned therein and grant



receipt in favour of the interested persons / persons who are interested to take possession of the flat / flats and Car Parking Space etc, in lieu of satisfactory consideration.

15. To Sign, executed and presentation or negotiate on terms for and to agree to enter into and conclude any agreement for sale, sale in respect of the said Developer's Allocation i.e. 1) Flat No.A-1, 1<sup>st</sup> Floor, South-East side and 2) Flat No.B-1, 1<sup>st</sup> Floor, South-West side, and 3) Flat No.A-2, 2<sup>nd</sup> Floor, South-East side and 4) Flat No.B-2, 2<sup>nd</sup> Floor, South-West side along with Four Car Parking spaces on the ground floor of the proposed G+III storied building including the proportionate share of land to the intending Purchaser or Purchasers before District Registrar-I, District Registrar-III, Alipore, Additional District Sub-Registrar at Alipore, Registrar of Assurance, Kolkata, to present for registration and complete for registration as mention developer allocation flats and Car Parking Space in favour of the interested person/persons who are interested to take possession of the flat / flats etc, in lieu of satisfactory consideration.
16. To advertise in different newspapers and display hoarding in different places and also to engage agency or agencies for giving possession of the flats, and Car Parking Spaces on Developer's Allocation as mentioned in the said Development Agreement dated 07/04/2023 excluding Owner's Allocation along with the proportionate share of land in any names as the said Attorney shall think fit and proper and to sell the Developer's Allocation any Third Party or parties at any consideration price to be fixed up only by the Developer after due delivery of possession of the Owner's Allocation.
17. To negotiate with intending purchasers who desire to take possession in lieu of proper consideration for the flats, and Car Parking Spaces including proportionate land share on said Developer's Allocation of the said proposed building alongwith the proportionate share of land at my said **SCHEDULE** mentioned property or any part thereof and for that purpose to sign and execute all Deeds, as my said Attorney shall think fit and proper as per said Development Agreement dated



07/04/2023 and also to negotiate with the existing tenants regarding on presents and upcoming issues.

18. To file and submit declaration, statements, application and / or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
19. To receive part or full consideration sum against the entire Developer's Allocation from the intending Purchasers except the owner's allocation and acknowledge the receipt of the same on my behalf.
20. To appear and represent me Registrar of Assurances, District Registrar at D.S.R.-I, Alipore, D.S.R.-III, Alipore, Additional District Sub-Registrar at Alipore, Registrar of Assurance, Kolkata, before any Notary Public, Metropolitan Magistrate and other office or offices or Authority or Authorities having jurisdiction and to present for registration and complete for registration and to acknowledge and register or have registered and performed any kind of Deeds, instruments and writing executed and signed by the said Attorney as per said Development Agreement dated 07/04/2023 in connection with the Developer's Allocation only.
21. To convey prosecute, enforce, defend answer and oppose all actions other legal proceedings regarding the **SCHEDULE** mentioned property and property or any part thereof.
22. To file and defend suits, cases, appeals and applications of whatsoever nature for and on my behalf of or to be institute preferred by or any person or persons in respect of the **SCHEDULE** mentioned property.
23. To comprise suits, appears or other legal proceedings in courts, Tribunals or other authority whatsoever and to sign and verify applications thereof in respect of the **SCHEDULE** mentioned property.
24. To sign declare and or affirm any complaints, written statements partitions, affidavits, verifications, vokatatnamas, warrant of Attorney Memo of Appeal or any documents or papers in any proceedings or in



any way construction therewith in respect of the **SCHEDULE** mentioned property.

25. To deposit and withdraw free, documents and moneys in and from any Court or Courts and / or other person or persons or authority and given valid receipts and discharged thereof.
26. To sign & execute amalgamate Deed, to receive all papers, documents, Boundary Declaration, KMC Gift, Common passage, Splats Corner, KMC Mutation, B.L. & L.R.O. office for Mutation, land conversion, for that purpose to sign and grant proper and effectual receipts and discharges.

If any error or omission is transpired and joint development agreement in this deed in future, the Owner shall at the cost and request of the Developer do and execute and cause to be done and executed any supplementary Deed or Deed of Rectification / Declaration in favour of the Developer **AND GENERALLY** to do, execute and perform all other lawful acts and matters as the Owner's said Attorney shall consider necessary for the above mentioned purposes and the Owner does hereby agree to ratify and confirm whatever other acts and matters the said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed under or by virtue of these presents.

**SCHEDULE - "A"**  
**(Description of the entire land)**

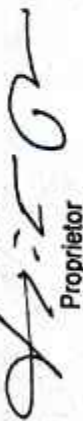
**ALL THAT** piece or parcel of Land measuring about 3 Cottahs 5 Chittaks 15 Sq. Ft. be the same or a little more or less being Scheme Plot No.21 framed out of C.S. Plot No.300, Khatian No.262, Mouza Naktala, J.L.No 32, being the K.M.C. Premises No. 7/21, Durgaprasanna Paramhansa Road, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, Vide Assessee No. 211000400262 within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District of South 24 Parganas, Being butted and bounded by :-

**ON THE NORTH** : By Plot No.22 now Premises No.7/22, D.P.P Road and Premises No.7/22A, D.P.P Road.

**ON THE EAST** : By Plot No.20 now Premises No.7/20, D.P.P Road.

SRIJAN CONSTRUCTION

Proprietor





**ON THE SOUTH** :By 20 Feet Wide Road.

**ON THE WEST** : By 20 Feet Wide Road.

**SCHEDULE - "B"**  
**(Reserved Portion/Owner's Allocation )**

Details of owners' allocation: after completion of the said Building in all respects, the Developer shall handover 1)Flat No.A-3, 3<sup>rd</sup> Floor, South-East side and 2)Flat No.B-3, 3<sup>rd</sup> Floor, North-West side along with Two Car Parking spaces on the ground floor of the proposed G+III storied building including undivided proportionate share of land of the premises as described in the Schedule 'B' herein below written together with common rights of the common parts portion and areas of the building and common amenities, facilities, rights and benefits of the said proposed building at as per Kolkata Municipal Corporation record being the K.M.C. Premises No. 7/21, Durgaprasanna Paramhansha Road, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, Vide Assessee No. 211000400262 within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District of South 24 Parganas, including all the common area as per schedule with right of easement and the undivided proportionate share in the land.

**SCHEDULE - "C"**  
**(Developer's Allocation)**

Details of Developer's allocation: The Developer shall get 1)Flat No.A-1, 1<sup>st</sup> Floor, South-East side and 2)Flat No.B-1, 1<sup>st</sup> Floor, South-West side, and 3) Flat No.A-2, 2<sup>nd</sup> Floor, South-East side and 4) Flat No.B-2, 2<sup>nd</sup> Floor, South-West side along with Four Car Parking spaces on the ground floor of the proposed G+III storied building including undivided proportionate share of land of the premises as described in the Schedule 'A' herein above written together with common rights of the common parts portion and areas of the building and common amenities, facilities, rights and benefits of the said proposed building at as per Kolkata Municipal Corporation record being the K.M.C. Premises No. 7/21, Durgaprasanna Paramhansha Road, lying and situated within the ward No.100 of the Kolkata Municipal Corporation, Vide Assessee No. 211000400262 within P.S. formerly Sadar Tollygunge thereafter Jadavpur then patuli now Netajinagar, Sub Registry office Alipore, in the District of South 24 Parganas, including all the common area as per schedule with right of easement and the undivided proportionate share in the land.

SRIJAN CONSTRUCTION

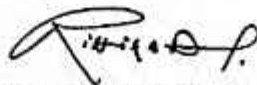
Srijan  
Proprietor



IN WITNESS WHEREOF I, the above named Owner / Principal has hereunto signed and set our hand this 16<sup>th</sup> day of April, Two Thousand Twenty Three (2023).

IN PRESENCE OF THE  
WITNESSES:-

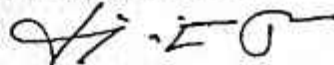
1. Kamal Mukherjee  
S/o. Late. Bhojay Kr. Mukherjee.  
- E/43, Ramgarh.  
Kolkata - 700047.



SIGNATURE OF THE PRINCIPAL

2. Hena Kaushar  
S/O Nesar Ahmed Khan  
Alipore Police Court  
Kolkata - 700027

Srijan Construction

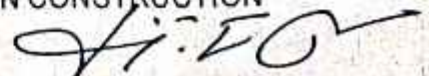


Proprietor

SIGNATURE OF THE ATTORNEY

per the documents and instructions  
available drafted by: —  
Rajat Das  
Advocate  
WB/429/2007  
Alipore Police Court  
Kolkata - 700027

SRIJAN CONSTRUCTION














Proprietor



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					










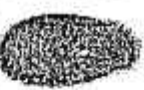

Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					



Name ...RITTIKA DEY.....

Signature ...Rittika Dey.....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ...SURANJITA JANTA.....

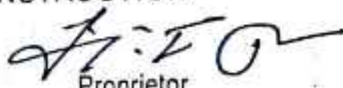
Signature ...S. Janta.....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ...RAJAT DAS.....

Signature ...Rajat Das.....

SRIJAN CONSTRUCTION

  
Proprietor



### Major Information of the Deed

Deed No :	I-1603-04988/2023	Date of Registration	18/04/2023
Query No / Year	1603-8000957184/2023	Office where deed is registered	
Query Date	13/04/2023 12:58:06 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	RAJAT DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830013215, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 71,25,000/-		
Stamp duty 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]:- 160304664/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Durga Prasanna Paramhansa Road, , Premises No: 7/21, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 5 Chatak 15 Sq Ft	1/-	71,25,000/-	Width of Approach Road: 20 Ft., , Project Name :
<b>Grand Total :</b>					<b>5.5Dec</b>	<b>1/-</b>	<b>71,25,000/-</b>	

#### Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Miss RITTIKA DEY Daughter of Mr RAJIB DEY 40 SOUTH ROYNAGAR, BANSDRONI, City:- Not Specified, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CJxxxxxx1Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/04/2023 , Admitted by: Self, Date of Admission: 16/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/04/2023 , Admitted by: Self, Date of Admisslon: 16/04/2023 ,Place : Pvt. Residence



**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SRIJAN CONSTRUCTION</b> 348/52 N.S.C.BOSE ROAD, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AExxxxxx6L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
2	<b>Miss SURANJITA JANA (Presentant )</b> Daughter of Mr SISIR KUMAR JANA 1/83 NAKTALA, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx6L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/04/2023 . Admitted by: Self, Date of Admission: 16/04/2023 ,Place : Pvt. Residence

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Miss SURANJITA JANA</b> Daughter of Mr SISIR KUMAR JANA 1/83 NAKTALA, City:- Not Specified, P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6L,Aadhaar No Not Provided Status : Representative, Representative of : SRIJAN CONSTRUCTION

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr RAJAT DAS</b> Son of Late SWAPAN KUMAR DAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Allpore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Miss RITTIKA DEY, Miss SURANJITA JANA, Miss SURANJITA JANA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Miss RITTIKA DEY	SRIJAN CONSTRUCTION-2.75 Dec, Miss SURANJITA JANA-2.75 Dec



Endorsement For Deed Number : I - 160304988 / 2023

On 13-04-2023

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 71,25,000/- .



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

On 16-04-2023

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

Presented for registration at 11:10 hrs on 16-04-2023, at the Private residence by Miss SURANJITA JANA, one of the Claimants.

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

Execution is admitted on 16/04/2023 by 1. Miss RITTIKA DEY, Daughter of Mr RAJIB DEY, 40 SOUTH ROYNAGAR, BANSDRONI, P.O: BANSDRONI, Thana: Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Miss SURANJITA JANA, Daughter of Mr SISIR KUMAR JANA, 1/83 NAKTALA, P.O: NAKTALA, Thana: Patuli, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Mr RAJAT DAS, , Son of Late SWAPAN KUMAR DAS, ALIPORE POLICE COURT, 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 16-04-2023 by Miss SURANJITA JANA,

Indetified by Mr RAJAT DAS, , Son of Late SWAPAN KUMAR DAS, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 17-04-2023

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 by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/04/2023, 10:56AM with Govt. Ref. No: 192023240017112598 on 16-04-2023, Amount Rs: 53/-, Bank: SBI  
EPay (SBIPay), Ref. No. 2921790148013 on 16-04-2023, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by online = Rs 0/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 16/04/2023 10:56AM with Govt. Ref. No: 192023240017112598 on 16-04-2023, Amount Rs: 0/-, Bank: SBI  
EPay (SBIPay), Ref. No. 2921790148013 on 16-04-2023, Head of Account



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

On 18-04-2023

**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 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 11710, Amount: Rs.100.00/-, Date of Purchase: 13/04/2023, Vendor name:  
Subhankar Das



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 1603-2023, Page from 150471 to 150491  
being No 160304988 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.04.19 16:55:05 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/04/19 04:55:05 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)