

3611/22

I - 3580/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 113921

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 29/8/22
 8/2597 543/22

Certify that the document is admitted to registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

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 Adm. District Sub-Registrar
 Bidhannagar, (Salt Lake City)
 29 AUG 2022

DEVELOPMENT POWER OF ATTORNEY

(In connection of registered Development Agreement)

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 29th day of August, Two Thousand Twenty Two (2022).

BETWEEN

13975

27 JUL 2022

100 f.

UDAY CHANDRA GAYEN
Advocate
High Court, Calcutta

Handwritten signature



Handwritten signature

Addl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

28 AUG 2022

Avijit Ghosh

So. Subhash Ghosh

Teghari's p.o. - Jugberia, p.s.

Ghosh, Kol. 700110.

1) SRI PARITOSH MUKHERJEE, son of Late Santosh Kumar Mukherjee, by Religion - Hindu, by occupation - Retired, by Nationality - Indian, Aadhaar No. **7251 8182 0200**, PAN - **AEYPM7649M**, residing at BH-25, M.B. Road, Block-1, Flat-A, Post Office - Birati, Police Station - Nimta, Kolkata - 700 051, District -24 Parganas (North), West Bengal, **2) SRI ASHUTOSH MUKHERJEE**, son of Late Santosh Kumar Mukherjee, by Religion - Hindu, by occupation - Service, by Nationality - Indian, Aadhaar No. **9164 5942 5487**, PAN - **HODPM1004Q**, residing at E.P.-174, Patipukur 3no., Pallysree Colony, S.K. Deb Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District -24 Parganas (North), West Bengal, **3) SMT. ANUPAMA MUKHERJEE**, daughter of Late Santosh Kumar Mukherjee, by Religion - Hindu, by occupation - Homemaker, by Nationality - Indian, Aadhaar No. **7804 2075 5301**, PAN - **DKPPM5206J**, residing at E.P.-174, Patipukur 3no., Pallysree Colony, S.K. Deb Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District -24 Parganas (North), West Bengal, AND **4) SMT. MOUMITA CHATTERJEE**, wife of Sri Sujoy Ghosh daughter of Late Parimal Chatterjee (father) and Late Maya Chatterjee (mother), by Religion - Hindu, by occupation - Service, by Nationality - Indian, Aadhaar No. **9589 4403 5273**, PAN - **AOOPC1971L**, residing at 21, Krishnanagar Road, Nabapally Barasat-I, Post Office - Nabapally, Barasat, Police Station - Barasat, Kolkata - 700 126, District -24 Parganas (North), West Bengal, hereinafter jointly called and referred to as the "**OWNERS**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

A N D

ABODE RESIDENCY, a partnership firm, having its principal place of business at P-801, Lake Town, Block-A, Post Office & Police Station - Lake Town, Kolkata - 700 089, PAN - **ABPFA8803K**, represented by its partners namely **1) SRI KINKAR SAHA**, son of Late Haridas Saha, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No. **6331 2149 8275**, PAN - **BCNPS6527E**, residing at 114, Dakshindari Road, Post Office - Sreebhumi, Police Station - Lake Town,

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Asst. District Magistrate,
Guwahati, Assam.

29 AUG 2023

Kolkata - 700 048, 2) **SRI KHOKAN CHATTERJEE**, son of Late Nepal Chatterjee, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No. **6960 9469 7279**, PAN - **ADOPC3514C**, residing at 127/1, Green Park, Block-'A', Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, 3) **SRI SHYAMAL KUMAR DAS**, son of Late Gandhi Das, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No. **4667 6191 6625**, PAN - **AEYPD7230F**, residing at 14, Amalangshu Sen Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, AND 4) **SRI MADHABENDRA NATH**, son of Late Madanmohan Nath, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No. **7443 7244 8031**, PAN - **ABIPN1600N**, residing at E.P.-171, Pallyshree Colony, (No.3), Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700048, hereinafter called and referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and/or assigns) of the **SECOND PART**.

WHEREAS by a registered Indenture executed on 20th day of May, One thousand nine hundred eighty eight, before the Additional District Registrar Barasat, District -24 Parganas (North), recorded in Book No.I, Volume No.24, pages 272 to 280, Being No.1795, for the year 1988, THE GOVERNOR OF THE STATE OF WEST BENGAL, the Donor therein, conveyed and transferred unto in favour of SMT. SABITRI MUKHERJEE, wife of Sri Santosh Mukherjee, the Donee therein, the property being ALL THAT piece or parcel of homestead land, measuring an area 2 (two) Cottahs 2 (two) Chittacks 38 (thirty eight) Square feet, more or less, lying and situated at Mouza - Dakshindari, J.L. No.25, in E.P. No.174, (S.P. No.230), in C.S./R.S. Plot/Dag No.861(p), within the jurisdiction of the South Dum Dum Municipality, Police Station - Lake Town, District -24 Parganas (North), absolutely and forever, and thereafter the said SMT. SABITRI MUKHERJEE, mutated her name in the office of the South Dum Dum Municipality, in respect of the land, as aforesaid.

AND WHEREAS the said SMT. SABITRI MUKHERJEE, died intestate on 03-06-2008, leaving her surviving her three sons namely SRI PARITOSH MUKHERJEE, SRI ASHUTOSH MUKHERJEE, SRI UDAY SANKAR

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Asst. District Sub-Registrar
Bahadurgarh, Punjab

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MUKHERJEE, two daughters namely SMT. ANUPAMA MUKHERJEE AND SMT. MAYA CHATTERJEE, as her only legal heirs, successors and/or legal representatives to the estate left behind her and, as such after her death the said SRI PARITOSH MUKHERJEE, SRI ASHUTOSH MUKHERJEE, SRI UDAY SANKAR MUKHERJEE, SMT. ANUPAMA MUKHERJEE AND SMT. MAYA CHATTERJEE, together became owners the said property, as aforesaid, by virtue of Inheritance, according to the Hindu Succession Act, 1956, applicable thereto and each of them having the owner of undivided one/fifth part or share therein.

AND WHEREAS the said SMT. MAYA CHATTERJEE, died intestate on 29-01-2021, leaving her surviving her only daughter namely SMT. MOUMITA CHATTERJEE, as her only legal heirs, successors and/or legal representatives to the estate left behind her and, as such after her death the said SMT. MOUMITA CHATTERJEE, became owner of undivided one/fifth part or share of the said property, as aforesaid, by virtue of Inheritance, according to the Hindu Succession Act, 1956, applicable thereto and her husband namely Parimal Chatterjee, predeceased on 23-10-2016.

AND WHEREAS the said SRI UDAY SANKAR MUKHERJEE, died intestate on 30-12-2016, as a bachelor, leaving him surviving his two brothers namely SRI PARITOSH MUKHERJEE, SRI ASHUTOSH MUKHERJEE and one married sister namely SMT. ANUPAMA MUKHERJEE, as his only legal heirs, successors and/or legal representatives to the estate left behind him and, as such after his death the said SRI PARITOSH MUKHERJEE, SRI ASHUTOSH MUKHERJEE AND SMT. ANUPAMA MUKHERJEE, together became owner of undivided one/fifth part or share of the said property, as aforesaid, by virtue of Inheritance, according to the Hindu Succession Act, 1956, applicable thereto.

AND WHEREAS in the manner aforesaid, the Owners herein namely SRI PARITOSH MUKHERJEE, SRI ASHUTOSH MUKHERJEE, SMT. ANUPAMA MUKHERJEE, AND SMT. MOUMITA CHATTERJEE, together become absolutely seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of homestead land, measuring an area 2 (two) Cottahs 2 (two) Chittacks 38 (thirty eight) Square feet, more or less, together with structure standing

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Add District Court
Exhannigat, Addis Ababa

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thereon, lying and situated at Municipal Holding No.196, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindarl, J.L. No.25, in E.P. No.174, (S.P. No.230), in C.S./R.S. Plot/Dag No.861(p), in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District -24 Parganas (North), hereinafter called the said "LAND", morefully and particularly described in the SCHEDULE hereunder written.

AND WHEREAS the Owners herein decided to develop the aforesaid land (morefully and particularly described in the SCHEDULE hereunder written, and accordingly entered into a registered Development Agreement, dated 29-08-2022, registered in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Being No. 150403576, for the year 2022, with the Developer herein, together with certain terms and conditions mentioned thereunder written.

AND WHEREAS in terms of the said Development Agreement the Owners hereby executed this Power of Attorney regarding construction and all related works of construction including right to sale the Developer's allocation and other terms and condition stated in the said Development Agreement and Owners herein execute this Power of Attorney as follows:

GENERAL POWER OF ATTORNEY

BE it known to all that We, **1) SRI PARITOSH MUKHERJEE**, son of Late Santosh Kumar Mukherjee, by Religion - Hindu, by occupation - Retired, by Nationality - Indian, Aadhaar No.7251 8182 0200, PAN - **AEYPM7649M**, residing at BH-25, M.B. Road, Block-1, Flat-A, Post Office - Birati, Police Station - Nimta, Kolkata - 700 051, District -24 Parganas (North), West Bengal, **2) SRI ASHUTOSH MUKHERJEE**, son of Late Santosh Kumar Mukherjee, by Religion - Hindu, by occupation - Service, by Nationality - Indian, Aadhaar No.9164 5942 5487, PAN - **HODPM1004Q**, residing at E.P.-174, Patipukur 3no., Pallysree Colony, S.K. Deb Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District -24 Parganas (North), West Bengal, **3) SMT. ANUPAMA MUKHERJEE**, daughter of Late Santosh Kumar Mukherjee, by Religion - Hindu, by occupation - Homemaker, by Nationality - Indian, Aadhaar No.7804 2075 5301, PAN - **DKPPM5206J**, residing at E.P.-

Santosh Baha
Paritosh Mukherjee

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Adm. District Sub-Registrar
Biharbagar, (Dist. Patna)

29 AUG 2022

174, Patipukur 3no., Pallysree Colony, S.K. Deb Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District -24 Parganas (North), West Bengal, AND 4) **SMT. MOUMITA CHATTERJEE**, wife of Sri Sujoy Ghosh daughter of Late Parimal Chatterjee (father) and Late Maya Chatterjee (mother), by Religion - Hindu, by occupation - Service, by Nationality - Indian, Aadhaar No. **9589 4403 5273**, PAN - **AOOPC1971L**, residing at 21, Krishnanagar Road, Nabapally Barasat-I, Post Office - Nabapally, Barasat, Police Station - Barasat, Kolkata - 700 126, District -24 Parganas (North), West Bengal, herein mentioned as the **OWNERS** -the **EXECUTANTS** hereof, per terms of the development agreement this document as a whole We Owners agreeing to execute this General Power of Attorney in favour of the Developer herein respecting the plot as aforesaid, that being necessary for completion of the development project respecting the same, NOW IT BE KNOWN TO ALL MEN BY THESE PRESENTS that We, 1) SRI PARITOSH MUKHERJEE, 2) SRI ASHUTOSH MUKHERJEE, 3) SMT. ANUPAMA MUKHERJEE, AND 4) SMT. MOUMITA CHATTERJEE, being the party of the First part, do hereby nominate, constitute and appoint **ABODE RESIDENCY**, a partnership firm, having its principal place of business at P-801, Lake Town, Block-A, Post Office & Police Station - Lake Town, Kolkata - 700 089, PAN - **ABPFA8803K**, represented by its partners namely 1) **SRI KINKAR SAHA**, son of Late Haridas Saha, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No. **6331 2149 8275**, PAN - **BCNPS6527E**, residing at 114, Dakshindari Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, 2) **SRI KHOKAN CHATTERJEE**, son of Late Nepal Chatterjee, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No. **6960 9469 7279**, PAN - **ADOPC3514C**, residing at 127/1, Green Park, Block-'A', Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, 3) **SRI SHYAMAL KUMAR DAS**, son of Late Gandhi Das, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No. **4667 6191 6625**, PAN - **AEYPD7230F**, residing at 14, Amalangshu Sen Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, AND 4) **SRI MADHABENDRA NATH**, son of Late Madanmohan Nath, by Religion - Hindu, by occupation - Business, by Nationality - Indian,

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Asst. Director 340/1/2021
Bihar Sahasra Shiksha Mission

29 AUG 2021



Aadhaar No.7443 7244 8031, PAN - ABIPN1600N, residing at E.P.-171, Pallyshree Colony, (No.3), Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700048, being the Developer, the party of the Second part herein, as our true and lawful ATTORNEY for ourselves and in our names and on our behalf and to act and/or represent us to do, execute and perform or cause to be done all acts, deeds and things, that is to say :-

1. To construct building/buildings so to be constructed according to the plan as shall be sanctioned respecting the plot by the South Dum Dum Municipality at being land, morefully and particularly described in the Schedule hereunder written.
2. To sign application affidavits and affirm the same on behalf of the Owners herein which may be necessary for the construction of the said building and to carry correspondence on behalf of the Owners herein with all concerned authorities and body/bodies including the Chairman of the South Dum Dum Municipality, Government of West Bengal, Police, Fire Brigade etc. in connection with the said construction and development of the said premises under reference to make sign and submit application, letters and other writings to the appropriate authorities local bodies for all and any licences, permission, sanctions and consents required for the proposed construction and development of the said premises.
3. To sign and execute Agreement for Sale, Deed of Conveyance on behalf of the Owners herein in respect of the flats, other spaces togetherwith proportionate share of land wherein the said proposed building/ buildings to be constructed by the said Attorney, which have been allotted to the Developer in accordance with the said development agreement excepting the Owners allocation mentioned in Article-II(1) of the said Development Agreement, and to receive payments from the intending purchaser/purchasers and to grant receipt to them subject always to the terms, conditions, stipulations and undertakings contained in these presents.
4. To procure purchasers of the flats, car parking spaces and other spaces of the said proposed building (excluding the Owners'

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Asst. District Sub-Registrar
Biharhannagar, East Lalit Mohar

29 AUG 2027



allocation) to be constructed by the Attorney on behalf of the Owners/Principal at the said premises.

5. To represent before the Registrar or any registration office namely Additional Registrar of Assurances, Kolkata, District Sub-Registrar, Barasat, Additional District Sub-Registrar Bidhannagar, Salt Lake City, for the purpose of registration of the Agreement/ Agreements, Deed of Conveyance or Conveyances in respect of any saleable space or part or portions within the allocation of the developer as shall be constructed by the said Attorney/Developer at the said premises.
6. To enter into, hold, defend, possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof.
7. To develop the said land by construction of building and/or structure thereon and for the said purpose to do all soil testing, excavation and all other work whatsoever.
8. To sign and submit all papers, documents, applications, undertakings, declarations and plans to be required for having building plan sanctioned respecting the said plot and to have the said plan modified and/or altered if necessary at any point of time by the South Dum Dum Municipality, other competent authorities, and in connection therewith to make, sign, execute and submit, site plan, proposed building plan, addition alteration plan, occupancy certificate applications and necessary declarations by giving undertakings paying fees, obtaining, sanction and such order or orders and permission as shall be expedient and also obtain sanction of the building plan and completion Certificate or Occupancy Certificate in respect of the proposed building upon the said plot mentioned as aforesaid.
9. To appear before the necessary quarters including the South Dum Dum Municipality, Calcutta Metropolitan Development authorities in connection with sanction of plan and other purpose.

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Asst. District Sub-Registrar
Bidhanagar, (Bakr Lane-247)

29 AUG 2022



10. To apply for and obtain such permission as shall be necessary for obtaining steel, cement, bricks and other materials for construction of building and constructional equipments to appoint Architects and constructions for the purpose of the development and construction of the said land.
11. To apply for, appear before and obtain electricity, gas telephone, water, sewerage and or other of any other utilities from appropriate authorities or from the South Dum Dum Municipality and/or other competent authorities.
12. To ward off and prohibit, if necessary and to proceed in due forum of Law against and trespassers on the said lands or any part thereof, and to take appropriate steps thereby against action or otherwise, and to abate all nuisance.
13. To accept notice, and serve papers from Courts, Tribunal and/or Authority and/or persons.
14. To receive and pay and/or deposit all monies, Court fees, receive refunds and grant valid receipts and discharges in respect thereof.
15. To sign and submit papers applications and documents for having the mutation affected in all public and with all authorities and/or persons including B.L.& L.R.O. and the said South Dum Dum Municipality having jurisdiction in respect of the said land, or any portion thereof, and to deal with such authority and/or authorities in any manner to have mutation effected.
16. To pay all outgoings from the date of execution of this present including fees for obtaining, Municipal tax, rent, revenue and other charges whatsoever payable for and on account of the said land and building and receive refund and/or have other monies including compensation for requisition and/or acquisition from appropriate authorities and to grant valid receipt and/or discharge thereof.
17. To take bookings from the intending buyers, to enter into Agreement for sale of the said developer's allocation and receive the full amount of consideration for sale of any portion within the

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Act of District Sub-Registrar
Duhannagar, 15 all Lab. 1/1/1/1

29 AUG 2022

allocation of the developer, inclusive of the value of the proportionate share in the land.

18. To affix sign board, or install any hoarding on the said Scheduled plot of land in the name of the Attorney, the developer as aforesaid.
19. To advertise in the news papers for procuring purchasers for selling the flats/shop/car parking spaces and other space in the said proposed building.
20. For all any of the purpose herein before stated to appear and represent the principal before all authorities having jurisdiction and to sign execute and submit papers and documents for the purpose.
21. To appear, and represent the Owners before any notary public, District Sub-Registrar, Barasat, Additional District Sub-Registrar Bidhannagar, Salt Lake City, Additional Registrar of Assurances, Kolkata, Metropolitan Magistrate and other office/ offices or Authority/ Authorities having jurisdiction and to present for registration, and to acknowledge the Registrar or have Registered and perfected all Deeds, Instruments and writings, and signed by the said Attorney in any manner concerning the said Developer's allocation in the said premises.
22. To ask demand, receive, to appoint lawyers, solicitors, advocate on our behalf and to defend suits or cases for or against us in any Court of Law, execution proceeding or otherwise all moneys payments etc., in and out any transaction related to and/or connected with any dues claims and demands arising from the dealings including the sale of our said property.
23. To institute, contest, commence, compromise, withdraw, submit to arbitration any suit, actions, proceedings, claims, demands etc. and to reasonable matters and things as may appear to our said Attorney necessary for such sale.
24. To commence, prosecute, enforce, defend, answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning our said property or any part thereof.

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2022
Duhannapet, Dist. of An. Ch.

29 AUG 2022



25. To sign, correspondences any letter, declare and/or affirm any plaint written statement, petition, affidavit, verification, vakalatnama memo of appeal or any other documents or papers in any proceedings or in any way connected therewith before any Government or Semi Government authorities and also represent the same provided the attorney shall do or perform all work legally and perfectly according to law.
26. To adduce evidence through any of the partners of the attorney in connection with any matter respecting the plot and/or the project or matters arising out the same before any person or quarter on behalf of the Owners as they may do being personally present there before for such purpose.

AND We the Principals/Owners hereby ratify confirm and agree or undertake to ratify and confirm all whatsoever their said Attorney by agents appointed under this power hereinabove contained shall lawfully do, or cause to be done in the right of, or by virtue of these presents, including such confirmation and other works.

SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of homestead land, measuring an area 2 (two) Cottahs 2 (two) Chittacks 38 (thirty eight) Square feet, more or less, together with Tiles shed structure standing thereon, measuring an area 250 (two hundred fifty) Square feet, more or less, lying and situated at Municipal Holding No.196, S.K. Deb Road (Road Zone - Jyoti Mill to TB Hospital), Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindari, J.L. No.25, in E.P. No.174, (S.P. No.230), in C.S./R.S. Plot/Dag No.861(p), in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, Additional District Sub-Registrar Bidhannagar, Salt Lake City, District -24 Parganas (North), butted and bounded as follows:

ON THE NORTH : By 25'-0" wide S.K. Deb Road;
ON THE SOUTH : By 25'-0" wide S.K. Deb Road;
ON THE EAST : By E.P. No.175;
ON THE WEST : By 12'-0" wide Colony Road;

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2024 District Sub Registrar
Bhuvanagiri, Odisha

29 AUG 2024



IN WITNESS WHEREOF We, the executants hereof, have hereunto set and subscribed our hands and/or signature on this the 29th day of August, 2022 A.D.

SIGNED, SEALED AND DELIVERED BY THE OWNERS/EXECUTANTS AND ACCEPTED BY THE CONSTITUTED ATTORNEY/ DEVELOPER AT KOLKATA IN PRESENCE OF:

1. Uday Chandra Gayen
Adv-

Paritosh Mukherjee

1) SRI PARITOSH MUKHERJEE

Ashutosh Mukherjee

2) SRI ASHUTOSH MUKHERJEE

Anupama Mukherjee

3) SMT. ANUPAMA MUKHERJEE

Mounita Chatterjee

4) SMT. MOUNITA CHATTERJEE

..... OWNERS/FIRST PART

2. Swjoy Ghosh.
Rabindra Pally Barasat
Kol-126

Kinkar Saha

1) SRI KINKAR SAHA

Khokan Chatterjee

2) SRI KHOKAN CHATTERJEE

Shyamal Kumar Das.

3) SRI SHYAMAL KUMAR DAS

Madhabendra Nath

4) SRI MADHABENDRA NATH

ALL PARTNERS OF
ABODE RESIDENCY

..... DEVELOPER/FIRST PART

Drafted by :












Uday Chandra Gayen
Advocate
High Court, Calcutta.
Reg. No. WB/1430/2002












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Asst District Sub-Inspector
Bubannagar, Dist. L. S. S. S.

29 AUG 2022



	<i>Parveen Akhigera</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Right Hand					

	<i>Ashutosh Mukherjee</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Right Hand					

	<i>Mounita Chatterjee</i>		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Hand					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Right Hand					

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Aditi District Sub-Registrar
Bichannagar, (Sait Lake City)

29 AUG 2022



Anurama Mukherjee

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Shankar Saha

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					














Khl. eltenja

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Signature of the
executants/Presenttants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGERS PRINT

	Shyam Kumar D. D. G.	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							
							












	M. Babbar D. D. M.	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							
							

PHOTO		Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

[Handwritten signature]

Addl District Sub-Registrar
Bihar-nagar. (Salt Lake City)

29 AUG 2023



Deed No.	I-1504-03580/2022	Date of Registration	29/08/2022
Query No./Year	1504-8002597543/2022	Office where deed is registered	
Query Date	29/08/2022 2:00:58 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Avijit Ghosh Tegharia, Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700110, Mobile No. : 9874110838, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 56,53,501/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150403576/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



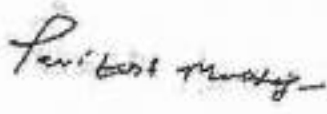


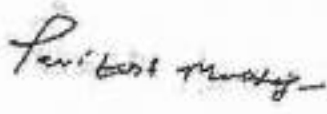


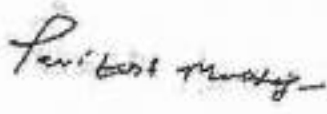


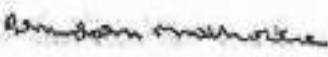


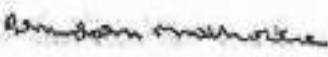


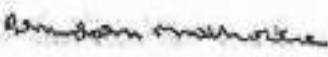


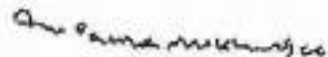


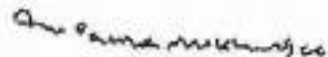


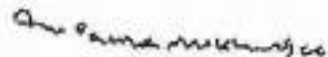
District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb Road.(Jyotimill to TB Hospital), Mouza: Dakshindari, , Ward No: 31, Holding No:196 Pin Code : 700048

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-881		Bastu	Bastu	2 Katha 2 Chatak 38 Sq Ft	1/-	55,86,001/-	Width of Approach Road: 25 Ft., , Project Name :
Grand Total :					3.5933Dec	1 /-	55,86,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	1/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		250 sq ft	1 /-	67,500 /-	

Principal 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> Shri Paritosh Mukherjee Son of Late Santosh Kumar Mukherjee Executed by: Self, Date of Execution: 29/08/2022 , Admitted by: Self, Date of Admission: 29/08/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>29/08/2022</td> <td></td> <td>LTI 29/08/2022</td> <td>29/08/2022</td> </tr> </tbody> </table> <p> BII-25, M.D. Road, City:- Not Specified, P.O:- Birati, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: aexxxxxx9m, Aadhaar No: 72xxxxxxxx0200, Status :Individual, Executed by: Self, Date of Execution: 29/08/2022 , Admitted by: Self, Date of Admission: 29/08/2022 ,Place : Office </p>	Name	Photo	Finger Print	Signature	Shri Paritosh Mukherjee Son of Late Santosh Kumar Mukherjee Executed by: Self, Date of Execution: 29/08/2022 , Admitted by: Self, Date of Admission: 29/08/2022 ,Place : Office				29/08/2022		LTI 29/08/2022	29/08/2022
Name	Photo	Finger Print	Signature										
Shri Paritosh Mukherjee Son of Late Santosh Kumar Mukherjee Executed by: Self, Date of Execution: 29/08/2022 , Admitted by: Self, Date of Admission: 29/08/2022 ,Place : Office													
29/08/2022		LTI 29/08/2022	29/08/2022										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Ashutosh Mukherjee Son of Late Santosh Kumar Mukherjee Executed by: Self, Date of Execution: 29/08/2022 , Admitted by: Self, Date of Admission: 29/08/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>29/08/2022</td> <td></td> <td>LTI 29/08/2022</td> <td>29/08/2022</td> </tr> </tbody> </table> <p> E.P.-174, Patipukur 3no., Pallysree Colony, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: hoxxxxxx4q, Aadhaar No: 91xxxxxxxx5487, Status :Individual, Executed by: Self, Date of Execution: 29/08/2022 , Admitted by: Self, Date of Admission: 29/08/2022 ,Place : Office </p>	Name	Photo	Finger Print	Signature	Shri Ashutosh Mukherjee Son of Late Santosh Kumar Mukherjee Executed by: Self, Date of Execution: 29/08/2022 , Admitted by: Self, Date of Admission: 29/08/2022 ,Place : Office				29/08/2022		LTI 29/08/2022	29/08/2022
Name	Photo	Finger Print	Signature										
Shri Ashutosh Mukherjee Son of Late Santosh Kumar Mukherjee Executed by: Self, Date of Execution: 29/08/2022 , Admitted by: Self, Date of Admission: 29/08/2022 ,Place : Office													
29/08/2022		LTI 29/08/2022	29/08/2022										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt Anupama Mukherjee Daughter of Late Santosh Kumar Mukherjee Executed by: Self, Date of Execution: 29/08/2022 , Admitted by: Self, Date of Admission: 29/08/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>29/08/2022</td> <td></td> <td>LTI 29/08/2022</td> <td>29/08/2022</td> </tr> </tbody> </table> <p> E.P.-174, Patipukur 3no., Pallysree Colony, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: dkxxxxxx6j, Aadhaar No: 78xxxxxxxx5301, Status :Individual, Executed by: Self, Date of Execution: 29/08/2022 , Admitted by: Self, Date of Admission: 29/08/2022 ,Place : Office </p>	Name	Photo	Finger Print	Signature	Smt Anupama Mukherjee Daughter of Late Santosh Kumar Mukherjee Executed by: Self, Date of Execution: 29/08/2022 , Admitted by: Self, Date of Admission: 29/08/2022 ,Place : Office				29/08/2022		LTI 29/08/2022	29/08/2022
Name	Photo	Finger Print	Signature										
Smt Anupama Mukherjee Daughter of Late Santosh Kumar Mukherjee Executed by: Self, Date of Execution: 29/08/2022 , Admitted by: Self, Date of Admission: 29/08/2022 ,Place : Office													
29/08/2022		LTI 29/08/2022	29/08/2022										

Execution: 29/08/22
, Admitted by: Self, Date of Admission: 29/08/2022 ,Place : Office



29/08/2022

LTI
29/08/2022

29/08/2022



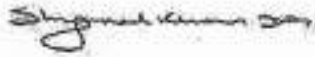



21, Krishnagar Road, City:- Not Specified, P.O:- Nabapally Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aoxxxxxx1l, Aadhaar No: 95xxxxxxxx5273, Status :Individual, Executed by: Self, Date of Execution: 29/08/2022
, Admitted by: Self, Date of Admission: 29/08/2022 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Abode Residency P-801, Lake Town, Block-A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District-North 24-Parganas, West Bengal, India, PIN:- 700069 , PAN No.:: abxxxxxx3k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

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>Shri Kinkar Saha (Presentant) Son of Late Haridas Saha Date of Execution - 29/08/2022, , Admitted by: Self, Date of Admission: 29/08/2022, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Aug 29 2022 2:35PM</td><td>LTI 29/08/2022</td><td>29/08/2022</td><td></td></tr></tbody></table> <p>114, Dakshindari Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bcxxxxxx7e, Aadhaar No: 63xxxxxxxx8275 Status : Representative, Representative of : Abode Residency (as Partner)</p>	Name	Photo	Finger Print	Signature	Shri Kinkar Saha (Presentant) Son of Late Haridas Saha Date of Execution - 29/08/2022, , Admitted by: Self, Date of Admission: 29/08/2022, Place of Admission of Execution: Office				Aug 29 2022 2:35PM	LTI 29/08/2022	29/08/2022	
Name	Photo	Finger Print	Signature										
Shri Kinkar Saha (Presentant) Son of Late Haridas Saha Date of Execution - 29/08/2022, , Admitted by: Self, Date of Admission: 29/08/2022, Place of Admission of Execution: Office													
Aug 29 2022 2:35PM	LTI 29/08/2022	29/08/2022											
2	<table border="1"><thead><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr></thead><tbody><tr><td>Shri Khokan Chatterjee Son of Late Nepal Chatterjee Date of Execution - 29/08/2022, , Admitted by: Self, Date of Admission: 29/08/2022, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Aug 29 2022 2:39PM</td><td>LTI 29/08/2022</td><td>29/08/2022</td><td></td></tr></tbody></table> <p>127/1, Green Park, Block-A, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx4c, Aadhaar No: 69xxxxxxxx7279 Status : Representative, Representative of : Abode Residency (as Partner)</p>	Name	Photo	Finger Print	Signature	Shri Khokan Chatterjee Son of Late Nepal Chatterjee Date of Execution - 29/08/2022, , Admitted by: Self, Date of Admission: 29/08/2022, Place of Admission of Execution: Office				Aug 29 2022 2:39PM	LTI 29/08/2022	29/08/2022	
Name	Photo	Finger Print	Signature										
Shri Khokan Chatterjee Son of Late Nepal Chatterjee Date of Execution - 29/08/2022, , Admitted by: Self, Date of Admission: 29/08/2022, Place of Admission of Execution: Office													
Aug 29 2022 2:39PM	LTI 29/08/2022	29/08/2022											

3	Name	Photo	Finger Print	Signature
	Shri Shyamal Kumar Das Son of Late Gandhi Das Date of Execution - 29/08/2022, , Admitted by: Self, Date of Admission: 29/08/2022, Place of Admission of Execution: Office	 <small>Aug 29 2022 2:40PM</small>	 <small>LTI 29/08/2022</small>	 <small>29/08/2022</small>
14, Amalangshu Sen Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx0f, Aadhaar No: 46xxxxxxxx6625 Status : Representative, Representative of : Abode Residency (as Partner)				
4	Name	Photo	Finger Print	Signature
	Shri Madhabendra Nath Son of Late Maadanmohan Nath Date of Execution - 29/08/2022, , Admitted by: Self, Date of Admission: 29/08/2022, Place of Admission of Execution: Office	 <small>Aug 29 2022 2:42PM</small>	 <small>LTI 29/08/2022</small>	 <small>29/08/2022</small>
E.P.-171, Pallysree Colony, No.3, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: abxxxxxx0n, Aadhaar No: 74xxxxxxxx8031 Status : Representative, Representative of : Abode Residency (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avijit Ghosh Son of Subhash Ghosh Tegharia, City:- Not Specified, P.O:- Jugberia, P.S:-Ghola, District:-North 24- Parganas, West Bengal, India, PIN:- 700110	 <small>29/08/2022</small>	 <small>29/08/2022</small>	 <small>29/08/2022</small>
Identifier Of Shri Paritosh Mukherjee, Shri Ashutosh Mukherjee, Smt Anupama Mukherjee, Smt Moumita Chatterjee, Shri Kinkar Saha, Shri Khokan Chatterjee, Shri Shyamal Kumar Das, Shri Madhabendra Nath			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Paritosh Mukherjee	Abode Residency-0.898333 Dec
2	Shri Ashutosh Mukherjee	Abode Residency-0.898333 Dec
3	Smt Anupama Mukherjee	Abode Residency-0.898333 Dec
4	Smt Moumita Chatterjee	Abode Residency-0.898333 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Paritosh Mukherjee	Abode Residency-62.50000000 Sq Ft
2	Shri Ashutosh Mukherjee	Abode Residency-62.50000000 Sq Ft
3	Smt Anupama Mukherjee	Abode Residency-62.50000000 Sq Ft
4	Smt Moumita Chatterjee	Abode Residency-62.50000000 Sq Ft

On 29-08-2022

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 14:16 hrs on 29-08-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri Kinkar Saha .

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 56,53,501/-

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

Execution is admitted on 29/08/2022 by 1. Shri Paritosh Mukherjee, Son of Late Santosh Kumar Mukherjee, BH-25, M.B. Road, P.O: Birati, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession Retired Person, 2. Shri Ashutosh Mukherjee, Son of Late Santosh Kumar Mukherjee, E.P.-174, Patipukur 3no., Pallysree Colony, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Service, 3. Smt Anupama Mukherjee, Daughter of Late Santosh Kumar Mukherjee, E.P.-174, Patipukur 3no., Pallysree Colony, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Others, 4. Smt Moumita Chatterjee, Wife of Shri Sujoy Ghosh, 21, Krishnagar Road, P.O: Nabapally Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Service

Identified by Mr Avijit Ghosh, , , Son of Subhash Ghosh, Tegharia, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Service

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

Execution is admitted on 29-08-2022 by Shri Kinkar Saha, Partner, Abode Residency, P-801, Lake Town, Block-A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Mr Avijit Ghosh, , , Son of Subhash Ghosh, Tegharia, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Service

Execution is admitted on 29-08-2022 by Shri Khokan Chatterjee, Partner, Abode Residency, P-801, Lake Town, Block-A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Mr Avijit Ghosh, , , Son of Subhash Ghosh, Tegharia, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Service

Execution is admitted on 29-08-2022 by Shri Shyamal Kumar Das, Partner, Abode Residency, P-801, Lake Town, Block-A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Mr Avijit Ghosh, , , Son of Subhash Ghosh, Tegharia, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Service

Execution is admitted on 29-08-2022 by Shri Madhabendra Nath, Partner, Abode Residency, P-801, Lake Town, Block-A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by Mr Avijit Ghosh, , , Son of Subhash Ghosh, Tegharia, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13975, Amount: Rs.100/-, Date of Purchase: 27/07/2022, Vendor name: Mousumi Ghosh



Rita Lepcha

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 152073 to 152098

being No 150403580 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.08.30 15:36:39 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 2022/08/30 03:36:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)