

4012/22

I - 4012/2022



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AF 225259

31/9/22

8/2837079/22

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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Asst. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

21 SEP 2022

**DEVELOPMENT POWER OF ATTORNEY**

(In connection of registered Development Agreement)

**THIS DEVELOPMENT POWER OF ATTORNEY** is made on this 21<sup>st</sup> day of September, Two Thousand Twenty Two (2022).

**BETWEEN**

1) **SMT. SARMISTHA DAS**, wife of Sri Shyamal Kumar Das, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian,

3208  
 তার: 20 SEP 2022  
 ক্রম: 100  
 ক্রেতার নাম ও পতা: \_\_\_\_\_  
 ঠিকানা: \_\_\_\_\_  
 বিক্রয় নং: \_\_\_\_\_  
 মোট স্থানীয় কর: \_\_\_\_\_  
 মোট কত টাকা বরাদ্দ: \_\_\_\_\_  
 উজারী-বারাকপুর, ডেভেল-মিতা দত্ত

Uday Chandra Gayen (Adv)  
 High Court, Calcutta.  
 06 SEP 2022  
 558000



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Audi. District Sub-Registrar  
 Bihannagar, (Suli Lake City)

Anujit Ghosh  
 S/o - Subhash Ghosh  
 Tegharia, P.O. - Jugberia,  
 P.S. - Ghola, Dist. - 700110

2. SEP 2022

Adhar NO - 8680 1074 3293

(2)

Aadhaar No.9048 6610 6730, PAN - **BZHPD5557L**, residing at 14, Amalangshu Sen Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata-700048, District -24 Parganas (North), West Bengal, AND  
2) **SMT. MOUMITA CHATTERJEE**, wife of Sri Khokan Chatterjee, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No.5594 4823 1607, PAN - **AJTPC5982B**, residing at 127/1, Green Park, Block-'A', Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, 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, 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, dated 20-05-1988, registered in the office of the Additional District Registrar, Barasat, North - 24 Parganas, recorded In Book No.I, Volume No.24, page 283 to 286, Belng No.1789, for the year 1988, THE GOVERNOR STATE OF WEST BENGAL, the Donor therein, conveyed and transferred the property being ALL THAT piece or parcel of bastu land, measuring an area 2 (two) Cottahs 4 (four) Chittaks 39 (thirty nine) Square feet, more or less, lying and situate at Mouza - Dakshindari, J.L. No.25, comprised in C.S. Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), within the jurisdiction of the South Dum Dum Municipality, Police Station - Lake Town, District North-24-Parganas, morefully and particularly described in the Schedule thereunder written, unto in favour of SMT. MAYA DUTTA, wife of Late Binay Bhusan Dutta, the Donee therein, absolutely and forever.

**AND WHEREAS** thereafter the said SMT. MAYA DUTTA, mutated her name in the records of the South Dum Dum Municipality and obtained Municipal Holding No.197, (formerly 137), S.K. Deb Road, Kolkata - 700048, after that constructed a two storied dwelling house upon the said land, as aforesaid, morefully and particularly described in the SCHEDULE hereunder written.

**AND WHEREAS** by a registered Deed of Gift, dated 12-12-2008, registered in the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book No.I, CD Volume No.42, pages from 3386 to 3402, Being No.12245, for the year 2010, the said SMT. MAYA DUTTA, wife of Late Binay Bhusan Dutta, the Donor therein, out of love and affection conveyed and transferred the property being ALL THAT one self contained Flat No.F2, on the Ground floor, South-West portion, measuring super built-up area 1000 (one thousand) Square feet, more or less, consisting of Three Bed Rooms, One Living-cum-Dining, One Kitchen, Two Toilets, One Verandah and One Puja Room, as contained in the building, lying and situated at Municipal Holding No.197 (formerly 137), S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindari, J.L. No.25, comprised in C.S. Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, District North-24-Parganas, together with undivided

proportionate share in the said land and the building thereon, together with other terms and conditions contained therein, morefully and particularly described in the Schedules thereunder written, unto in favour her daughter SMT. DIPALI CHOWDHURY, wife of Sri Subir Chowdhury, the Donee therein, absolutely and forever, thereafter the said SMT. DIPALI CHOWDHURY, mutated her name in the records of the South Dum Dum Municipality and obtained renumbered Municipal Holding No.197/1, S.K. Deb Road, Kolkata - 700 048, in respect of the said flat, as aforesaid, as absolute owner thereof.

**AND WHEREAS** by another registered Deed of Gift, dated 12-12-2008, registered in the office of the District Sub-Registrar-II, North 24 Parganas, recorded in Book No.I, CD Volume No.42, pages from 3403 to 3428, Being No.12246, for the year 2010, the said SMT. MAYA DUTTA, wife of Late Binay Bhusan Dutta, the Donor therein, out of love and affection conveyed and transferred the properties being (a) ALL THAT one self contained Flat No.F1, on the Ground floor, measuring super built-up area 300 (three hundred) Square feet, more or less, consisting of One Room, One Toilet and One Verandah, (b) ALL THAT one self contained Flat No.F3, on the First floor, measuring super built-up area 700 (seven hundred) Square feet, more or less, consisting of One Bed Room, One Living-cum-Dining, One Kitchen, One Toilet, and One Balcony, togetherwith adjoining open terrace, measuring an area 600 (six hundred) Square feet, more or less, and (c) ALL THAT open roof/terrace, on the First Floor, measuring an area 700 (seven hundred) Square feet, more or less, the aforesaid properties as contained in the building, lying and situated at Municipal Holding No.197 (formerly 137), S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindari, J.L. No.25, comprised in C.S: Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), in Municipal Ward No.31, within the jurisdiction of the South Dum Dum Municipality, District North-24-Parganas, together with undivided proportionate share in the said land and the building thereon, together with other terms and conditions contained therein, morefully and particularly described in the Schedules there under written, unto in favour her son SRI BIKASH DUTTA, son of Late Binay Bhusan Dutta, the Donee therein, absolutely and forever, thereafter the said SRI BIKASH DUTTA, mutated his name in the records of the South Dum Dum Municipality and

obtained renumbered Municipal Holding No.197/2, S.K. Deb Road, Kolkata - 700 048, in respect of the said properties, as aforesaid, as absolute owner thereof.

**AND WHEREAS** the said BIKASH DUTTA, died intestate on 04-09-2020, leaving him surviving his wife namely SMT. RUPA DUTTA and one daughter MISS. BIANCA DUTTA, as his only legal heiresses, successors and/or legal representatives to the estate left behind by him and, as such, after his death said SMT. RUPA DUTTA AND MISS. BIANCA DUTTA, together become the joint owners of the said properties, as aforesaid, by virtue of Inheritance, according to the Hindu Succession Act, 1956, as applicable thereto.

**AND WHEREAS** in the manner aforesaid, the said SMT. DIPALI CHOWDHURY, SMT. RUPA DUTTA AND MISS. BIANCA DUTTA, together became owners and absolutely seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of bastu land, measuring an area 2 (two) Cottahs 4 (four) Chittaks 39 (thirty nine) Square feet, more or less, together with partly two-storied building standing thereon, measuring total constructed area 1666 (one thousand six hundred sixty six) Square Feet, more or less, lying and situate at Municipal Holding Nos.197/1 and 197/2, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindari, J.L. No.25, comprised in C.S./R.S. Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), 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), free from all encumbrances and charges.

**AND WHEREAS** by a registered Deed of Conveyance, dated 29-04-2022, registered in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.1504-2022, pages from 94363 to 94387, Being No.150401865, for the year 2022, the Owners herein namely SMT. SARMISTHA DAS, wife of Sri Shyamal Kumar Das, and SMT. MOUMITA CHATTERJEE, wife of Sri Khokan Chatterjee, jointly purchased ALL THAT piece or parcel of bastu land, measuring an area 2 (two) Cottahs 4 (four) Chittaks 39 (thirty nine) Square feet, more or less, together with partly two-storied building standing thereon, measuring total constructed area 1666 (one thousand six hundred sixty six) Square Feet, more or less, lying and situate at

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Municipal Holding Nos.197/1 and 197/2, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindari, J.L. No.25, comprised in C.S./R.S. Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), 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), morefully and particularly described in the Schedule thereunder written, from the said SMT. DIPALI CHOWDHURY, SMT. RUPA DUTTA AND MISS. BIANCA DUTTA, the Vendors therein, for a valuable consideration mention therein.

**AND WHEREAS** by virtue of the said Deed of Conveyance, as aforesaid, the Owners herein said SMT. SARMISTHA DAS AND SMT. MOUMITA CHATTERJEE, together become absolute owners and absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of bastu land, measuring an area 2 (two) Cottahs 4 (four) Chittaks 39 (thirty nine) Square feet, more or less, together with partly two-storied building standing thereon, measuring total constructed area 1666 (one thousand six hundred sixty six) Square Feet, more or less, lying and situate at Municipal Holding Nos.197/1 and 197/2, S.K. Deb Road, Police Station - Lake Town, Kolkata - 700 048, in Mouza - Dakshindari, J.L. No.25, comprised in C.S./R.S. Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), 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/PROPERTY", 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 21/09/2022 registered in the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Being No. 1504 0 4005, 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

Sarmistha Das

ASBODE RESIDENCY  
Shyamal Kumar Das  
Partner

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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) SMT. SARMISTHA DAS**, wife of Sri Shyamal Kumar Das, by Religion - Hindu, by occupation - Housewife, by Nationality - Indian, Aadhaar No.9048 6610 6730, PAN - **BZHPD5557L**, residing at 14, Amalangshu Sen Road, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata-700048, District -24 Parganas (North), West Bengal, **AND 2) SMT. MOUMITA CHATTERJEE**, wife of Sri Khokan Chatterjee, by Religion - Hindu, by occupation - Business, by Nationality - Indian, Aadhaar No.5594 4823 1607, PAN - **AJTPC5982B**, residing at 127/1, Green Park, Block-'A', Post Office - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, 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) SMT. SARMISTHA DAS, AND 2) 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, 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.

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4. To procure purchasers of the flats, shop, car parking spaces and other spaces of the said proposed building (excluding the Owners' 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.

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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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.

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 bastu land, measuring an area 2 (two) Cottahs 4 (four) Chittaks 39 (thirty nine) Square feet, more or less, together with partly two-storied building standing thereon, measuring total constructed area 1666 (one thousand six hundred sixty six) Square Feet, more or less, lying and situate at Municipal Holding Nos.197/1 and 197/2, 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, comprised in C.S./R.S. Plot/Dag No.861(p), in E.P. No.175 (S.P.-229), 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: -

<b>ON THE NORTH</b>	:	By E.P. No.174;
<b>ON THE SOUTH</b>	:	By E.P. No.176;
<b>ON THE EAST</b>	:	By 30'-0" wide S.K. Deb Road;
<b>ON THE WEST</b>	:	By 16'-0" wide Colony Road.

**IN WITNESS WHEREOF** We, the executants hereof, have hereunto set and subscribed our hands and/or signature on this the \_\_\_\_\_ day of \_\_\_\_\_, 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.

*Sarmistha Das*  
1) SMT. SARMISTHA DAS

2. *Arjit Ashish*  
*Tegharia, P.O. - Jugbana,*  
*P.S. - Ahola, Dist. - 700110.*

*Moumita Chatterjee*  
2) SMT. MOUMITA CHATTERJEE  
..... OWNERS/FIRST PART  
ABODE RESIDENCY  
*Kinkar Saha*  
Partner

1) SRI KINKAR SAHA  
ABODE RESIDENCY

*Khokan Chatterjee* Partner  
2) SRI KHOKAN CHATTERJEE

ABODE RESIDENCY

*Shyamal Kumar Das*  
Partner

3) SRI SHYAMAL KUMAR DAS  
ABODE RESIDENCY

*Madhabendra Nath*  
Partner

4) SRI MADHABENDRA NATH  
ALL PARTNERS OF  
ABODE RESIDENCY  
..... DEVELOPER/FIRST PART












Drafted by :












*Uday Chandra Gayen*












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

Signature of the  
executants/Presenttants

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

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


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


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


Signature of the  
executants/Presenttants

**Under Rule 44A of the I.R. Act 1908**

**SPECIMEN FOR TEN FINGERS PRINT**

	<i>Khul Chharia</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	<i>Snygmal Kumar Das</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

	<i>Madhobendra Das</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



### Major Information of the Deed

Deed No :	I-1504-04012/2022	Date of Registration	21/09/2022
Query No / Year	1504-8002837079/2022	Office where deed is registered	
Query Date	21/09/2022 1:21:04 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Avijit Ghosh Tegharia, Thana : Gholia, District : North 24-Parganas, WEST BENGAL, PIN - 700110, Mobile No. : 9874110838, Status :Solicitor firm		
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. 2/-	Rs. 69,89,756/-		
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]:- 150404005/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

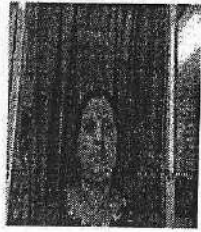





District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: S.K.Deb Road.(Jyotimill to TB Hospital), Mouza: Dakshindari, , Ward No: 31 Pin Code : 700048

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-861		Bastu	Bastu	2 Katha 4 Chatak 39 Sq Ft	1/-	59,10,188/-	Width of Approach Road: 30 Ft., , Project Name :
<b>Grand Total :</b>					<b>3.8019Dec</b>	<b>1 /-</b>	<b>59,10,188 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1666 Sq Ft.	1/-	10,79,568/-	Structure Type: Structure
Gr. Floor, Area of floor : 1082 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 13 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 584 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 13 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1666 sq ft</b>	<b>1 /-</b>	<b>10,79,568 /-</b>	









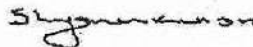



**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt Sarmistha Das</b> Wife of Shri Shyamal Kumar Das Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	21/09/2022	LTI 21/09/2022	21/09/2022	
14, A. Sen Road, 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: House wife, Citizen of: India, PAN No.:: bzxXXXXX7I,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				
2	<b>Name</b> <b>Smt Moumita Chatterjee</b> Wife of Shri Khokan Chatterjee Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	21/09/2022	LTI 21/09/2022	21/09/2022	
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: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajXXXXXX2b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/09/2022 , Admitted by: Self, Date of Admission: 21/09/2022 ,Place : Office				

**Attorney Details :**



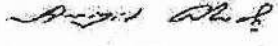
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Abode Residency</b> P-801, Lake Town, Block-A, City:- Not Specified, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: abXXXXXX3k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Kinkar Saha</b> <b>(Presentant)</b> Son of Late Haridas Saha Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office			
	Sep 21 2022 1:45PM	LTI 21/09/2022	21/09/2022	
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.:: bcxxxxx7e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Abode Residency (as Partner)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Khokan Chatterjee</b> Son of Late Nepal Chatterjee Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office			
	Sep 21 2022 1:45PM	LTI 21/09/2022	21/09/2022	
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.:: adxxxxx4c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Abode Residency (as Partner)				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Shyamal Kumar Das</b> Son of Late Gandhi Das Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office			
	Sep 21 2022 1:44PM	LTI 21/09/2022	21/09/2022	
14, A. 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.:: aexxxxx0f,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Abode Residency (as Partner)				
4	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Madhabendra Nath</b> Son of Late Madanmohan Nath Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office			
	Sep 21 2022 1:46PM	LTI 21/09/2022	21/09/2022	

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.:: abxxxxx0n,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Abode Residency (as Partner)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Avijit Ghosh</b> Son of Mr Subhash Ghosh Tegharia, City:- Not Specified, P.O:- Jugberia, P.S:-Ghola, District:-North 24- Parganas, West Bengal, India, PIN:- 700110			
	21/09/2022	21/09/2022	21/09/2022

Identifier Of Smt Sarmistha Das, 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	Smt Sarmistha Das	Abode Residency-1.90094 Dec
2	Smt Moumita Chatterjee	Abode Residency-1.90094 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Sarmistha Das	Abode Residency-833.00000000 Sq Ft
2	Smt Moumita Chatterjee	Abode Residency-833.00000000 Sq Ft

**Endorsement For Deed Number : I - 150404012 / 2022**

**On 21-09-2022**

**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 13:36 hrs on 21-09-2022, 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 69,89,756/-

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

Execution is admitted on 21/09/2022 by 1. Smt Sarmistha Das, Wife of Shri Shyamal Kumar Das, 14, A. Sen Road, P.O: Sreebhumi, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession House wife, 2. Smt Moumita Chatterjee, Wife of Shri Khokan Chatterjee, 127/1, Green Park, Block-A, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

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

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

Execution is admitted on 21-09-2022 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

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

Execution is admitted on 21-09-2022 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

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

Execution is admitted on 21-09-2022 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

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

Execution is admitted on 21-09-2022 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

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

**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/-

**Payment of Stamp Duty**

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 3308, Amount: Rs.100/-, Date of Purchase: 20/09/2022, Vendor name: Mita Dutta



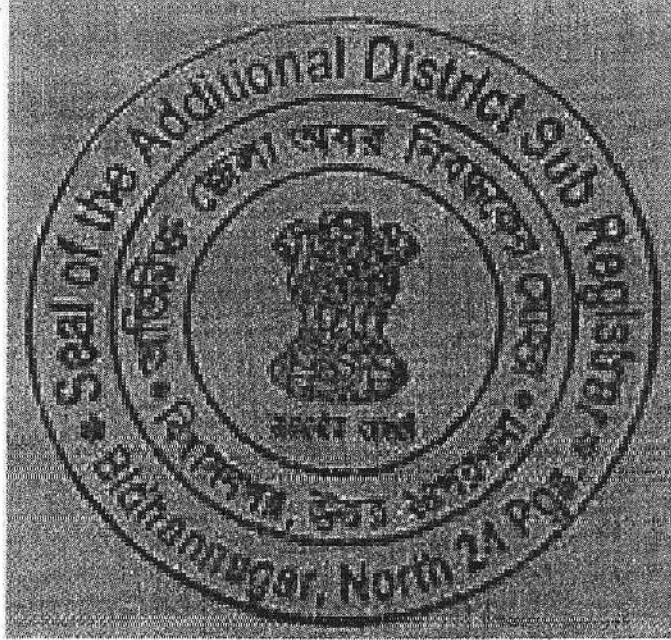
**Rita Lepcha**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 167355 to 167379

being No 150404012 for the year 2022.



Digitally signed by RITA LEPCHA DAS  
Date: 2022.09.22 17:58:34 +05:30  
Reason: Digital Signing of Deed.

Rita Lepcha) 2022/09/22 05:58:34 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)