8958/19

I- 8422/2019

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AC 906730

Certified that the document is admitted to registration. The Signature Sheet and endorsement Sheets Attached to this document are the part of the document.

Additional District Sub-Registrar
Cossipore, Dum Dum, 24-Pgs. (North)

17/9
12-50pm
15061/204967/19

17 SEP 2019

DEVELOPMENT POWER

AFTER REGISTERED DEVELOPMENT AGREEMENT

GENERAL POWER OF ATTORNEY

1820 100/-

No. ..... Value .....

Date 16/9/2019

Sold to ..... Dipankar Mandal

Address. ..... Adv.

..... High Court

Vendor.. Cal.

Sealdah Civil Court
(ALOKE MUKHERJEE)

Sri Kamal Sutradhar
S/o Lt. Krishna Chandra
24/66, Sessore Road,
Kol - 28
Occu - Business

Addl. District Sub-Registrar
Cossipore Dum-Dum

17 SEP 2019

BE IT KNOWN TO ALL CONCERNED that **"M/S. NEW HORIZON"** (Pan No. AAIFN4338A) a registered partnership firm having its office at 466/A, P.K. Guha Road, Kolkata –700028, P.O. Dum Dum, P.S. Dum Dum, being represented by its sole partners namely **1)SRI ASHIM MALAKAR,** son of Late Suklal Malakar, by faith Hindu, by occupation Business, Pan No.ANEPM7282K, residing at 2 ½ Airport Gate, Motilal Colony, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700081, District : North 24-Parganas, West Bengal, **2) SRI RATNANKUR SENGUPTA,** son of Late Ratan Sengupta, by faith - Hindu, by Nationality – Indian, by Occupation – Business, Pan No. ARFPS7328P, residing at 422, Motilal Colony, P.O. Rajbari, P.S. Dum Dum, Kolkata - 700081, District : North 24-Parganas, West Bengal, **3) SRI AJIT DAS** son of Sri Rabindra Chandra Das, by faith Hindu, by occupation Business, Pan No AFYPD3524M, residing at 466A, P.K. Guha Road, P.S. & P.O. Dum Dum, Kolkata- 700028, District: North-24-Parganas, West Bengal, **4) SRI RANOJ RAY CHAUDHURI,** son of Late Amrita Lal Ray Chaudhuri, by faith Hindu, by occupation Business, Pan No. AFNPR3845N, residing at 78, Kabi Mukunda Das Road, P.S. Dum Dum, P.O. Rabindra Nagar, Kolkata-700065, District: North 24-Parganas, Hereinafter jointly called the **"LAND OWNER"** has executed a Development Agreement on 17.09.2019, which has been duly registered at A.D.S.R. Cossipore Dum Dum, Being No....8418....., for the year 2019, with **"M/S. BETOP HOUSING DEVELOPERS PRIVATE LIMITED,** (Pan No.AAFCB3007J) a Private Limited Company registered under Indian Companies Act. having its Principal Place of Business at 466A, P.K. Guha Road, Police Station Dum Dum, Kolkata – 700028, being represented by its Director **SRI RATNANKUR SENGUPTA,** son of Late Ratan Sengupta, by faith -Hindu, by Nationality -Indian, by Occupation – Business, Pan No.ARFPS7328P, residing at 422, 2½ No. Motilal Colony, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700081, in respect of our property mentioned in the Schedule hereunder for development of the same by raising construction of a Multi-storied building in accordance with the building plan which will be approved by the Dum Dum Municipality under certain terms and conditions mentioned in the said Agreement.

WHEREAS by a registered Deed of Conveyance dated 24th. Day of January, 1964, Santi Ranjan Das and Madhab Ch. Das, both Son of Late Suresh Chandra Das purchased a land from Sri Manmohan Sarkar, Son of Late Sashi Bhusan Sarkar and Upendra Mohan Singh, Son of Late Umacharan Singh ALL THAT piece and parcel at land measuring 7.87 Decimal(4 Cottahs 13 Chittacks 16 Sq.ft.) and the said Deed was registered in the office of the Sub-Registry Cossipore, Dum Dum, same was recorded in Book No. I, Volume No. 10, Pages 126 to 129 being 259 in the year 1964;

AND WHEREAS after purchased the aforesaid premises the schedule of property hereunder Santi Ranjan Das and Madhab Ch. Das pay all Khanjana and got receipt from the competent authority.

AND WHEREAS Madhab Chandra Das was died on 06.06.2000 and after his dead undivided share has been devolved to his wife Smt. Reba Das was died on 24.05.2007 and one son Sri Prabir Das and Four Daughter namely Smt. Soma Dutta, Smt. Ruma Das, Smt. Srabani Dey(Das) and Smt. Jhuma Debnath.

AND WHEREAS Santi Ranjan Das also died of 24.11.2002, after his death his undivided fifty percent share of the land also devolved to his legal heirs.

AND WHEREAS Sri Prabir Das, Smt. Soma Dutta, Smt. Ruma Das, Smt. Srabani Dey(Das) and Smt. Jhuma Debnath are the Fifty percent undivided legal owner of this Land and Rest Fifty percent owner is legal heirs of Late Santi Ranjan Das.

AND WHEREAS the said Sri Prabir Das, Smt. Soma Dutta, Smt. Ruma Das, Smt. Srabani Dey(Das) and Smt. Jhuma Debnath are the undivided Fifty percent legal owner i.e. became the owners of 2 Cottahs 06 Chittacks 30.5 Sq.ft. along with 100 Sq.ft. Tiles Shed on the Ground Floor, out of total land measuring an 4 Cottahs 13 Chittacks 16 Sq.ft. more or less along with 200 Sq.ft. Tiles Shed on the Ground Floor more or less thereon lying and situated at Mouza –Sultanpur, J.L. No. 10, R.S. No. 148, Touzi No. 173, Khatian No. 235, Dag No. 2043 & 2091 & 2070, P.S. Dum Dum, under Dum Dum Municipality, Ward No. 04, in the District 24 Parganas, at **Holding No. 25/2, Pulin Avenue, Kolkata-700081,** in the District 24 Parganas (North), more fully and particularly described in the schedule hereunder written hereinafter called the said property .

AND WHEREAS the Owners herein are in possession and enjoyment in respect of the said undivided Fifty percent legal owner i.e. became the owners of 2 Cottahs 06 Chittacks 30.5 Sq.ft. along with 100 Sq.ft. Tiles Shed on the Ground Floor, out of total land measuring an 4 Cottahs 13 Chittacks 16 Sq.ft. more or less along with 200 Sq.ft. Tiles Shed on the Ground Floor more or less of land by mutating her name in the recorded of the Dum Dum Municipality under **Holding No. 25/2, Pulin Avenue, Kolkata-700081**, P.S. Dum Dum, Ward No.04 which is herein referred to as the said Holding and more fully described in Schedule herein below.

AND WHEREAS the Owner herein is in absolute possession and enjoyment of the said plot of land by mutating their name in the Dum Dum Municipality and by paying rates and taxes to the Government, Municipal and other authorities.

AND WHERE AS in accordance with the terms and conditions of the said Development Agreement executed between me and **"M/S. BETOP HOUSING DEVELOPERS PRIVATE LIMITED,** (Pan No.AAFCB3007J) a Private Limited Company registered under Indian Companies Act. having its Principal Place of Business at 466A, P.K. Guha Road, Police Station Dum Dum, Kolkata – 700028, being represented by its Director **SRI RATNANKUR SENGUPTA,** son of Late Ratan Sengupta, by faith -Hindu, by Nationality -Indian, by Occupation – Business, Pan No.ARFPS7328P, & Aadhaar No. 9220 3337 8018, residing at 422, 2½ No. Motilal Colony, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700081, and said Promoter/ Developer will develop the land as mentioned hereunder by constructing building as per sanctioned plan which will be duly approved by Dum Dum Municipality and the total building except Owner's Allocation, the Promoter/Developer shall be at liberty to sell the Developer's Allocation to the purchasers.

AND WHEREAS we are sufficiently entitled to the said landed property as mentioned in the Schedule hereunder as we have absolute right title and interest in the said property and also have absolute authority to appoint our Constituted Attorneys to act on our behalf for development as aforesaid in respect of the under mentioned Schedule property.

AND WHEREAS we are engaged in jobs and also with multifarious activities, it has become necessary for me to appoint said **"M/S. BETOP HOUSING DEVELOPERS PRIVATE LIMITED,** (Pan No.AAFCB3007J) a Private Limited Company registered under Indian Companies Act. having its Principal Place of Business at 466A, P.K. Guha Road, Police Station Dum Dum, Kolkata – 700028, being represented by its Director **SRI RATNANKUR SENGUPTA,** son of Late Ratan Sengupta, by faith -Hindu, by Nationality -Indian, by Occupation – Business, Pan No.ARFPS7328P, residing at 422, Motilal Colony, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700081, as our Constituted Attorneys to act on our behalf and to look after and to control all affairs in respect of the Schedule land as per terms and conditions to a Joint Venture Agreement **NOW YE BY THESE PRESENTS WE "M/S. NEW HORIZON"** (Pan No. AAIFN4338A) a registered partnership firm having its office at 466/A, P.K. Guha Road, Kolkata –700028, P.O. Dum Dum, P.S. Dum Dum, being represented by its sole partners namely **1)SRI ASHIM MALAKAR,** son of Late Suklal Malakar, by faith Hindu, by occupation Business, Pan No.ANEPM7282K, residing at 2 ½ Airport Gate, Motilal Colony, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700081, District : North 24-Parganas, West Bengal,

2) SRI RATNANKUR SENGUPTA, son of Late Ratan Sengupta, by faith - Hindu, by Nationality – Indian, by Occupation – Business, Pan No. ARFPS7328P, residing at 422, Motilal Colony, P.O. Rajbari, P.S. Dum Dum, Kolkata -700081, District : North 24-Parganas, West Bengal, **3) SRI AJIT DAS** son of Sri Rabindra Chandra Das, by faith Hindu, by occupation Business, Pan No AFYPD3524M, residing at 466A, P.K. Guha Road, P.S. & P.O. Dum Dum, Kolkata- 700028, District: North-24-Parganas, West Bengal, **4) SRI RANOJ RAY CHAUDHURI**, son of Late Amrita Lal Ray Chaudhuri, by faith Hindu, by occupation Business, Pan No. AFNPR3845N, residing at 78, Kabi Mukunda Das Road, P.S. Dum Dum, P.O. Rabindra Nagar, Kolkata-700065, District: North 24-Parganas, West Bengal, we do hereby appoint **"M/S. BETOP HOUSING DEVELOPERS PRIVATE LIMITED,** (Pan No.AAFCB3007J) a Private Limited Company registered under Indian Companies Act. having its Principal Place of Business at 466A, P.K. Guha Road, Police Station Dum Dum, Kolkata – 700028, being represented by its Director **SRI RATNANKUR SENGUPTA**, son of Late Ratan Sengupta, by faith -Hindu, by Nationality -Indian, by Occupation – Business, Pan No.ARFPS7328P, residing at 422, 2½ No. Motilal Colony, P.O. Rajbari, P.S. Dum Dum, Kolkata – 700081, as our lawful Attorneys to act for us and in our names on our behalf and to execute, exercise and perform all and every acts, deeds, matters, things as mentioned hereinafter follows :-

1. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain an administer the said land and every Part thereof. To look after said land and to control all the areas for the purpose of Development of the said land and to construct a Multi-storied building thereon as per sanctioned Plan which is to be approved by the Concerned Authority.

2. To sign, execute and submit all development Plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by the local Municipality and other appropriate authorities.

3. To appear and represent me before any Authority/Authorities including the Calcutta Metropolitan Developments Authority, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 and any other relevant department/departments of the Government of West Bengal in connection with sanction, modification and/or alteration of Development plans etc. of the aforesaid land.

4. To pay fees, obtain sanction, modification and such other order/orders and permissions from the respective Authorities which will be expedient for sanction, modification and/or alterations of the Development Plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary Authorities and to appoint Engineers, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.

5. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.

6. To develop the said premises by raising construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to demolish and/or to remove any house, building and/or structure of whatsoever nature which is in existence on the said premises, which our said Attorney shall think fit and proper.

7. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other public utility services to the said premises and/or to make alteration therein and to close down and/or to remove the name and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

8. To apply for and to obtain building materials from the concerned Authorities for construction of the building on the said premises on aforesaid terms.

9. To shift and/or to connect the existing electricity connection, if any, in the said premises in such a manner as the said Attorney may deem fit and proper.

10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for the said premises or any part thereof and similarly to receive all incoming receivable for an account of the said premises or any part thereof including the rent and/or license fees from the occupants otherwise thereof, if any.

11. To appear and represent me before all Authorities for fixation and/or finalization of the normal Valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

12. To negotiate with public in general for sale of the Flat/Flats, Floors, which will be available under Developer's Allocation in proposed building on the said premises along with proportionate share of land underneath in terms of the said Development agreement on any terms and conditions as the said Attorney shall think fit and proper.

13. To collect advance or part payment or full consideration value from the intending purchasers of flats/along with the proportionate share of land underneath on our behalf except the portions which will be kept reserved for me, being the Owner's Allocation as per Agreement and the said Attorney shall appropriate the sale-proceeds.

14. To advertise in different newspapers and display hoarding in different places, engages Agency or Agencies for selling of flat/flats along with the proportionate share of land by the said Attorney as he will think fit and proper.

15. 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.

16. To transfer flats in the proposed buildings along with the proportionate share of land, which will be the part and parcel of the Developer's Allocation be the represented by our Attorney on such terms and conditions as our said Attorney shall think fit and proper.

17. To take steps for Registration of Flats/Appurtenances of the allocated portions of the Developer along with the proportionate share of land represented by our Attorney under the provision or provisions of the West Bengal Apartment Ownership Act 1972 and/or on any other prevailing law or laws as the case may be.

18. To present any deed or deeds of sale, conveyance, or conveyances for registration and the same will be executed by him for and on our behalf before the Addl. District Sub-Registrar Cossipore, Dum Dum having authority for and to get them registered according to law and to do al other acts and deeds in respect of the aforesaid property or portion of it which our said attorney shall consider necessary for the purpose of transferring and/or conveying the said property or portion of it so such purchaser or purchasers as fully and effectually in all respect as I could have been done by our self.

19. To file and defend suits, case, appeals and applications of whatsoever nature for and on our behalf of or to be instituted or preferred by or against any person or parsons in respect of the said premises and also to present and proceeds writ applications in respect thereof.

20. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign any verify applications thereof.

21. To sign, declare and/or affirm any plaint, written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or any appeal or and other documents or papers in any proceedings or in any way connected thereof.

22. To deposit and withdraw fees documents and manage in and from any Court or Courts and/or any other person or persons or Authority and give valid receipts and discharge thereof.

23. To effect mutation in the office of the collector and/or Municipal records and to do all acts on our behalf before Dum Dum Municipality in respect of **2 Cottahs 06 Chittacks 30.5 Sq.ft.** along with **100 Sq.ft. Tiles Shed** on the **Ground Floor**, out of total land measuring an 4 Cottahs 13 Chittacks 16 Sq.ft. more or less along with 200 Sq.ft. Tiles Shed on the Ground Floor more or less thereon lying and situated at **Mouza – Sultanpur**, J.L. No. 10, R.S. No. 148, Touzi No. 173, **Khatian No. 235, Dag No. 2043 & 2091 & 2070, P.S. Dum Dum**, within the local limits of **Dum Dum Municipality** being Municipal at **Holding No. 25/2, Pulin Avenue, Kolkata-700081,** within the limit of Addl. District Sub-Registrar Cossipore Dum Dum, in the District of 24-Parganas (North), which is fully described in the Schedule herein below.

24. To for all or any of the purposes hereinbefore stated to appear and represent me before all Authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed/revised plan building/site plan and to obtain the completion Certificate from the Competent Authority.

25. To delegate such powers as the said Attorney in his absolute discretion shall think fit and proper and upon such delegation the said power of Attorney shall be deemed to have been granted by the Executant as the said delegate or delegates as the case may be.

26. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised Site/building plan from the Authority and to obtain the completion Certificate from the concerned Authority.

27. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may be necessary in connection with any of such case.

28. Be it noted that this Power of Attorney is being granted in favour of the said attorney without any consideration and no interest or right of the attorney is created on the property which is the subject matter of this power of attorney.

AND GENERALLY to act as our Attorney in relation to all matters touching our said land and building and on our behalf to do all instruments, acts, matters, Deeds and things as fully and effectually as if done by me personally.

A N D WE hereby ratify and confirm and agree or undertake to ratify and confirm all and whatsoever our said Attorney appointed under this Power of Attorney in the manner hereinabove contained shall lawfully do or cause to be done in the right or by the virtue of these presents included in such conditions and other works will be completion of the whole Deed/Transaction as per the said Agreement.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece of parcel of homestead land measuring an area of **2 Cottahs 06 Chittacks 30.5 Sq.ft.** along with **100 Sq.ft. Tiles Shed** on the **Ground Floor**, out of total land measuring an 4 Cottahs 13 Chittacks 16 Sq.ft. more or less along with 200 Sq.ft. Tiles Shed on the Ground Floor more or less thereon lying and situated at **Mouza -Sultanpur**, J.L. No. 10, R.S. No. 148, Touzi No. 173, **Khatian No. 235, Dag No. 2043 & 2091 & 2070, P.S. Dum Dum**, within the local limits of **Dum Dum Municipality**, ward No.04, being Municipal at **Holding No. 25/2, Pulin Avenue, Kolkata-700081,** within the limit of Addl. District Sub-Registrar Cossipore Dum Dum, in the District of 24-Parganas (North), butted and bonded as follows:-

ON THE NORTH	:	Pulin Avenue;
ON THE SOUTH	:	25/3, Pulin Avenue;
ON THE EAST	:	16' feet wide Road;
ON THE WEST	:	14' feet wide Road;

IN WITNESS WHEREOF the owners have hereunto set and subscribed their hands and seals on this .17th. day of September, Two Thousand Nineteen (2019)

SIGNED, SEALED & DELIVERED

In the presence of:

1. P. Mondal
32, Dr. Jr. Dhar Road
KOLKATA-700028.

For New Horizon
Partner
For New Horizon
Partner
SIGNATURE OF THE EXECUTANTS

2.
Nil Kamal Sutradhar
24/6b, Jessore Road,
Kol - 28.

BETOP HOUSING DEVELOPERS PVT. LTD.
Director

SIGNATURE OF THE ATTORNEY

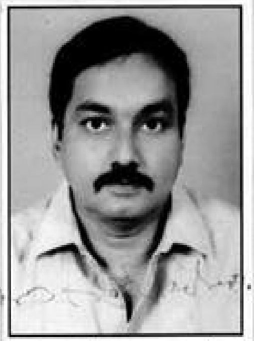
DEED PREPARED BY ME:

Dipankar Mondal
Advocate, High Court, Kol.
WB/1189/1999.

PAGE NO.—

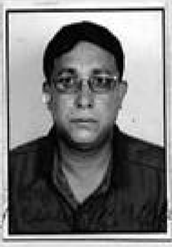
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No. Signature of the Executants/ Presentants



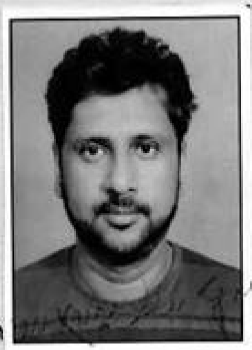
Little	Ring	Middle	Fore	Thumb
	(Left Hand)			

Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Little	Ring	Middle	Fore	Thumb
	(Left Hand)			

Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Ratnankar Sengupta

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			

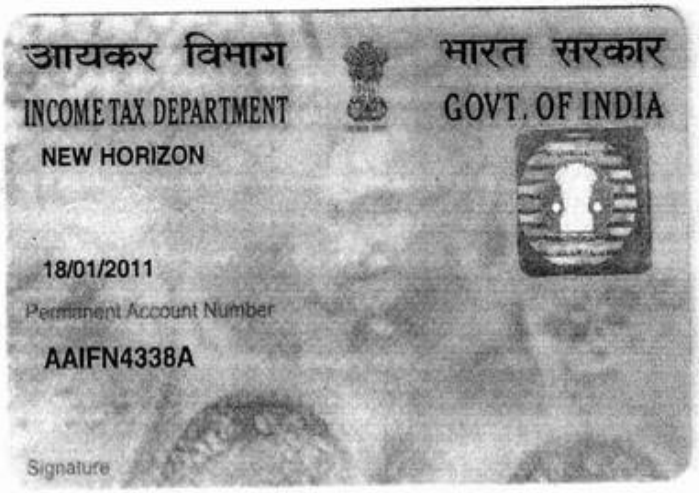
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

Ratnankar Sengupta

PAGE NO.—

SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants					
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			


आयकर विभाग
INCOME TAX DEPARTMENT
NEW HORIZON
भारत सरकार
GOVT. OF INDIA
18/01/2011
Permanent Account Number
AAIFN4338A
Signature

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFYPD3524M

नाम /NAME

AJIT DAS

पिता का नाम /FATHER'S NAME

RABINDRA CHANDRA DAS

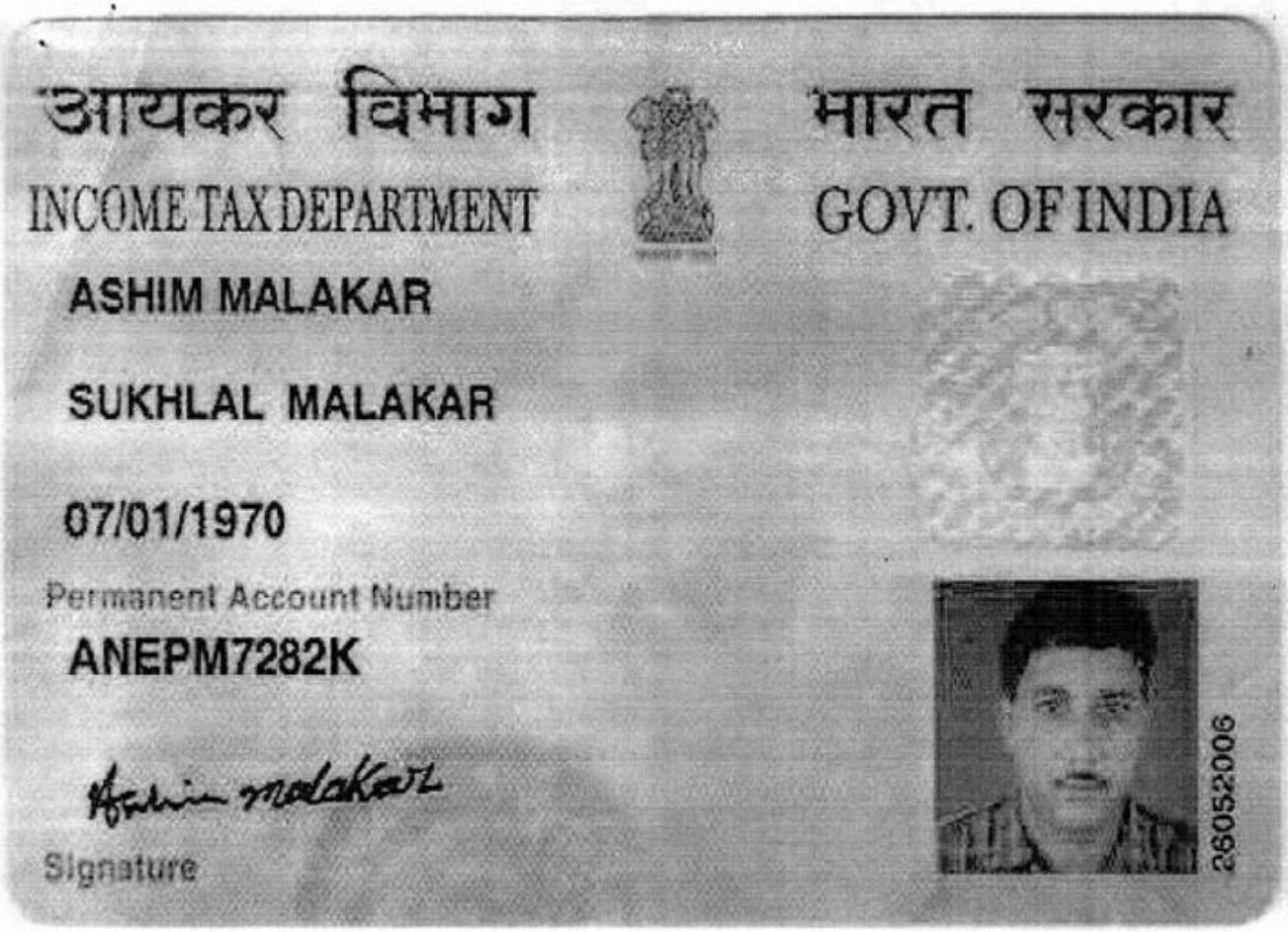
जन्म तिथि /DATE OF BIRTH

12-11-1973

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, (कम्प्यु. अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



Ashim malakar

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

RANOJ ROYCHOWDHURI

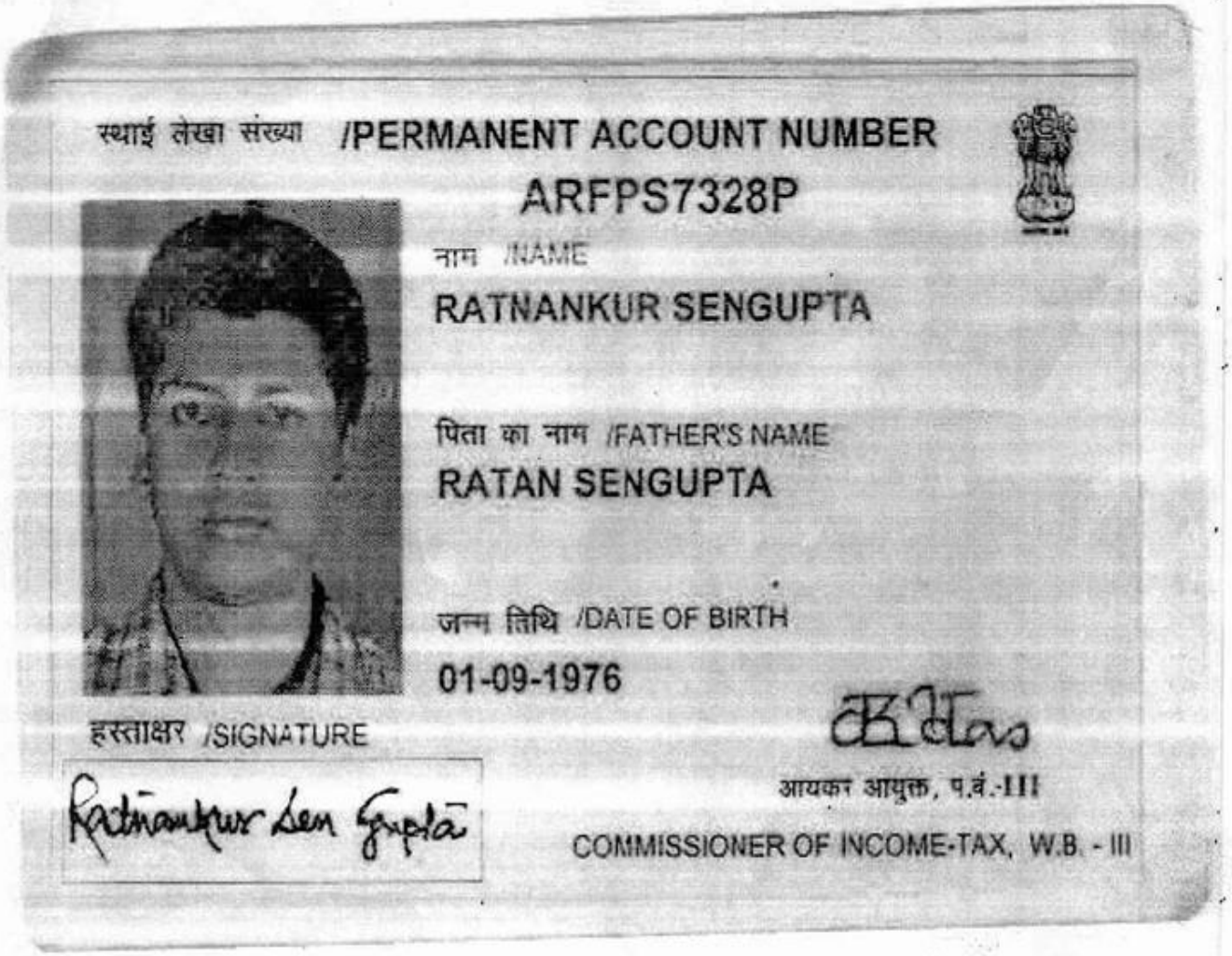
AMRITA LAL ROYCHOWDHURI

03/10/1963

Permanent Account Number

AFNPR3845N

Signature



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ARFPS7328P

नाम /NAME

RATNANKUR SENGUPTA

पिता का नाम /FATHER'S NAME

RATAN SENGUPTA

जन्म तिथि /DATE OF BIRTH

01-09-1976

हस्ताक्षर /SIGNATURE

Ratnankur Sen Gupta

आयकर आयुक्त, प.बं.-III

COMMISSIONER OF INCOME-TAX, W.B. - III

Ratnankur Sen Gupta

ভারত সরকার

আধার

ভারতীয় বিশিষ্ট পরিচয় কর্তৃপক্ষ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই.ডি / Enrollment No. : 1111/32432/00654

To
Nilkamal Sutradhar
নীলকমল সূত্রধর
92/2
ITALGACHA ROAD
DUMDUM
Dumdum (m)
Dumdum North 24 Parganas
West Bengal - 700028

09/03/2014

KL819830655FT

81983065

আপনার আধার সংখ্যা / Your Aadhaar No. :

3516 9196 3893

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

নীলকমল সূত্রধর
Nilkamal Sutradhar
পিতা : কৃষ্ণ চন্দ্র সূত্রধর
Father : KRISHNA CHANDRA SUTRADHAR

জন্মতারিখ/DOB: 04/02/1997
পুরুষ / Male

3516 9196 3893

আধার – সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	**I-1506-08422/2019**	**Date of Registration**	**17/09/2019**
Query No / Year	**1506-1000204967/2019**	**Office where deed is registered**	
Query Date	**17/09/2019 1:19:10 PM**	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	NIL KAMAL SUTRADHAR Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700028, Mobile No. : 8017047896, 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. 30,75,874/-	
Stampduty 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]:- 150608418/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Pulin Avenue, Mouza: Sultanpur, , Ward No: 4, Holding No:25/2 Pin Code : 700081

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2043	RS-235	Bastu	Bastu	2 Katha 6 Chatak 30.5 Sq Ft	1/-	30,45,874/-	Width of Approach Road: 16 Ft., , Project Name :
	Grand Total :				**3.9887Dec**	**1 /-**	**30,45,874 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	**100 sq ft**	**1 /-**	**30,000 /-**	

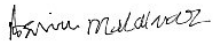
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**NEW HORIZON** 466A, P.K. GUHA ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AAIFN4338A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**BETOP HOUSING DEVELOPERS PRIVATE LIMITED** 466A, P.K. GUHA ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AAFCB3007J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr RANOJ RAY CHAUDHURI Son of Late AMRITA LAL ROY CHOWDHURI Date of Execution - 17/09/2019, , Admitted by: Self, Date of Admission: 17/09/2019, Place of Admission of Execution: Office			
		Sep 17 2019 1:33PM	LTI 17/09/2019	17/09/2019
	78, KABI MUKUNDA DAS ROAD, P.O:- RABINDRA NAGAR, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFNPR3845N,Aadhaar No Not Provided Status : Representative, Representative of : NEW HORIZON (as PARTNER)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr ASHIM MALAKAR Son of Late SUKLAL MALAKAR Date of Execution - 17/09/2019, , Admitted by: Self, Date of Admission: 17/09/2019, Place of Admission of Execution: Office			
		Sep 17 2019 1:33PM	LTI 17/09/2019	17/09/2019
	2 ½ No GATE. Motilal Colony, P.O:- RAJBARI, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANEPM7282K,Aadhaar No Not Provided Status : Representative, Representative of : NEW HORIZON (as PARTNER)			
3	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr RATNANKUR SENGUPTA Son of Late RATAN SENGUPTA Date of Execution - 17/09/2019, , Admitted by: Self, Date of Admission: 17/09/2019, Place of Admission of Execution: Office			
		Sep 17 2019 1:34PM	LTI 17/09/2019	17/09/2019

	422, 2 ½ No GATE . Motilal Colony, P.O:- RAJBARI, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700081, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARFPS7328P,Aadhaar No Not Provided Status : Representative, Representative of : NEW HORIZON (as PARTNER), BETOP HOUSING DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

4	Name	Photo	Finger Print	Signature
	Mr AJIT DAS (Presentant) Son of Shri RABINDRA CHANDRA DAS Date of Execution - 17/09/2019, , Admitted by: Self, Date of Admission: 17/09/2019, Place of Admission of Execution: Office			
		Sep 17 2019 1:32PM	LTI 17/09/2019	17/09/2019

	466A, P.K. GUHA ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFYPD3524M,Aadhaar No Not Provided Status : Representative, Representative of : NEW HORIZON (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Nilkamal Sutradhar Son of Late Krishna Chandra Sutradhar 24/66 Jessore Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028			
	17/09/2019	17/09/2019	17/09/2019
Identifier Of Mr RANOJ RAY CHAUDHURI, Mr ASHIM MALAKAR, Mr RATNANKUR SENGUPTA, Mr AJIT DAS			

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	NEW HORIZON	BETOP HOUSING DEVELOPERS PRIVATE LIMITED-3.98865 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	NEW HORIZON	BETOP HOUSING DEVELOPERS PRIVATE LIMITED-100.00000000 Sq Ft

Endorsement For Deed Number : I - 150608422 / 2019

On 17-09-2019

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 12:50 hrs on 17-09-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr AJIT DAS ,.

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 30,75,874/-

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

Execution is admitted on 17-09-2019 by Mr RANOJ RAY CHAUDHURI, PARTNER, NEW HORIZON, 466A, P.K. GUHA ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Nilkamal Sutradhar, , , Son of Late Krishna Chandra Sutradhar, 24/66 Jessore Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Others

Execution is admitted on 17-09-2019 by Mr ASHIM MALAKAR, PARTNER, NEW HORIZON, 466A, P.K. GUHA ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Nilkamal Sutradhar, , , Son of Late Krishna Chandra Sutradhar, 24/66 Jessore Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Others

Execution is admitted on 17-09-2019 by Mr RATNANKUR SENGUPTA, DIRECTOR, BETOP HOUSING DEVELOPERS PRIVATE LIMITED, 466A, P.K. GUHA ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028; PARTNER, NEW HORIZON, 466A, P.K. GUHA ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Nilkamal Sutradhar, , , Son of Late Krishna Chandra Sutradhar, 24/66 Jessore Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Others

Execution is admitted on 17-09-2019 by Mr AJIT DAS, PARTNER, NEW HORIZON, 466A, P.K. GUHA ROAD, P.O:- DUM DUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Nilkamal Sutradhar, , , Son of Late Krishna Chandra Sutradhar, 24/66 Jessore Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 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 1820, Amount: Rs.100/-, Date of Purchase: 16/09/2019, Vendor name: Aloke Mukherjee

Suman Basu

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

North 24-Parganas, West Bengal

<u>Certificate of Registration under section 60 and Rule 69.</u>

Registered in Book - I

Volume number 1506-2019, Page from 407677 to 407700

being No 150608422 for the year 2019.

Seal of the Additional District Sub-Registrar, Cossipore Dumdum, District North 24 parganas

Digitally signed by SUMAN BASU
Date: 2019.09.19 11:53:52 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 19/09/2019 11:53:11

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM

West Bengal.

(This document is digitally signed.)