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पश्चिमबंग पश्चिम बंगाल WEST BENGAL



AL 117609

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

Additional Registrar
of Assurances-IV, Kolkata

7 FEB 2022

Additional Registrar of
Assurances-IV, Kolkata

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

TO ALL TO WHOM THESE PRESENTS SHALL, We, the persons hereinafter named, SEND GREETINGS:

(1) MR. ARUP BASU (PAN No. AEJPB3066Q) (Aadhaar No. 5023 0457 3223) (Mobile No. 9051041114), son of Late Amiya Kumar Basu, by faith Hindu, by occupation – Consultant (Civil & Industrial Engineer), (2) MS. ARPITA BASU (PAN No. ARVPB8376Q) (Aadhaar No. 5331 4099 9193) (Mobile No. 9051041114), daughter

051901

Sl. No.....Date.....
Name.....
Add.....
AMT.....100.....

m/s Sadyam construction (P) LTD.
Gopal Road Azamdar
Pinn 713304

02 FEB 2022
02 FEB 2022



←
SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



Chandan D.S.
S/o - Lt. Gouranga D.S.
Keeta Colony No-1
Po - Sahaganj
Dt. - Hooghly.
Pin - 712104
service



of Late Amiya Kumar Basu, by faith Hindu, by occupation Primary School Teacher, and (3) **MS. ARCHITA BASU** (PAN No. ARVPB8445L) (Aadhaar No. 4955 7422 1939) (Mobile No. 9051041114), daughter of Late Amiya Kumar Basu, by faith Hindu, by occupation Primary School Teacher, all residents of Flat No. 1A, 66 Hindustan Park, P.S. Gariahat, Kolkata 700 029, West Bengal.

(hereinafter for the sake of brevity collectively referred to as "**the said PRINCIPALS / OWNERS**")

WHEREAS:

- A. That the R.S. Settlement Dag No.1192/1264, R.S. Khatian No.162/1, Mouza – Balagarh, J.L. No.8, Danga Land measuring 0.391 acres (but actual measurement is 0.376 acres), P.S. Chinsurah, District Hooghly was purchased by M/s. G. Basu & Co. from Prior Bandel Church by a Registered Indenture dated 31st day of January, 1959 registered in Book No.1, Volume No.5, Pages 183 to 188 Being No. 574 for the year 1959 in the Office of the District Sub-Registrar, Hooghly.
- B. That the aforesaid plot was subsequently purchased by Arun Kumar Basu, and his brother Amiya Kumar Basu from M/s. G. Basu & Co., by a registered Sale Deed dated 19th October, 1963 registered in Book No.1, Volume No.185, Pages 119 to 124 being No. 6523 for the year 1963 in the Office of the Registrar of Assurances, Calcutta alongwith the other plot of land and the said other plot of land is not subject matter of this instant agreement.
- C. That in the aforesaid manner both the said Arun Kumar Basu and Amiya Kumar Basu are the joint absolute owners to the extent of undivided half share of the aforesaid plots of land.
- D. That the said Arun Kumar Basu and Amiya Kumar Basu became the absolute owners of the property and possess the same and paying regular rent and taxes to the Office of the Hooghly Chinsurah Municipality and the Block Land and Land Reforms Officer, Hooghly Sadar in respect of the said land.

E. That in the aforesaid manner the said Arun Kumar Basu was absolutely seized and possessed of the undivided $\frac{1}{2}$ share of the property free from all encumbrances and liabilities. The said Arun Kumar Basu was willing to sale his undivided and undemarcated half share of the two storied building (constructed before 1976) with land underneath measuring 1 Kottah 6 Chittaks 10 Sq.ft. in R.S. Dag No.1192/1878 (Hal 2545) recorded in R.S. Khatian No.471 (Hal 418) together with the proportionate land underneath and Part of the land appurtenant (4'-0" wide common Passage) alongwith common areas and facilities to the purchaser therein and the said purchaser Arup Basu for an agreed consideration mentioned in the said Deed of Conveyance dated 25th day of September, 1992 which was recorded in Book No. I, Volume No. 36, Pages 393 to 402, being No. 3189 for the year 1992 of the Office of the District Sub-Registrar, Hooghly which is also not subject matter of this agreement.

F. That by virtue of a Partition Deed executed and registered in the office of the Addl. District Sub-Registrar, Sadar, Hooghly on 25th day of September, 1992 made between Amiya Kumar Basu, Arun Kumar Basu both sons of Late Guru Gobinda Basu, and Sri Arup Basu son of Late Amiya Kumar Basu which was recorded in Book No. I, Volume No. 36, Pages 403 to 416, being No. 3190 for the year 1992 and partitioned their respective share of land as follows:

Names	R.S. Khatian	R.S. Dag	Hal (L.R.) Khatian	Hal (L.R.) Dag No.	Classification	Area in acres
Amiya Kumar Basu	162/1	1192/1264	182/1	2548	Danga	0.188
Arun Kumar Basu	162/1	1192/1264	182/1	2548	Danga	0.188
Arup Basu	His share of land is belonging to other plot which is not the subject matter of this agreement.					

G. That the partitioned land of Arun Kumar Basu is being utilized by him or his legal heirs and heiress and the same is not subject matter of this Development Agreement.

- E. That in the aforesaid manner the said Arun Kumar Basu was absolutely seized and possessed of the undivided $\frac{1}{2}$ share of the property free from all encumbrances and liabilities. The said Arun Kumar Basu was willing to sale his undivided and undemarcated half share of the two storied building (constructed before 1976) with land underneath measuring 1 Kottah 6 Chittaks 10 Sq.ft. in R.S. Dag No.1192/1878 (Hal 2545) recorded in R.S. Khatian No.471 (Hal 418) together with the proportionate land underneath and Part of the land appurtenant (4'-0" wide common Passage) alongwith common areas and facilities to the purchaser therein and the said purchaser Arup Basu for an agreed consideration mentioned in the said Deed of Conveyance dated 25th day of September, 1992 which was recorded in Book No. I, Volume No. 36, Pages 393 to 402, being No. 3189 for the year 1992 of the Office of the District Sub-Registrar, Hooghly which is also not subject matter of this agreement.
- F. That by virtue of a Partition Deed executed and registered in the office of the Addl. District Sub-Registrar, Sadar, Hooghly on 25th day of September, 1992 made between Amiya Kumar Basu, Arun Kumar Basu both sons of Late Guru Gobinda Basu, and Sri Arup Basu son of Late Amiya Kumar Basu which was recorded in Book No. I, Volume No. 36, Pages 403 to 416, being No. 3190 for the year 1992 and partitioned their respective share of land as follows:

Names	R.S. Khatian	R.S. Dag	Hal (L.R.) Khatian	Hal (L.R.) Dag No.	Classification	Area in acres
Amiya Kumar Basu	162/1	1192/1264	182/1	2548	Danga	0.188
Arun Kumar Basu	162/1	1192/1264	182/1	2548	Danga	0.188
Arup Basu	His share of land is belonging to other plot which is not the subject matter of this agreement.					

- G. That the partitioned land of Arun Kumar Basu is being utilized by him or his legal heirs and heiress and the same is not subject matter of this Development Agreement.

- H. That the said Amiya Kumar Basu died on 13th day of January, 2000 and his wife Rukmini Basu also died on 20th day of March, 2014 leaving behind their legal heirs and heiress his only son **Arup Basu** and two daughters namely **Archita Basu** and **Arpita Basu** and thus the said Arup Basu, Archita Basu and Arpita Basu are the joint owners of 0.188 acres of land and all are enjoying 1/3rd share of the said land and the said land measuring 0.188 acres which is the subject matter of this development agreement,
- I. That the said Arup Basu, Archita Basu and Arpita Basu have mutated their names in the records of Hooghly Chinsurah Municipality and the Block Land and Land Reforms Officer, Hooghly Sadar and they received necessary Parcha in their respective names and their portion of land as follows and paying their regular taxes and rent/khajna regularly to the concerned authorities.
- J. That on 4th September, 2020, applications made by the present owners for conversion of "Classification of Land" of the aforesaid plots, from "Danga" to "Bastu," were approved by Block Land & Land Reforms Officer, Chinsurah - Magra, Hooghly vide Case Numbers as mentioned below:

Name of Owners	Mouza	J.L. No.	Case No.	L.R. Khati -an	L.R. Dag No.	Classification of land	Area as per Parcha
Arpita Basu	Balagarh	8	CN/2020/0601/180	3722	2548	Bastu	0.062
Archita Basu	Balagarh	8	CN/2020/0601/181	3723	2548	Bastu	0.063
Arup Basu	Balagarh	8	CN/2020/0601/179	3724	2548	Bastu	0.063
TOTAL							0.188

- K. That the respective share of land of the present owners namely Arup Basu, Archita Basu and Arpita Basu are as follows:

Name of Owners	Mouza	J.L. No.	P.S.	L.R. Khatian	L.R. Dag No.	Classification of land	Area as per Parcha
Arpita Basu	Balagarh	8	Chinsurah	3722	2548	Bastu	0.062
Archita Basu	Balagarh	8	Chinsurah	3723	2548	Bastu	0.063
Arup Basu	Balagarh	8	Chinsurah	3724	2548	Bastu	0.063
TOTAL							0.188

- L. That in the aforesaid manner the said Arup Basu, Arpita Basu and Archita Basu are the absolute owners and seized and possessed of the said land respect of the said premises.
- M. That the said Arup Basu, Arpita Basu and Archita Basu are jointly interested and decided for development of the said land measuring 0.188 acres i.e. 11 Kottahs 5 Chittaks and 44 Sq. Ft (i.e. total 8,189 Sq. Ft. of land), being eastern part of Municipal Holding No. 568/494, which is morefully and particularly mentioned in the **SCHEDULE** herein below on joint development basis and have selected the Attorney herein as the Developer/Builder to develop the land for constructing multistoried building on the said land after complying with all the necessary requisite formalities.
- N. That the said Property is at present in peaceful possession of the said **OWNERS** and they intend to develop it by constructing residential-cum-commercial building / buildings thereon containing Residential self-contained flats / units, flats, Parking Space and commercial space with intention to sell, lease, transfer, assign or otherwise dispose of or to deal with the same to the interested parties/persons after being offered for the same by the Developer.
- O. As it is not practically feasible for the said **OWNERS** to be available at the time and participate in the development and construction activities of the said project, it has been felt imperative by the said **OWNERS** to choose and appoint a person to execute the tasks of Project Development and Sales in their names and/or on their behalf as their Manager, Pure Agent and/or Attorney.
- P. That the Owners/Principals herein have become preoccupied with their own profession and therefore have decided to appoint and/or nominate one lawful attorney in respect of the said property on their behalf for beneficial use and utilization of the said premises and by constructing a multistoried building thereon so as to develop the said property.

- Q. That the Schedule mentioned property is not situated within the Notified Area, Cantonment Area leasehold property and Thika Tenancy Property and no embargo and/or restriction has been imposed by the local Authority/Competent Authority/Government Authority for transferring the land/flat in question no violation of section 22/A of Indian Registration Act, 1908 and if restriction prevails, in that event principal will be held responsible for that.
- R. Thereafter by virtue of a registered Development Agreement dated 12th February, 2021, duly registered in the office of Addl. Registrar of Assurances - IV, Kolkata and duly recorded in Book No. I, Volume No. 1904-2021, Pages from 41952 to 42018, Deed No. I-190400801 for the year 2021, We, the herein above named **PRINCIPALS**, have authorized appointed, constituted and empowered made in favour of **M/S. SATYAM CONSTRUCTION PRIVATE LIMITED**, (PAN: AARCS3759E) (CIN NO. U70109WB2012PTC171638), a Private Limited Company incorporated under the Companies Act, 1956, having its registered Office at 'Akash Apartment', First Floor, Gopalpur, P.O. Asansol – 713304, P.S. Asansol (South), District Burdwan represented by its Director, **MR. BICHITRA RANJAN DAS** (PAN : ACUPD8323P) (Aadhaar No.4719 8820 4001) (Mobile No. 99030 42524), son of Late Brajendralal Das, by Faith Hindu, by occupation Business, resident of 434, Sarat Sarani, Olaichanditala, P.S. Chinsurah, P.O. Chinsurah, West Bengal – 712 103, authorized through a Board Resolution dated 15th day of January, 2021 (hereinafter referred to as "**the said ATTORNEY**") who through its agents has sufficient experience and knowledge in the work of Real Estate Development and Construction of Buildings and is capable of undertaking the Development of the said property and making Construction of the building/buildings; as our Manager, absolute authorized Agent and/or our true and lawful Attorney to look after manage, control and deal on our behalf all matters connected with the development of the said Property and construction and completion of the building(s) thereon and sale/disposal of the constructed units/spaces, and the said "**M/S. SATYAM CONSTRUCTION**

PRIVATE LIMITED" had also accepted such appointment on the terms and conditions more fully mentioned in such Agreement (hereinafter referred to as "**the said AGREEMENT**").

- S. Accordingly, the Developer/Builder i.e. the said Attorney has taken sanction of a B+G+4 Storied Building Plan with Lift facility from the Hooghly Chinsurah Municipality vide a Site Plan No. S/179 (2021-22) dated 28.08.2021 and building plan bearing Building Plan No. B/249 (2021-22) dated 09.10.2021.
- T. After sanctioning the building plan the OWNERS and the DEVELOPER discussed around the table regarding the settlement and demarcation of both the allocation and thereafter by virtue of mutual discussion between both the parties, the Allocation of both the OWNERS and the DEVELOPER have been settled and the same will be reflected in the supplementary agreement to be executed.

NOW KNOW YE BY THESE PRESENTS WE, the within-named **PRINCIPALS/ OWNERS**, doth hereby constitute and appoint the said **ATTORNEY** as the true and lawful attorney, agent of the **PRINCIPALS** in the name and on behalf of the **PRINCIPALS** and to do execute exercise and perform all or any of the following acts, deeds and things relating to the said Property in terms of the said Agreement, i.e. to say:

1. To look after, manage, sign and assist the work of all Developments, Constructions, Marketing, etc. in the said Project and if necessary in respect thereof shall also obtain on behalf of the **OWNERS** necessary permissions/sanctions from Municipality, Panchayet, Zilla Parishad, Panchayet & Rural Development, B.L.&L.R.O, S.D.L.&L.R.O, D.L.&L.R.O., Urban Land Ceiling Department, Microwave Division of the BSNL, West Bengal Fire and Emergency Services, Airport Authority of India, Land Acquisition Collector, West Bengal Police, Pollution Control Board, PWD and/or other Govt. Departments wherever and whenever required and shall be entitled to likewise apply for and obtain connections and utilities at the said

property from W.B.S.E.D.C.L, Kolkata Telephones, Irrigation Department, Pipe Line Gas and other Authorities and put new lines of drains, water connections and other communications and install new Lifts, Elevators, Escalators, Generators and other utilities and facilities upon obtaining all necessary permissions, licenses and sanctions for the use and enjoyment thereof by the occupiers in the said Building/Buildings, on such terms and conditions as may be deemed reasonable by the said **ATTORNEY**;

2. To defend the possession granted as above and maintain, manage the affairs of the said property and protect the same in all manners;
3. The said Attorney shall take over the task of Construction at the said property;
4. The said Attorney shall carry on the said Construction in a lawful manner and shall abide by and comply with all formalities, legalities and other matters and shall not violate Building Rules, Regulations and laws and shall follow and observe the usual rules, procedures and practices in construction of the new Building or Buildings including strict adherence to the said Sanctioned Building Plan and the said registered Development Agreement dated 12th February, 2021. The said Attorney shall always obtain necessary License(s)/ Permission(s)/Order(s) for storing the building materials on foot paths or outside the said Premises, if so required to be stored for time being;
5. The said Attorney will employ its expertise and experience and look after the said work of Project execution in good substantial and workman like manner;
6. To take all steps relating to the assessment of Municipal taxes and/or the annual valuations of the said property as mentioned in the schedule below and arrange for representation at all hearing and object to the assessments if unlawful or unreasonable or excessive and have the same finalized and completed;
7. To incur all rates, taxes, charges, expenses and other outgoings whatsoever (including panchayet/municipal rates and taxes, land revenue and other charges whatsoever) payable in respect of the said Property or the Building that may be constructed thereon or any part or parts thereof and receive refund of the excess

amounts, from the concerned authorities and to grant receipts and discharges in respect thereof;

8. To appoint and also to terminate the appointment of Architects, Engineers, Structural Engineers, MEP Consultant, Environmental Consultant, PHE Consultant, Drainage and Plumbing Engineers, Fire-Fighting consultants, Electrical Engineers and such other Consultants, Engineers or Agencies as may be necessary for developing the said Land / Property in such manner as the said Attorney may deem necessary and in appointing such Architects, Consultants etc. the said Attorney will be entitled to fix their fees and/or Consultation charges;

9. To appoint suitable number of Supervisors, Contractors, Workers or Labours that may be necessary for carrying out the work of Construction including but not limited to the appointment of Contractors for Civil Construction, Drainage, Plumbing, Interior and Exterior Decoration, Gardening / Landscaping, Electrification, Fire Fighting, Digging deep Tube-well, Sanitation and to enter into and sign the Agreements with them fixing the remuneration and agree to the detailed terms and conditions of work / duties and manner of payments as the Attorney think fit and proper;

10. To appoint various other types of persons e.g. experts, skilled and unskilled workers, directly or indirectly, for the development of the said property and construction of the buildings / constructions including swimming pool, if any, health club, if any, general club, if any, and other amenities, if any, and also appoint, if necessary, supervisor, caretakers, canteen operators, peons, operators, security guards, electricians and other necessary staff and employees and persons for managing the affairs of construction, possession and smoothly running and carrying out the developmental work and constructional activities at the said property;

11. To prepare, finalise, submit, modify, make addition, alteration and / or regularisation the building plans for development and construction of building(s) at the said property with the Hooghly Chinsurah Municipality and/or any other authority or

16. To apply for and obtain registration under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters] Act, 1993 and to obtain all licenses and permissions under the said Act as may be required for Construction of Building(s) at the said Property;
17. To purchase and acquire all good and standard quality of materials that may be required for the purpose of construction and to select the suppliers who will be supplying the materials at the rates to be fixed by the said Attorney and approve payment to the suppliers;
18. To insure and keep insured all or any Constructions Installations Utilities etc. at the said Property or any part thereof against loss or damage by Fire, Earthquake and/or other risks as be deemed necessary and/or desirable by the said **ATTORNEY**;
19. To negotiate for Sale, Rent, Assign, Leasing or otherwise Transfer of the Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces in the new Building or Buildings to be constructed at the said Property or any of them to the person or persons interested in owning, purchasing, taking on lease and/or otherwise acquiring the same together with or independent of or independently the land comprised in the said Property, or any of them at such consideration, premium, rent etc., and on such terms and conditions as the said Attorney may deem fit and proper and to receive all proceeds, consideration and other amounts there from and grant valid receipts and discharges which shall fully exonerate the person paying the same strictly in respect of Developer' Allocation only herein in respect said registered Development Agreement dated 12th February, 2021 mentioned herein above save and except common area and roof;
20. To enter into any contract, agreement for sale , right of occupancy user and/or enjoyment, to execute and register deed of conveyance, tenancy, lease with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas / saleable spaces and/or undivided share in the Land comprised only in the sale of the Developer' Allocation or part thereof for and on behalf of the said **OWNERS** and for that to sign execute and deliver all papers, agreements, deeds,

cancellations, documents, instruments and writings and do all acts deeds and things, including to make refunds and payments to them on any account whatsoever and also to deal with the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper strictly in respect of Developer' Allocation only in respect of the said registered Development Agreement dated 12th February, 2021 mentioned herein above;

21. To ask, demand, sue for, recover, realize and collect all monies, earnest monies, considerations, premiums, rent, construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc., which are or may be due payable/recoverable from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same strictly in respect of Developer' Allocation;
22. To enforce any covenant in any Agreement for Sale, Deed of conveyance or any other Agreement or Contract of transfer executed by the said **OWNERS** and/or by the said Attorney by virtue of the authorities hereby conferred, in favour of the person or persons interested in owning, purchasing, taking on lease and/or otherwise acquiring Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces in the new Building or Buildings to be constructed at the said Property strictly under Developer' Allocation in respect of the said registered Development Agreement dated 12th February, 2021 mentioned herein above and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others;
23. To negotiate and receive any sum of amount through cheque or cheques, cash, demand draft, banker's cheque or through any other mode of payment from the intending purchaser or purchasers any Earnest Money and/or Advance or Advances and also the balance purchase money in respect of sale of the said property strictly in Developer's allocation, and to give good, valid receipt duly signed by them on our behalf and discharge for the same which will protect the purchaser or purchasers;

24. To execute Agreement for Sale, Agreement for Tenancy, Leave and License Agreement, Agreement for Assignment and Transfer, Lease agreement in respect of the Developer's allocation of the said premises;
25. To sign and execute any Agreement/agreements, Deed of Conveyance, Deed of Assignment and all other deeds, instrument or documents for the purpose of transferring of the flat/unit/car parking etc. of Developer's allocation of the said premises to the intending purchaser or purchasers, assignee, donee as the attorney deem fit and proper;
26. To sign, execute and present for registration all deeds of conveyance / conveyances or agreement / agreements or declaration / declarations with respect to the Developer's allocation for selling in favour of the intending purchaser / purchasers before any registration office /offices according to agreement between the parties hereto in respect of the Developer allocation of the said premises;
27. To deliver possession and/or make over the constructed Flats / Units portions strictly under Developer' Allocation and issue letters of possession and to do all and everything that shall be necessary for completing all sales, transfers, leases or tenancies or otherwise;
28. To form and/or promote an Association, Co-operative Society, Limited Company for Maintenance of the Building(s) at the said Property and so long as the same is not formed, to do maintenance work and realize statutory taxes, impositions, surcharge expenses, maintenance charges fixed from time to time from the occupants for granting electricity, commercial facilities, water, lifts and other facilities to the occupants and to grant valid receipts in respect of the amounts so realized / received and to incur all costs in respect of such maintenance of the Building(s) / Premises there from;
29. To receive compensations and other moneys payable in respect of acquisition and/or requisition of the said Property or any of them or any part thereof or the Building or Buildings to be constructed on the said Property or any of them or any part thereof strictly in respect of Developer' Allocation;

30. To file complaints with the concerned Police Department / Magistrate other authorities for protecting the said Property and each of them and/or the Building(s) to be constructed thereon against all unlawful acts done by anybody and prosecute the same;

31. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations deeds, sale deeds, transfer deeds, lease deeds, nominations assignments, cancellation deeds, rectifications deeds, declarations, affidavits, applications, undertakings, indemnities and other documents strictly in respect of Developer's Allocation in respect of the registered Development Agreement dated 12th February, 2021 mentioned herein above;

32. To commence, prosecute, enforce, defend, answer and oppose all actions, suits, writs, appeals, revisions, and other legal proceedings and demands, civil, criminal or revenue, concerning the revaluation, renewal, modification and/or alteration of the plans and/or construction of building or buildings and/or obtaining of permissions, clearances, certificates etc., and/or concerning the said Land / Property and/or relating to the sale or transfer of the Flats, Units, Car Parking spaces or rights, Servants Quarters and other Constructed areas or Saleable spaces in the new Building or Buildings to be constructed at the said property strictly in respect of Developer's Allocation in respect of the said registered Development Agreement dated 12/Feb/2021 mentioned herein above and / or touching any of the matters in which the **OWNERS** in any way or manner now are or may hereafter be interested or concerned; And if thought fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action or proceedings as aforesaid before any Court or Tribunal, Civil or Criminal or Revenue, including the Municipal Tribunal Collector, Thika Controller etc.;

33. To sign, declare, verify and/or affirm any plaint, written statement, petition, application, consent petition, declarations, affidavit, undertakings, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in

any proceeding as the occasions shall require and/or as the said Attorney may think fit and proper;

34. To accept notices, summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons;

35. For better and more effectually exercising the powers and authorities aforesaid to retain, appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments;

36. To take loans and finance for development and construction of the said project from any financier, including bank, financial institution, or any other authority for the purpose of raising funds for successful completion of the project strictly in respect of the Developer' Allocation only in part or in full in respect of the said registered Development Agreement dated 12th February, 2021 mentioned herein above;

37. To appoint and terminate the appointment from time to time of any substitute or substitutes for exercising all or any of the authorities hereby conferred on the said Attorney AND to appoint all or any of its officers with the powers and authorities hereby conferred on the said attorney;

AND IN GENERAL to do all acts, things deeds etc in respect of the said property as also the development and construction thereof and/or the rights, authorities, benefits directly and or indirectly to and/or in relation to the said property and which we could do ourselves.

AND GENERALLY to do all acts deeds and things for better exercise of the authorities herein contained relating to the said Property or any part thereof and/or in the building to be constructed at the said Property which the Principals themselves could have lawfully done under their own hand and seal, if personally present

AND the Principals do and each of them doth hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney has lawfully done and or snail or cause to be done in or about the property aforesaid under these presents in terms of the said Agreement as our own acts, deeds and things as if done by us

personally AND that shall remain bound by the said acts, deeds and things as if done by us personally.

SCHEDULE OF THE ABOVE REFERRED TO
DESCRIPTION OF THE ENTIRE PROPERTY

ALL THAT piece and parcel of the land measuring more or less, 0.188 acres i.e. 11 Kottahs 5 Chittaks and 44 Sq. Ft (i.e. total 8,189 Sq. Ft. of land), being eastern part of Municipal Holding No. 568/494, Mahalla Balagarh, under the Hooghly Chinsurah Municipality within the limits of Ward No.3. of Hooghly Chinsurah Municipality, which is butted and bounded as follows:

Name of owners	Mouza	J.L. No.	P.S.	L.R. Khatian	L.R. Dag No.	Classification of land	Area as per Parcha (Acres)
Arpita Basu	Balagarh	8	Chinsurah	3722	2548	Bastu	0.062
Archita Basu	Balagarh	8	Chinsurah	3723	2548	Bastu	0.063
Arup Basu	Balagarh	8	Chinsurah	3724	2548	Bastu	0.063
TOTAL							0.188

ON THE NORTH : By L.R. Dag 2548 Land of Pratibandhi Kalyan Kendra

ON THE SOUTH : By L.R. Dag 2548 - 8' Passage

ON THE EAST : By L.R. Dag 2549/2553 (C.S.Dag 1193) Land of Nihar Kana Basu.

ON THE WEST : By L.R. Dag 2545 (R.S. Holding No. 192/1878) Land of Arpita Basu, Archita Basu and Arup asu & 16' H.C.M. Road

IN WITNESS WHEREOF We, the PRINCIPALS, herein have hereto signed this Power of Attorney on this the 7th day of February, Two Thousand Twenty-Two (2022).

WITNESSES:

1. Chandan Das,
Keota Colony No-1
Po-Sahaganj
Dt.-Hooghly.
Pin-712104

2. Sankar Das
28/1 Hindon Bazar
P.S. Shyamn,
Hansoh-71102

1. Anup Basu.

2. Arpita Basu.

3. Archita Basu.

SIGNATURE OF THE PRINCIPALS

Satyam Construction Pvt. Ltd.
Bismita Roy Das,
Director

SIGNATURE OF THE ATTORNEY

DRAFTED & PREPARED BY:
as per declaration in
documents by the parties.
K. C. Karmsker
Advocate
High Court, Calcutta
WB/8671/83.



SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
Anup Basu.						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
Anpita Basu.						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
Archita Basu.						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
Rishikesh Das.						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

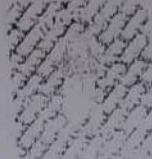
ARPITA BASU

AMIYA KUMAR BASU

17/06/1975
Permanent Account Number

ARVPB8376Q

Arpita Basu
Signature



Arpita Basu



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrollment No. : 0661/00371/01215

To
ARPITA BASU

26/09/2012

66
HINDUSTHAN PARK
SHARAT BOSE ROAD
Sarat Bose Road S.O
Sarat Bose Road, Kolkata,
West Bengal - 700029
9830431449



KA544653472FH

54465347



आपका आधार क्रमांक / Your Aadhaar No. :

5331 4099 9193

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



ARPITA BASU

Father : AMIYA KUMAR BASU

DOB: 17/06/1975

Female

5331 4099 9193



मेरा आधार, मेरी पहचान

Arpita Basu.



ভারতের নির্বাচন কমিশন
পরিচয় কার্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD
LXQ2667350



নির্বাচকের নাম : অর্পিতা বাসু

Elector's Name : Arpita Basu

পিতার নাম : অমিত কুমার বাসু

Father's Name : Amiya Kumar Basu

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : 17/06/1975
Date of Birth

Arpita Basu.

LXQ2667350

ঠিকানা:
০৬ হিন্দুস্তান পার্ক লেক কলকাতা ৭০০০২৯

Address:
66 HINDUSTHAN PARK LAKE Kolkata
700029

S. S. Saha

Date: 03/08/2007

১৪৯-রাস্‌বেহারী এভিনিউ নির্বাচন ক্ষেত্র নির্বাচন
নিবন্ধন অধিকারিকের স্বাক্ষরে অনুমতি

Facsimile Signature of the Electoral
Registration Officer for
149-Rashbehari Avenue Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় পৌঁছানোর আগেই নাম
আলাদা করে একটি নতুন পরিচয় কার্ডের আবেদন করতে
হবে।
In case of change in address mention the Card No.
in the relevant Form for including your name in the
list of the changed address and to obtain the card
with same number.

Arpita Basu.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARCHITA BASU

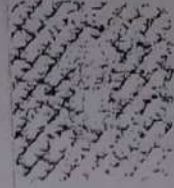
AMIYA KUMAR BASU

17/06/1975

Permanent Account Number

ARVPB8445L

Archita Basu
Signature



Archita Basu.



भारतीय विशिष्ट पहचान प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

Enrollment No. : 0661/00371/01213

To
 Archita Basu

22/09/2012

66
 HINDUSTHAN PARK
 SARAT BOSE ROAD
 Sarat Bose Road S.O
 Sarat Bose Road, Kolkata,
 West Bengal - 700029
 9830565135



KA550446390FH

55044639



आपका आधार क्रमांक / Your Aadhaar No. :

4955 7422 1939

मेरा आधार, मेरी पहचान



भारत सरकार
 Government of India



Archita Basu
 Father : AMIYA KUMAR BASU

DOB: 17/06/1975

Female

4955 7422 1939



मेरा आधार, मेरी पहचान

Archita Basu.



ভাৰতীয় নিৰ্বাচন কমিশ্বন
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

LXQ2667343



নিৰ্বাচকৰ নাম : অৰ্চিতা বাসু

Elector's Name : Archita Basu

নিৰ্বাচকৰ নাম : অমিয়া কুমাৰ বাসু

Father's Name : Amiya Kumar Basu

লিংগ / Sex : স্ত্ৰী / F

জন্ম তাৰিখ : 17/06/1975
 Date of Birth

Archita Basu .

LXQ2667343

ঠিকানা:
 66 হিন্দুস্তান পাৰ্ক লেক লেভেল কলকাতা 700029

Address:
 66 HINDUSTHAN PARK LAKE Kolkata
 700029

Signature

Date: 03/08/2007
 149-রাসবিহারী এভিনিউ নিৰ্বাচন ক্ষেত্ৰৰ নিৰ্বাচক
 নিৰ্বাচন আধিকাৰিকৰ স্বাক্ষৰৰ অনুমতি
 Facsimile Signature of the Electoral
 Registration Officer for
 149-Rashbehari Avenue Constituency

ঠিকানা পৰিৱৰ্তন হলে নতুন ঠিকনাৰ ভেটোৰ সৈতে এই নাম
 সোনা ও অফই নম্বৰৰ নতুন সঠিক পৰিচয়পত্ৰ গাৰ্ডাৰ
 কৰা নিৰ্বাচন ক্ষেত্ৰৰ এই পৰিচয়পত্ৰৰ নম্বৰটি উল্লেখ কৰিব।
 In case of change in address mention Old Card No.
 in the relevant Form for including your name in the
 list at the changed address and to obtain the card
 with same number.

Archita Basu .

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARUP BASU

AMIYA KUMAR BASU

11/11/1967

Permanent Account Number

AEJPB3066Q

Arup Basu

Signature



Arup Basu.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

ভানিকাত্তির আই ডি/Enrollment No.: 1040/19652/01700

To
অরুণ বাসু
ARUP BASU
66 HINDUSTHAN PARK
SARAT BOSE ROAD Sarat Bose Road S.O
Sarat Bose Road Kolkata
West Bengal 700029

15689332



MN156893324DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

5023 0457 3223

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



অরুণ বাসু
ARUP BASU
পিতা : অমিয়া কুমার বাসু
Father : AMIYA KUMAR BASU
জন্ম সাল / Year of Birth : 1967
পুরুষ / Male



5023 0457 3223

আধার - সাধারণ মানুষের অধিকার

Arup Basu



ভারতের নির্বাচন কমিশন
শুভিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
LXQ2667368



নির্বাচকের নাম : অরুণ বাসু

Elector's Name : Arup Basu

পিতার নাম : অমিয় কুমার বাসু

Father's Name : Amiya Kumar Basu

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ : 11/11/1967
Date of Birth

Arup Basu.

LXQ2667368

ঠিকানা:
66 হিন্দুস্থান পার্ক লেক কোলকাতা 700029

Address:
66 HINDUSTHAN PARK LAKE Kolkata
700029



Date: 03/08/2007
149-রাসবিহারী এভিনিউ কলকাতা জেলা নির্বাচন
নিবন্ধন আধিকারিকের কার্যালয় অসমুদ্রিত
Facsimile Signature of the Electoral
Registration Officer for
149-Rashbihari Avenue Constituency.

ঠিকানা পরিবর্তন হলে নতুন ঠিকানা উল্লেখ করে
ভোটার তালিকায় নাম পরিবর্তন প্রবেশ
করা নির্বাচন সূচীতে নাম পরিবর্তন প্রবেশ করা
In case of change in address mention the Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Arup Basu.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

SATYAM CONSTRUCTION PRIVATE
LIMITED

047012012

Permanent Account Number

AARCS3759E

04052012

Richard Roy - Dm

एआरसी 3759ई / आयकर विभाग / भारत सरकार
आयकर विभाग / आयकर विभाग
आयकर विभाग / आयकर विभाग
आयकर विभाग / आयकर विभाग
आयकर विभाग / आयकर विभाग

For more information, please contact
Income Tax PAN Services Unit, NSDL
3rd Floor, Sophisticated Chamber
85th Floor, Telephone Exchange
Bangalore, India - 560 045
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: info@nsdl.com

स्थाई लेखा संख्या

/PERMANENT ACCOUNT NUMBER



ACUPD8323P

नाम /NAME

BICHITRA RANJAN DAS

पिता का नाम /FATHER'S NAME

BRAJENDRALAL DAS

जन्म तिथि /DATE OF BIRTH

19-01-1955

हस्ताक्षर /SIGNATURE

Bichitra Ranjan Das

B. Das

आयकर आयुक्त, प.बं. 11

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

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
सहायक आयकर आयुक्त,
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

Bichitra Ranjan Das



ভারত সরকার
Government of India



বিচিত্র রঞ্জন দাস
Bichitra Ranjan Das
পিতা : ব্রজেন্দ্রলাল দাস
Father : Brajendralal Das
জন্মতারিখ / DOB : 19/01/1955
পুরুষ / Male



4719 8820 4001

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিনীত পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
434, শরত সরনী,
ওলাইচন্দীতলা, হুগলী চুচুড়া
(এম), হুগলী, হুগলী, পশ্চিমবঙ্গ,
712103

Address:
434, SHARAT SARANI,
OLAICHANDITALA, Hooghly
Chinsurah (M), Hooghly, Hooghly,
West Bengal, 712103

4719 8820 4001



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in



Duplicate

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

CHK2817906



নির্বাচকের নাম : বিচিত্র রঞ্জন দাস

Elector's Name : Bichitra Ranjan Das

পিতার নাম : ব্রজেন্দ্র লাল দাস

Father's Name : Brajendra Lal Das

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1956
Date of Birth : XX / XX / 1956

CHK2817906

ঠিকানা:
কৈলাশনগর, খপদী- হুগলি জেলা খপদী 712103

Address:
KAILASHNAGAR, HOOGLY,
CHINSURAH CHINSURAH HOOGLY
712103

Date: 08/03/2010
190-হুগলি নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুমতি
Facsimile Signature of the Electoral
Registration Officer for
190-Chunchura Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার নিবন্ধন নাম
ভোগা ও একই নথির নতুন সঠিক পরিচয়পত্র পাতার
খানা নিবন্ধন করবে এই পরিচয়পত্রের নথিটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

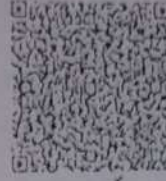
Bichitra Ranjan Das



ভারত সরকার
Government of India



নাম
Chandan Das
পিতা / পিতৃ নাম
Father Gouranga Das
জন্ম তারিখ / DOB 16/05/1970
পুরুষ / Male



5690 0371 5910

আধার - সাধারণ মানুষের অধিকার



ভারতীয় চিহ্নিতকরণ কর্তৃপক্ষ
Unique Identification Authority of India

ঠিকানা
নং কেতা গভি কলোনি, হুগলী
হুগলী (এম), হুগলী, পশ্চিমবঙ্গ,
পশ্চিমবঙ্গ 712104

Address
1 NO KEOTA GOVI COLONY,
Hooghly Chinsuran (M), Hooghly,
Sahaganj, West Bengal, 712104

5690 0371 5910



Chandan Das

Major Information of the Deed

I-1904-02063/2022	Date of Registration	07/02/2022
1904-8000398692/2022	Office where deed is registered	
03/02/2022 1:10:53 PM		1904-8000398692/2022
Applicant Name, Address S Dutta Baguiati, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 8240197802, Status : Advocate		
Additional Transaction		
[Deed] Sale, Development Power of Attorney after Registered Development Agreement		
Market Value		
SetForth value		Rs. 77,93,453/-
Stamp duty Paid(SD)		Registration Fee Paid
Rs. 100/- (Article:48(g))		Rs. 73/- (Article:E, M(a).)
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190400801/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Balagarh Main Rd, Mouza: Balagarh,
 Ward No: 3, Holding No:568/494 Pin Code : 712103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2548	LR-3722	Bastu	Bastu	0.062 Acre		25,70,181/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, . Project Name :

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Balagarh Main Rd, Mouza: Balagarh,
 Holding No:568/494 Pin Code : 712103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-2548	LR-3723	Bastu	Bastu	0.063 Acre		26,11,636/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, . Project Name :
L3	LR-2548	LR-3724	Bastu	Bastu	0.063 Acre		26,11,636/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, . Project Name :
TOTAL :					12.6Dec	0 /-	52,23,272 /-	
Grand Total :					18.8Dec	0 /-	77,93,453 /-	



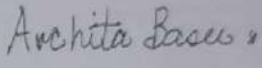
Personal Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr ARUP BASU Son of Late Amiya Kumar BASU Executed by: Self, Date of Execution: 07/02/2022 Admitted by: Self, Date of Admission: 07/02/2022 ,Place : Office			
	07/02/2022	LTI 07/02/2022	07/02/2022

66 Hindustan Park, Flat No: 1A, City:- Not Specified, P.O:- Gariahat, P.S:-Gariahat, District:-South
 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation:
 Professionals, Citizen of: India, PAN No.:: AExxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status
 :Individual, Executed by: Self, Date of Execution: 07/02/2022
 , Admitted by: Self, Date of Admission: 07/02/2022 ,Place : Office

2

Name	Photo	Finger Print	Signature
Ms ARCHITA BASU Daughter of Late Amiya Kumar BASU Executed by: Self, Date of Execution: 07/02/2022 , Admitted by: Self, Date of Admission: 07/02/2022 ,Place : Office			
	07/02/2022	LTI 07/02/2022	07/02/2022

66 Hindustan Park, Flat No: 1A, City:- Not Specified, P.O:- Gariahat, P.S:-Gariahat, District:-South
 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation:
 Service, Citizen of: India, PAN No.:: ARxxxxxx5L,Aadhaar No Not Provided by UIDAI, Status
 :Individual, Executed by: Self, Date of Execution: 07/02/2022
 , Admitted by: Self, Date of Admission: 07/02/2022 ,Place : Office

3

Name	Photo	Finger Print	Signature
Ms ARPITA BASU Daughter of Late Amiya Kumar BASU Executed by: Self, Date of Execution: 07/02/2022 , Admitted by: Self, Date of Admission: 07/02/2022 ,Place : Office			
	07/02/2022	LTI 07/02/2022	07/02/2022

66 Hindustan Park, Flat No: 1A,, City:- Not Specified, P.O:- Gariahat, P.S:-Gariahat, District:-South
 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation:
 Service, Citizen of: India, PAN No.:: ARxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status
 :Individual, Executed by: Self, Date of Execution: 07/02/2022
 , Admitted by: Self, Date of Admission: 07/02/2022 ,Place : Office

Key Details :



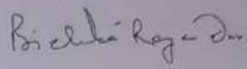
Name, Address, Photo, Finger print and Signature

SATYAM CONSTRUCTION PRIVATE LIMITED

'Akash Apartment', First Floor, Gopalpur, City:- Not Specified, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 , PAN No.:: AAxxxxxx9E, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	Mr Bichitra Ranjan Das (Presentant) Son of Late Brojendralal Das Date of Execution - 07/02/2022, , Admitted by: Self, Date of Admission: 07/02/2022, Place of Admission of Execution: Office	 Feb 7 2022 12:08PM	 LTI 07/02/2022	 07/02/2022
434, Sharat Sarani, Olaichinditala, City:- Not Specified, P.O:- Chinsurah, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3P, Aadhaar No: 47xxxxxxxx4001 Status : Representative, Representative of : SATYAM CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Chandan Das Son of Late Gouranga Das Keota Colony No 1, City:- Not Specified, P.O:- Sahaganj, P.S:-Magra, District:- Hooghly, West Bengal, India, PIN:- 712104			
	07/02/2022	07/02/2022	07/02/2022
Identifier Of Mr ARUP BASU, Ms ARCHITA BASU, Mr Bichitra Ranjan Das, Ms ARPITA BASU			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Ms ARPITA BASU	SATYAM CONSTRUCTION PRIVATE LIMITED-6.2 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Ms ARCHITA BASU	SATYAM CONSTRUCTION PRIVATE LIMITED-6.3 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr ARUP BASU	SATYAM CONSTRUCTION PRIVATE LIMITED-6.3 Dec

and Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Balagarh Main Rd, Mouza: Balagarh, ,
Holding No: 3, Holding No:568/494 Pin Code : 712103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2548, LR Khatian No:- 3722	Owner:অর্পিতা বসু, Gurdian:অমিয় কুমার, Address:লিজ , Classification:ডাঙ্গা, Area:0.06200000 Acre,	Owner Name not selected by applicant.

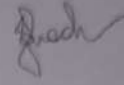
District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Balagarh Main Rd, Mouza: Balagarh, ,
Holding No:568/494 Pin Code : 712103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 2548, LR Khatian No:- 3723	Owner:অর্পিতা বসু, Gurdian:অমিয় কুমার, Address:কেওটা লাটবাগাল সাহাগল, Classification:ডাঙ্গা, Area:0.06300000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2548, LR Khatian No:- 3724	Owner:অবুল বসু, Gurdian:অমিয় কুমার, Address:কেওটা লাটবাগাল সাহাগল, Classification:ডাঙ্গা, Area:0.06300000 Acre,	Owner Name not selected by applicant.

In 04-02-2022

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 77,93,453/-



Srijani Ghosh
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 07-02-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:58 hrs on 07-02-2022, at the Office of the A.R.A. - IV KOLKATA by Mr Bichitra Ranjan Das .,

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

Execution is admitted on 07/02/2022 by 1. Mr ARUP BASU, Son of Late Amiya Kumar BASU, 66 Hindustan Park, Flat No: 1A, P.O: Gariahat, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Professionals, 2. Ms ARCHITA BASU, Daughter of Late Amiya Kumar BASU, 66 Hindustan Park, Flat No: 1A, P.O: Gariahat, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service, 3. Ms ARPITA BASU, Daughter of Late Amiya Kumar BASU, 66 Hindustan Park, Flat No: 1A,, P.O: Gariahat, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service

Indetified by Mr Chandan Das, , , Son of Late Gouranga Das, Keota Colony No 1, P.O: Sahaganj, Thana: Magra, , Hooghly, WEST BENGAL, India, PIN - 712104, by caste Hindu, by profession Others

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

Execution is admitted on 07-02-2022 by Mr Bichitra Ranjan Das, DIRECTOR, SATYAM CONSTRUCTION PRIVATE LIMITED, 'Akash Apartment', First Floor, Gopalpur, City:- Not Specified, P.O:- Asansol, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304

Indetified by Mr Chandan Das, , , Son of Late Gouranga Das, Keota Colony No 1, P.O: Sahaganj, Thana: Magra, , Hooghly, WEST BENGAL, India, PIN - 712104, by caste Hindu, by profession Others

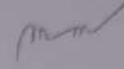
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- , I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

Stamp: Type: Impressed, Serial no 51901, Amount: Rs.100/-, Date of Purchase: 02/02/2022, Vendor name: S
Chanda



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 189760 to 189802

being No 190402063 for the year 2022.



mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.02.08 10:26:17 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/02/08 10:26:17 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)