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00029/24



15/12/23

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/3069892/23

AK 499379

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this document.

*Banan*

Additional District Sub-Registrar  
Rajarhat New Town, North 24-Pgs.

02 JAN 2024

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

KNOW ALL MEN BY THESE PRESENTS We, 1) SMT. JAYA CHATTERJEE, (PAN - ARNPC8308H), (Aadhaar No. 5119 9285 7886), Wife of Sri Krishna Das Chatterjee and Daughter of Late Sambhunath Banerjee, residing at Sri Arabinda Sarani, P.O - Hatkhola, P. S. - Shyampukur, Kolkata - 700005, Occupation - House Wife, (2) SRI DEBASISH BANERJEE (PAN - BWFPB6878R), (Aadhaar No. 3645 4669 1033), son of Late Sambhu Nath Banerjee, residing at Reckjoani, P.O. & P.S. - Rajarhat, Kolkata - 700135, in the

To be contd .....p/2

1631 11/12-2023 100/-  
Debasish Banerjee  
Reckjawai, Rajarhat, Kol-135

Debasish Banerjee  
Reckjawai, Rajarhat, Kol-135

17 NOV 2023

998000

Tan Chatterjee



10492

Tan Chatterjee



10493

Debasish Banerjee



10494

Dolly Mukherjee



10495

Mallika Banerjee



Regional District Sub-Registrar,  
Rajarhat New Town, North 24-Pgs

14 DEC 2023

(2)

District of North 24 Parganas, State - West Bengal, Occupation - Business, (3) SMT. DOLLY MUKHERJEE, (PAN - BXXPM4021J), (Aadhaar No. 3186 7067 8035), Wife of Sri Subhendu Mukherjee, residing at Reckjoani, P.O. & P.S. - Rajarhat, Kolkata - 700135, in the District of North 24 Parganas, State - West Bengal, Occupation - House Wife, (4) MALLIKA BANERJEE, (PAN - DPDPB5551Q), (Aadhaar No. 9435 6575 5266), Daughter of Late Sambhunath Banerjee, residing at Reckjoani, P.O. & P.S. - Rajarhat, Kolkata - 700135, in the District of North 24 Parganas, State - West Bengal, Occupation - House Wife, hereinafter collectively called and referred to as the "LAND OWNER/PRINCIPAL/EXECUTANT" do hereby nominate, constitute and appoint 1) SRI ARUP BOSE alias ARUP BASU, (PAN - AKCPB8183H), (Aadhaar No. - 9487 3841 6049), son of Late Indu Bhusan Basu and 2) SRI SUSANTA HAJRA, (PAN - ABVPH6662F), (Aadhaar No. - 9731 9430 3515), son of Late Surendra Nath Hajra, both are residing at Kanjialpara, P.O. & P.S. - Rajarhat, in the District of North 24 Parganas, Kolkata - 700135, State - West Bengal, both are by faith - Hindu, by Nationality - Indian, by occupation - Business, Partners of "M/S BASU AND HAJRA BUILDERS" (PAN - AAHFB5060E), a Partnership Firm having its registered office at Kanjialpara, K.C. Paul Apartment, P.O. & P.S. - Rajarhat, Kolkata - 700135, State - West Bengal, hereinafter called as the Power of Attorney Holder, as our true, authorised and lawful Attorney for our in our name on our behalf and to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

WHEREAS We, Smt. Jaya Chatterjee, Sri Debasish Banerjee, Smt. Dolly Mukherjee and Mallika Banerjee (Principal Nos. 1 to 4 herein) are the absolute owners of Bastu land measuring an area of 02.14 (Two point One Four) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No.

To be contd .....p/3

(3)

8178, measuring an area of 02.14 (Two point One Four) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 8177, measuring an area of 02.14 (Two point One Four) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 8179, measuring an area of 02.12 (Two point One Two) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 8180, measuring an area of 0.468 (point Four Six Eight) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 8178, measuring an area of 0.468 (point Four Six Eight) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 8177, measuring an area of 0.4695 (point Four Six Nine Five) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 8179, measuring an area of 0.4695 (point Four Six Nine Five) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 8180, measuring an area of 0.7512 (point Seven Five One Two) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 8178, measuring an area of 0.7512 (point Seven Five One Two) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 8177, measuring an area of 0.7488 (point Seven Four Eight Eight) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 8179, measuring an area of 0.7488 (point Seven Four Eight Eight) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 8180, under Sabek Khatian No. 1318, R.S. Khatian No. 1467, total measuring an area 13.415 (Thirteen point Four One Five) Decimals more or less, with 750 Square Feet Cemented Floor residential Pucca one storied structure, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District of North 24

To be contd .....p/4

(4)

Parganas. The original land lord which is the Government of West Bengal represented by the Collector of the North 24 Parganas.

<u>Land Owner</u>	<u>R.S. &amp; L.R.</u>	<u>L.R.</u>	<u>Area</u>
<u>Name</u>	<u>Dag No.</u>	<u>Khatian No.</u>	<u>Decimals</u>
Jaya Chatterjee	1313	8178	02.14
Debasish Banerjee	1313	8177	02.14
Dolly Mukherjee	1313	8179	02.14
Mallika Banerjee	1313	8180	02.12
Jaya Chatterjee	1313/1815	8178	0.468
Debasish Banerjee	1313/1815	8177	0.468
Dolly Mukherjee	1313/1815	8179	0.4695
Mallika Banerjee	1313/1815	8180	0.4695
Jaya Chatterjee	1312	8178	0.7512
Debasish Banerjee	1312	8177	0.7512
Dolly Mukherjee	1312	8179	0.7488
Mallika Banerjee	1312	8180	0.7488

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Total area of land 13.415 (Thirteen point Four One Five) Decimals.

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AND WHEREAS We, Smt. Jaya Chatterjee, Sri Debasish Banerjee, Smt. Dolly Mukherjee and Mallika Banerjee (Principal Nos. 1 to 4 herein) entered into a registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by our with the said "M/S BASU AND HAJRA BUILDERS" (PAN - AAHFB5060E), a Partnership Firm having its registered office at Kanjialpara, K.C. Paul Apartment, P.O. & P.S. - Rajarhat, Kolkata - 700135, represented by its partners namely 1) SRI

To be contd .....p/5

(5)

ARUP BOSE alias ARUP BASU, (PAN - AKCPB8183H), (Aadhaar No. - 9487 3841 6049), son of Late Indu Bhusan Basu and 2) SRI SUSANTA HAJRA, (PAN - ABVPH6662F), (Aadhaar No. - 9731 9430 3515), son of Late Surendra Nath Hajra, both are residing at Kanjialpara, P.O. & P.S. - Rajarhat, in the District of North 24 Parganas, Kolkata - 700135, State - West Bengal, both are by faith - Hindu, by Nationality - Indian, by occupation - Business. The said **Development Agreement** executed and submitted dated on 25.11.2022 and registered dated on 01.12.2022 in the office of A.D.S.R. Rajarhat and recorded as Book No. I, Volume No. 1523-2022 Pages 728377 to 728430 and Deed No. 152319246 for the year 2022 and registered a **Supplementary Development Agreement** executed and submitted dated on 06.12.2023 registered dated on 13.12.2023, in the office of A.D.S.R. Rajarhat and recorded as Query No. 2002948880/2023 and Deed No. 152318271 for the year 2023.

AND WHEREAS referencing the above Registered Agreement for Development and for smooth development work, we, the Principals/Executant/Land Owners appointing the SAID ATTORNEY HOLDER as our true authorised and lawful attorney for our name and on our behalf to do exercise and perform all and every or any or the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Rajarhat Bishnupur 1 No. Gram Panchayet, W.B.S.E.D.C.L/CESC Ltd., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar and before all other statutory and local bodies as and when necessary for the purpose of construction of new buildings and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and

To be contd .....p/6

(6)

sale of Flats, Covered Car Parking Spaces & Open Car Parking Spaces of Developer's Allocation.

2. To apply, obtain electricity, Gas, Water, Sewerage orders and permission from the necessary authorities as to expedient for sanction, modification and/or alteration 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, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.

3. To manage and maintain the said premises including the buildings to be constructed thereon.

4. To sign, verify and file application, forms, building plans and revised building plans for multi storied buildings, deeds, documents and papers in respect of our said premises before Rajarhat Bishnupur 1 No. Gram Panchayet or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of buildings over and above the said premises.

5. To pay all Panchayet/Municipal and other Statutory Taxes, Rates and Charges in respect of the said land premises on our behalf and in our name as and when the same will become due and payable.

6. To enter in to any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and/or any other instrument and Deed and documents in respect of sale of Flats, units and or Covered Car Parking Spaces or Open Car Parking Spaces within Developer's Allocation Portion in the said new buildings in favour of in intending purchaser or purchasers in therms of the said Registered Development Agreement. To take finance/loan in their names or in the name of intending Purchaser or Purchasers from any financial concern by depositing and mortgaging Flat/

To be contd .....p/7

(7)

Flats/Covered Car Parking Space/Open Car Parking Spaces from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and or Deed of Conveyance and or any other instruments and documents in respect of sale of Flats, Units and or Cover Car Parking Space in the said new buildings in favour of the intending purchasers relating to Developer's Allocation as per said Registered Development Agreement. To execute deed of amalgamation with neighbour's plot of land of the schedule property, Developer should made by the consent with the land owners.

7. To receive the consideration money in cash or by Cheque/Draft from the intending Purchaser or Purchasers for booking of Flats and Covered Car Parking Spaces, Open Car Parking Space or units relating to Developer's Allocation Portion and to grant receipts thereof and to give full discharge to the Purchaser or Purchasers as our lawful representatives.

8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact of sale of Flats/units, Covered Car Parking Space & Open Car Parking Space within the Developer's Allocation Portion.

9. To instruct the Advocate/Lawyer for preparing and or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Registered Development Agreement, as may be necessary for the purpose for sale of the Flats/units, Covered Car Parking Space & & Open Car Parking Space in the said buildings relating to Developer's Allocation Portion in our said premises.

10. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vokatnama, Warrant of Attorney, Memo of Appeal or any other

To be contd .....p/8



(8)

documents or papers in any proceedings relating to our said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreement for Sale/Deed of Conveyance in favour of any intending purchasers related to Developer's Allocation portion only according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us.

13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.

14. The Attorney will do the aforesaid acts, deeds, and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development and herein before stated and to appear and represent us before all concerned authorities having jurisdiction over my said premises and to sign, execute and submit papers and documents relating thereon.

AND GENERALLY to act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as We could do and personally present.

AND We hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.

To be contd .....p/9

(9)

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring an area of 02.14 (Two point One Four) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 8178, measuring an area of 02.14 (Two point One Four) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 8177, measuring an area of 02.14 (Two point One Four) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 8179, measuring an area of 02.12 (Two point One Two) Decimals of land in R.S. & L.R. Dag No. 1313, under L.R. Khatian No. 8180, measuring an area of 0.468 (point Four Six Eight) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 8178, measuring an area of 0.468 (point Four Six Eight) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 8177, measuring an area of 0.4695 (point Four Six Nine Five) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 8179, measuring an area of 0.4695 (point Four Six Nine Five) Decimals of land in R.S. & L.R. Dag No. 1313/1815, under L.R. Khatian No. 8180, measuring an area of 0.7512 (point Seven Five One Two) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 8178, measuring an area of 0.7512 (point Seven Five One Two) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 8177, measuring an area of 0.7488 (point Seven Four Eight Eight) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 8179, measuring an area of 0.7488 (point Seven Four Eight Eight) Decimals of land in R.S. & L.R. Dag No. 1312, under L.R. Khatian No. 8180, under Sabek Khatian No. 1318, R.S. Khatian No. 1467, total measuring an area 13.415 (Thirteen point Four One Five) Decimals more or less, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198,

To be contd .....p/10

(10)

Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District of North 24 Parganas. The original land lord which is the Government of West Bengal represented by the Collector of the North 24 Parganas.

<u>Land Owner</u>	<u>R.S. &amp; L.R.</u>	<u>L.R.</u>	<u>Area</u>
<u>Name</u>	<u>Dag No.</u>	<u>Khatian No.</u>	<u>Decimals</u>
Jaya Chatterjee	1313	8178	02.14
Debasish Banerjee	1313	8177	02.14
Dolly Mukherjee	1313	8179	02.14
Mallika Banerjee	1313	8180	02.12
Jaya Chatterjee	1313/1815	8178	0.468
Debasish Banerjee	1313/1815	8177	0.468
Dolly Mukherjee	1313/1815	8179	0.4695
Mallika Banerjee	1313/1815	8180	0.4695
Jaya Chatterjee	1312	8178	0.7512
Debasish Banerjee	1312	8177	0.7512
Dolly Mukherjee	1312	8179	0.7488
Mallika Banerjee	1312	8180	0.7488

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Total area of land 13.415 (Thirteen point Four One Five) Decimals.

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The Property Butted and Bounded by

ON THE NORTH : R.S. & L.R. Dag No. 1313.  
ON THE SOUTH : R.S. & L.R. Dag No. 1313.  
ON THE EAST : R.S. & L.R. Dag No. 1310 & 1311.  
ON THE WEST : 25' Feet wide Panchayet Road.

To be contd .....p/11

(11)

IN WITNESS WHEREOF We, the Principal/Executant and Attorney hereto have set and subscribed our respective hands and seals on this 14<sup>th</sup> day of December in the year of 2023.

SIGNED SEALED AND DELIVERED

IN PRESENT OF WITNESSES :-

*Pran. Chatterjee*  
*Debesish Banerjee*  
*Dally Mukherjee*  
*Mallik Banerjee*

-----  
Signature of the Principals/Executant

Basu & Hajra Builders Basu & Hajra Builders  
*Amr Bose @ Amr Basu* *Susanta Das*  
Partner Partner

-----  
Signature of the Attorney

Drafted, Read and Explained by:

WITNESSES

*Rani Kana Das*  
**Rani Kana Das**  
Advocate  
En No. - 708/707/90  
Barasat Judges' Court  
Barasat, North 24 Parganas  
Computer by:

*Timirbaran Mandal*  
Timirbaran Mandal

Kanjial Para, Rajarhat.

1. *Timirbaran Mandal*  
*Kanjialpara, Rajarhat*  
*Kolkata - 700135*
2. *Roanab Mr. Roychoudi*  
*Reckjoani, Rajarhat*  
*Kol - 135*

# DISTRICT OF NORTH 24 PARGANAS

## FINGER PRINT'S FORM

Name SMT. JAYA CHATTERJEE

Presentant/Claimant



*Jaya Chatterjee*

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Jaya Chatterjee*

Name SRI DEBASISH BANERJEE

Presentant/Claimant



*Debasish Banerjee*

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Debasish Banerjee*

# DISTRICT OF NORTH 24 PARGANAS

## FINGER PRINT'S FORM

Name SMT. DOLLY MUKHERJEE

Presentant/Claimant



LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature Dolly Mukherjee

Name MALLIKA BANERJEE

Presentant/Claimant



LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature Mallika Banerjee

# DISTRICT OF NORTH 24 PARGANAS

## FINGER PRINT'S FORM

Name SRI ARUP BOSE alias ARUP BASU

Presentant/Claimant



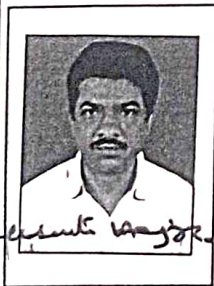
LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature Arup Bose @ Arup Basu

Name SRI SUSANTA HAJRA

Presentant/Claimant



LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature Susanta Hajra

# DISTRICT OF NORTH 24 PARGANAS

## FINGER PRINT'S FORM

Name .....

Presentant/Claimant



LEFT HAND				
Little	Ring	Middle	Fore	Thurnb

Identified  
by me

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature Timirbasan Mandal

Name .....

Presentant/Claimant



LEFT HAND				
Little	Ring	Middle	Fore	Thumb
		.		

RIGHT HAND				
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Signature .....



### Major Information of the Deed

Deed No :	I-1523-00029/2024	Date of Registration	02/01/2024
Query No / Year	1523-8003069892/2023	Office where deed is registered	
Query Date	13/12/2023 2:14:56 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	TIMIRBARAN MONDAL KANJIALPARA, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9830668849, Status : Solicitor firm		
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. 13/-	Rs. 83,68,299/-		
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]:- 152318271/2023		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1313	LR-8178	Bastu	Bastu	2.14 Dec	1/-	13,39,782/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1313	LR-8177	Bastu	Bastu	2.14 Dec	1/-	13,39,782/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1313	LR-8179	Bastu	Bastu	2.14 Dec	1/-	13,39,782/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1313	LR-8180	Bastu	Bastu	2.12 Dec	1/-	13,27,261/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1313/1815	LR-8178	Bastu	Bastu	0.468 Dec	1/-	2,92,999/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-1313/1815	LR-8177	Bastu	Bastu	0.468 Dec	1/-	2,92,999/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :

L7	LR-1313/1815	LR-8179	Bastu	Bastu	0.4695 Dec	1/-	2,93,938/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-1313/1815	LR-8180	Bastu	Bastu	0.4695 Dec	1/-	2,93,938/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-1312	LR-8178	Bastu	Pukur	0.7512 Dec	1/-	3,35,929/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L10	LR-1312	LR-8177	Bastu	Pukur	0.7512 Dec	1/-	3,35,929/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L11	LR-1312	LR-8179	Bastu	Pukur	0.7488 Dec	1/-	3,34,855/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L12	LR-1312	LR-8180	Bastu	Pukur	0.7488 Dec	1/-	3,34,855/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					13.415Dec	12 /-	78,62,049 /-	
Grand Total :					13.415Dec	12 /-	78,62,049 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8	750 Sq Ft.	1/-	5,06,250/-	Structure Type: Structure
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		750 sq ft	1 /-	5,06,250 /-	

## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>JAYA CHATTERJEE (Presentant )</b>  Wife of KRISHNA DAS CHATTERJEE SRI ARABINDA SARANI, City:- Not Specified, P.O:- HATKHOLA, P.S:- Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARxxxxxx8H, Aadhaar No: 51xxxxxxx7886, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023  , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2023  , Admitted by: Self, Date of Admssion: 14/12/2023 ,Place : Pvt. Residence</p>
2	<p><b>DEBASISH BANERJEE</b>  Son of Late SAMBHU NATH BANERJEE RECKJOANI, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District -North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BWxxxxxx8R, Aadhaar No: 36xxxxxxx1033, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023  , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2023  , Admitted by: Self, Date of Admssion: 14/12/2023 ,Place : Pvt. Residence</p>
3	<p><b>DOLLY MUKHERJEE</b>  Wife of SUBHENDU MUKHERJEE RECKJOANI, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BXxxxxxx1J, Aadhaar No: 31xxxxxxx8035, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023  , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2023  , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence</p>
4	<p><b>MALLIKA BANERJEE</b>  Daughter of Late SAMBHUNATH BANERJEE RECKJOANI, City:- Not Specified, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DPxxxxxx1Q, Aadhaar No: 94xxxxxxx5266, Status :Individual, Executed by: Self, Date of Execution: 14/12/2023  , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2023  , Admitted by: Self, Date of Admission: 14/12/2023 ,Place : Pvt. Residence</p>

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>BASU AND HAJRA BUILDERS</b>  KANJIALPARA, K.C PAUL APARTMENT, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>ARUP BOSE, (Allas Name: ARUP BASU)</b>  Son of Late INDU BHUSAN BASU KANJIALPARA, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx3H, Aadhaar No: 94xxxxxxx6049 Status : Representative, Representative of : BASU AND HAJRA BUILDERS (as PARTNER)</p>

2 SUSANTA HAJRA

Son of Late SURENDRA NATH HAJRA KAJIALPARA, City:- Not Specified, P.O:- RAJARHAT, P.S:-  
Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu,  
Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx2F, Aadhaar No: 97xxxxxxxx3515 Status :  
Representative, Representative of : BASU AND HAJRA BUILDERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TIMIRBARAN MANDAL Son of Mr GURUDAS MANDAL KANJIALPARA, City:- , P.O:- RAJARHAT, P.S.-Rajarhat, District:-North 24- Parganas, West Bengal, India, PIN:- 700135			

Identifier Of JAYA CHATTERJEE, DEBASISH BANERJEE, DOLLY MUKHERJEE, MALLIKA BANERJEE, ARUP  
BOSE, SUSANTA HAJRA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	JAYA CHATTERJEE	BASU AND HAJRA BUILDERS-2.14 Dec

**Transfer of property for L10**

Sl.No	From	To. with area (Name-Area)
1	DEBASISH BANERJEE	BASU AND HAJRA BUILDERS-0.7512 Dec

**Transfer of property for L11**

Sl.No	From	To. with area (Name-Area)
1	DOLLY MUKHERJEE	BASU AND HAJRA BUILDERS-0.7488 Dec

**Transfer of property for L12**

Sl.No	From	To. with area (Name-Area)
1	MALLIKA BANERJEE	BASU AND HAJRA BUILDERS-0.7488 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	DEBASISH BANERJEE	BASU AND HAJRA BUILDERS-2.14 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	DOLLY MUKHERJEE	BASU AND HAJRA BUILDERS-2.14 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	MALLIKA BANERJEE	BASU AND HAJRA BUILDERS-2.12 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	JAYA CHATTERJEE	BASU AND HAJRA BUILDERS-0.468 Dec

**Transfer of property for L6**

Sl.No	From	To. with area (Name-Area)
1	DEBASISH BANERJEE	BASU AND HAJRA BUILDERS-0.468 Dec

**Transfer of property for L7**

Sl.No	From	To. with area (Name-Area)
1	DOLLY MUKHERJEE	BASU AND HAJRA BUILDERS-0.4695 Dec

**Transfer of property for L8**

Sl.No	From	To. with area (Name-Area)
1	MALLIKA BANERJEE	BASU AND HAJRA BUILDERS-0.4695 Dec

**Transfer of property for L9**

Sl.No	From	To. with area (Name-Area)
1	JAYA CHATTERJEE	BASU AND HAJRA BUILDERS-0.7512 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	JAYA CHATTERJEE	BASU AND HAJRA BUILDERS-187.50000000 Sq Ft
2	DEBASISH BANERJEE	BASU AND HAJRA BUILDERS-187.50000000 Sq Ft
3	DOLLY MUKHERJEE	BASU AND HAJRA BUILDERS-187.50000000 Sq Ft
4	MALLIKA BANERJEE	BASU AND HAJRA BUILDERS-187.50000000 Sq Ft

## Land Details as per Land Record

District North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rokjoyani, Pin Code: 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 1313, LR Khatian No:- 8178	Owner: জয়া চাটাজী, Gurdian: কৃষ্ণদাস চাটাজী, Address: নিজ , Classification: বাগান, Area: 0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1313, LR Khatian No:- 8177	Owner: দেবানীষ বানার্জী, Gurdian: মৃত শম্ভুনাথ, Address: নিজ , Classification: বাগান, Area: 0.03000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1313, LR Khatian No:- 8179	Owner: ডপি মুখার্জী, Gurdian: সুব্রহ্মণ্য , Address: নিজ , Classification: বাগান, Area: 0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1313, LR Khatian No:- 8180	Owner: মনিকা বানার্জী, Gurdian: মৃত শম্ভুনাথ, Address: নিজ , Classification: বাগান, Area: 0.02000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1313/1815, LR Khatian No:- 8178	Owner: জয়া চাটাজী, Gurdian: কৃষ্ণদাস চাটাজী, Address: নিজ , Classification: বাগ, Area: 0.02000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 1313/1815, LR Khatian No:- 8177	Owner: দেবানীষ বানার্জী, Gurdian: মৃত শম্ভুনাথ, Address: নিজ , Classification: বাগ, Area: 0.03000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 1313/1815, LR Khatian No:- 8179	Owner: ডপি মুখার্জী, Gurdian: সুব্রহ্মণ্য , Address: নিজ , Classification: বাগ, Area: 0.01000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 1313/1815, LR Khatian No:- 8180	Owner: মনিকা বানার্জী, Gurdian: মৃত শম্ভুনাথ, Address: নিজ , Classification: বাগ, Area: 0.01000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 1312, LR Khatian No:- 8178	Owner: জয়া চাটাজী, Gurdian: কৃষ্ণদাস চাটাজী, Address: নিজ , Classification: পুকুর, Area: 0.01000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 1312, LR Khatian No:- 8177	Owner: দেবানীষ বানার্জী, Gurdian: মৃত শম্ভুনাথ, Address: নিজ , Classification: পুকুর, Area: 0.01000000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 1312, LR Khatian No:- 8179	Owner: ডপি মুখার্জী, Gurdian: সুব্রহ্মণ্য , Address: নিজ , Classification: পুকুর, Area: 0.01000000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 1312, LR Khatian No:- 8180	Owner: মনিকা বানার্জী, Gurdian: মৃত শম্ভুনাথ, Address: নিজ , Classification: পুকুর, Area: 0.01000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152300029 / 2024

On 13-12-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 83,68,299/-

*Basak*

Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 14-12-2023

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

Presented for registration at 16:14 hrs on 14-12-2023, at the Private residence by JAYA CHATTERJEE, one of the Executants.

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

Execution is admitted on 14/12/2023 by 1. JAYA CHATTERJEE, Wife of KRISHNA DAS CHATTERJEE, SRI ARABINDA SARANI, P.O: HATKHOLA, Thana: Shyampukur, , Kolkata, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession House wife, 2. DEBASISH BANERJEE, Son of Late SAMBHU NATH BANERJEE, RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 3. DOLLY MUKHERJEE, Wife of SUBHENDU MUKHERJEE, RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 4. MALLIKA BANERJEE, Daughter of Late SAMBHUNATH BANERJEE, RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife  
Indetified by Mr TIMIRBARAN MANDAL, , Son of Mr GURUDAS MANDAL, KANJIALPARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 14-12-2023 by ARUP BOSE, , ARUP BASU PARTNER, BASU AND HAJRA BUILDERS, KANJIALPARA, K.C PAUL APARTMENT, City:- Not Specified, P.O:- RAJARHAT; P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Mr TIMIRBARAN MANDAL, , Son of Mr GURUDAS MANDAL, KANJIALPARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 14-12-2023 by SUSANTA HAJRA, PARTNER, BASU AND HAJRA BUILDERS, KANJIALPARA, K.C PAUL APARTMENT, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Mr TIMIRBARAN MANDAL, , Son of Mr GURUDAS MANDAL, KANJIALPARA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

*Basak*

Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 02-01-2024

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1631, Amount: Rs.100.00/-, Date of Purchase: 11/12/2023, Vendor name: Mita Dutta

*Sanjoy Basak*

Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal



State of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2024, Page from 11658 to 11684  
being No 152300029 for the year 2024.



*Sanjoy Basak*

Digitally signed by SANJOY BASAK  
Date: 2024.01.09 15:55:27 +05:30  
Reason: Digital Signing of Deed.

(Sanjoy Basak) 09/01/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.