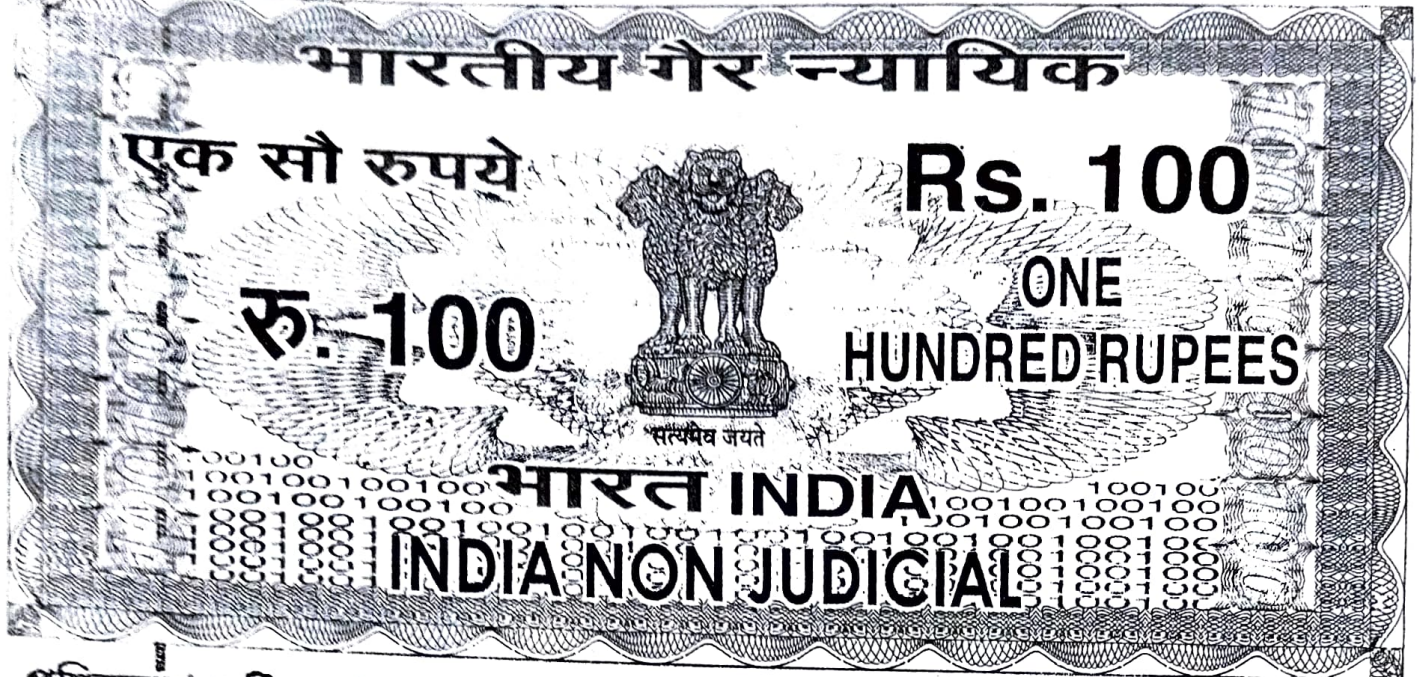


3427/22

T - 3396/2022



पश्चिम बंगाल WEST BENGAL

AM 149853

8/24/2022

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

3
Addl. District Sub-Registrar
Bidhannagar (Salt Lake City)

17 AUG 2022

SUPPLEMENTARY DEVELOPMENT
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I SMT. SHANTI DEVI SAHA having PAN OPUPS1811G, AADHAR NO. 9448 4364 9283 wife of Late Lalan Prasad Saha, by faith Hindu, by occupation house wife, by Nationality Indian Citizen, residing at Anandalok 1st Lane, Rajarhat, Gopalpur, P.O. Gopalpur, P.S. Airport, North 24 Parganas, PIN- 700136 hereinafter called the Land Owner had already appointed, nominated,

33564
DATE 16 AUG 2022
SOLD TO Dipika Banerjee (Adv)
ADDRESS H. C.
RS. 100/-
CODE NO. (1087)
LICENCED NO.
20 & 20A / 1973
ANJUSHREE BANERJEE
L. S. VENDOR (Q.S.)
HIGH COURT, KOLKATA 700 001

16 AUG 2022

Rajashri Bhattacharya (Advocate)
D/o, Ranjan Bhattacharya
64/1/25 - A Belgachia road
Kolkata - 700037

21



Additional District Registrar
Bhattacharya (Sail Lake City)

17 AUG 2022

constituted **MANASH RANJAN ROY**, PAN AENPRI1456G, AADHAR 2680 0817 1093, Son of Late Ganesh Chandra Roy, Nationality Indian, by faith Hindu, by occupation Business, proprietor of **M/S PRESTIGE**, having its office at P- 96, Lake Town, Block- B, Kolkata- 700089, as my lawful and true Attorney by way of a registered Power of Attorney executed on 15th February 2022, registered in the office of the Additional District Sub Registrar at Bidhannagar, in Book no. I, Volume no. 1504 - 2022, Pages from 39394 to 39426, Being no. 703 of 2022 in respect of my total land, being 7 Cottah 9 Chittak 5 sq. ft., as described in Schedule C in the said Power of Attorney (hereinafter also referred to as the said Power of Attorney and / or Power of Attorney dated 15th February 2022).

WHEREAS the said Power of Attorney was executed pursuant to a Development Agreement dated 15th February 2022, which was registered in the office of the Additional District Sub Registrar at Bidhannagar, in Book no. I, Volume no. 1504 - 2022, Pages from 39282 to 39331, Being no. 700 of 2022 (hereinafter also referred to as the said Development Agreement).

AND WHEREAS out of the said total land of 7 Cottah 9 Chittak 5 sq. ft., I was already the Owner of 5 Cottah 13 Chittak 38 sq ft of land lying and

situate at Mouza - Gopalpur, J.L. no. 02, R.S. no. 140, R.S and L.R. Dag no. 2813 (P) as described in Schedule A of the said Development Agreement and Power of Attorney dated 15th February 2022.

AND WHEREAS in respect of the rest adjacent land admeasuring about 1 Cottah 11 Chittak 12 sq ft land which is supposed to be described in Schedule B of the said Development Agreement dated 15th February 2022 and in the said Power of Attorney dated 15th February 2022 I inherited a protion of the same and rest of the said piece and parcel of land was gifted by my sons and daughter and thus I also became the owner of the said 1 cottah 11 chittak 12 sq ft of land in R.S. and L.R. Dag no. 2814 (P) and in R.S. no. 140 which is supposed to be described in Schedule B of the said Development Agreement dated 15th February 2022 and in the said Schedule B of the said Power of Attorney.

AND WHEREAS inadvertently by mistake a typographical error crept in while describing the said area of 1 Cottah 11 Chitak 12 sq ft land in Schedule B of the said Development Agreement dated 15th February 2022 as 1 Cottah 01 Chitak 12 sq ft instead of 1 Cottah 11 Chittak 12 sq ft.

AND WHEREAS the total description of both the said two pieces and parcels of land as given in Schedule C of the said Development Agreement dated 15th February 2022 and in the said Schedule C of the said Power of Attorney is correct.

AND WHEREAS thus the said Schedule B in the said Development Agreement and in the said Power of Attorney should be read as 1 Cotthah 11 chittak 12 sq feet instead and place of 1 cottah 01 chittak 12 sq ft. The R.S and L.R. Dag number is 2814(P) and R.S number is 140, as given in the Schedule hereunder.

AND WHEREAS accordingly a Supplementary Agreement of Development has been entered into, and registered in the office of the Additional District Sub Registrar at Bidhannagar, being no. ^{1-150403388/2022} of
 , executed on 17th August, 2022.

AND WHEREAS accordingly the Schedule B in the said Power of Attorney should be read as All that piece and parcel of land admeasuring about 1 cottah, 11 chittak, 12 sq. Ft. Lying and situate at R.S and L.R. Dag.

No. 2814(p), L.R. Khatian No. 5760, at Mouza- Gopalpur, J.L. No. 02, R.S. No. 140, P.S. Airport, within Ward no. 4 of Bidhannagar Municipal Corporation, in District North 24 Parganas, as given in the Schedule herein below,

AND WHEREAS other terms and conditions and provisions of the said Power of Attorney dated 15th February 2022 shall remain unaltered.

SCHEDULE-B

ALL THAT piece and parcel of land admeasuring about 1 Cottah, 11 Chittak, 12 Sq. Ft. Lying and situate at R.S and L.R. Dag. No. 2814 (P), L.R. Khatian No. 5760, at Mouza- Gopalpur, J.L. No. 02, R.S. No. 140, P.S. Airport, within Ward no. 4 of Bidhannagar Municipal Corporation, in District North 24 Parganas, butted and bounded by:

ON THE NORTH : House of Shankha Ghosh;

ON THE SOUTH : 10' Feet wide common passage,

ON THE EAST : Land/House of Jhanardhan Roy,

ON THE WEST : Land/House of Shanti Devi Saha.

IN WITNESS WHEREOF I have put and subscribed my hand and seal hereunder on this 17th day of August, 2022.

SIGNED SEALED AND
DELIVERED in presence of :

1) Rupali Das
119, Block-B,
Laketown,
KOLKATA - 89

3) Rajesh Subu
Kalyan Baidyala
KOL-136



L.T.I of Shanti Devi Saha by
Ras Kumar Saha

SIGNATURE OF EXECUTANT/
PRINCIPALS

Accepted by

Manish Ranjan Roy,























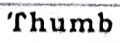

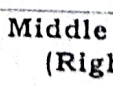


CONSTITUTED ATTORNEY

Drafted by:

Rajashri Bhattacharya
F/986/812/2012

Advocate

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the executants/ presentants						
						
	Little	Ring	Middle	Fore	Thumb	(Left Hand)
<p>LT I of Shanti Devi Saha by Ras Kumar Saha</p> <p>Name :</p> <p>Sig. Ras Kumar Saha</p>						
	Thumb	Fore	Middle	Ring	Little	(Right Hand)
						
	Little	Ring	Middle	Fore	Thumb	(Left Hand)
<p>Name : MANASH RANJAN ROY</p> <p>Sig. Manash Ranjan Roy</p>						
	Thumb	Fore	Middle	Ring	Little	(Right Hand)
	Little	Ring	Middle	Fore	Thumb	(Left Hand)
<p>Name :</p> <p>Sig. :</p>						
	Thumb	Fore	Middle	Ring	Little	(Right Hand)

Major Information of the Deed



Deed No	I-1504-03396/2022	Date of Registration	17/08/2022
Query No / Year	1504-8002491437/2022	Office where deed is registered	
Query Date	17/08/2022 12:18:57 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Avijit Ghosh Tegharia, Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700110, Mobile No. : 9874110838, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 9,50,927/-		
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]:- 150403388/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Anandaloke 1-st Lane (Gopalpur), Mouza: Gopalpur, , Ward No: 4 Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs)	Market Value (In Rs.)	Other Details
L1	LR-2814	LR-5760	Bastu	Shali	1 Katha 11 Chatak 12 Sq Ft	1/-	9,50,927/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					2.8119Dec	1 /-	9,50,927 /-	



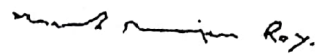
Principal Details :

Name Address Photo Finger print and Signature			
Name	Photo	Finger Print	Signature
Smt SHANTI DEVI SAHA Wife of Late LALAN PRASAD SAHA Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office			LTI of Shanti Devi Saha by the pen of Rajan Sahu.
17/08/2022	LTI 17/08/2022		17/08/2022
ANANDALOKE 1ST LANE RAJARHAT GOPALPUR, City:- Not Specified, P.O:- GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: OPxxxxxx1G, Aadhaar No: 94xxxxxxxx9283, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office			



Attorney Details :

Sl No	Name Address Photo Finger print and Signature
1	PRESTIGE P-96, LAKE TOWN, Block/Sector: B, City:- Not Specified, P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AExxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name Address Photo Finger print and Signature		
Name	Photo	Finger Print	Signature
MANASH RANJAN ROY (Presentant) Son of Late GANESH CHANDRA ROY Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office			
Aug 17 2022 12:56PM	LTI 17/08/2022		17/08/2022
P-96, LAKE TOWN, Block/Sector: B, City:- Not Specified, P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6G, Aadhaar No: 26xxxxxxxx1093 Status : Representative, Representative of : PRESTIGE (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Rajashri Bhattacharya Daughter of Ranjan Bhattacharya GA/1/25-A, Belgachia Road, City:- Not Specified, P.O:- Belgachia, P.S:- Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700037			<i>Rajashri Bhattacharya</i>
	17/08/2022	17/08/2022	17/08/2022

Identifier Of Smt SHANTI DEVI SAHA, MANASH RANJAN ROY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt SHANTI DEVI SAHA	PRESTIGE-2.81188 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Anandaloke1-st Lane (Gopalpur), Mouza: Gopalpur, , Ward No: 4 Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2814, LR Khatian No:- 5760	Owner:লালন প্রসাদ সাহা, Gurdian:রাম দাস সাহা, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150403396 / 2022

On 17/08/2022

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

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

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

Presented for registration at 12:31 hrs on 17-08-2022, at the Office of the A.D.S.R. BIDHAN NAGAR by MANASH RANJAN ROY ..

Certificate of Market Value (WB PVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 9,50,927/-

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

Execution is admitted on 17/08/2022 by Smt SHANTI DEVI SAHA, Wife of Late LALAN PRASAD SAHA, ANANDALOKE 1ST LANE RAJARHAT GOPALPUR, P.O: GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife

Indetified by Rajashri Bhattacharya, , Daughter of Ranjan Bhattacharya, 64/1/25-A, Belgachia Road, P.O: Belgachia, Thana: Ultadanga, , North 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-08-2022 by MANASH RANJAN ROY, PROPRIETOR, PRESTIGE, P-96, LAKE TOWN, Block/Sector: B, City:- Not Specified, P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Indetified by Rajashri Bhattacharya, , Daughter of Ranjan Bhattacharya, 64/1/25-A, Belgachia Road, P.O: Belgachia, Thana: Ultadanga, , North 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by profession Advocate

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 33564, Amount: Rs.100/-, Date of Purchase: 16/08/2022, Vendor name: Anjushree Banerjee



Rita Lepcha

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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1504-2022, Page from 145817 to 145831
being No 150403396 for the year 2022.



Digitally signed by RITA LEPCHA DAS
Date: 2022.08.23 13:18:50 +05:30
Reason: Digital Signing of Deed.

Rita Lepcha) 2022/08/23 01:18:50 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.

(This document is digitally signed.)