

3131/2021

DEBANGAN REALSTATE LLP

Hoinoo
Partner

3071/2021



12/3
12/3
5-20
8-8/564878

अन्वितवर्ग पश्चिम बंगाल WEST BENGAL

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

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

DEVELOPMENT POWER OF ATTORNEY

12 MAR 2021

(LINKED WITH REGISTERED DEVELOPMENT AGREEMENT BEING

DEED No. 3023 FOR THE YEAR 2021.

KNOW ALL MEN BY THESE PRESENTS , We 1 (a) MRS. GOPA SAHA Indian Citizen, (having Pan No. MSSPS8383L and Aadhar No. 332447524907 Wife of Manobandra Saha, daughter of Late Gourangalal Saha, by faith - Hindu, by Occupation - Housewife, 1 (b) MR. SIBSANKAR SAHA Indian Citizen (having Pan No. BXIPS8519L and Aadhar No. 396360427219) son of Late Groungalal Saha, by faith Hindu, by Occupation - Business, and 1 (c) MR. DIPANKAR SAHA Indian Citizen, (Having Pan No. GRDPS3242E and Aadhar No.278472191461) son of Late Gourangalal Saha, by faith - Hindu, by Occupation - Business owner no. 1 (a) are residing at Fulljhore, Rabindra Pally, P. O. Durgapur ABL Township, P. S. New Township, District - Burdwan, Pin - 713206 and owner no.1 (b) are residing at Holding no. 23, 2 No. Khalisakota Pally, P. O. Italgacha, P. S. Dum Dum, Kolkata - 700 079, District 24

2841

12-3-2021

117.
Debanjan Reaferite
991 Dr. J. P. Mungund, Kalyan
Ranjitsan

02 MAR 2021

23 MAR 2020

240000

Mantosh K. Singh

S/O Late Priganta Singh

SNR DR. J. R. D. Rana

Dum Dum Kalyan

CC-Service



Addl. District Sub-Registrar
Cossipore, Dum Dum

12 MAR 2021

Parganas (North), and owner no. 1(c) are residing at holding No. 22, 2No. Khalisakota Pally, P.O. Italgacha, P.S. Dum Dum, Kolkata-700 079, District 24 Parganas (North), and **2(a) MR. PARTHA DAS** Indian Citizen, (Having Pan No. AGKPD9033E and Aadhar No. 967294206420) son of Late Birendra Nath Das, by faith- Hindu, By occupation- Business, **2(b) MR. MRITYUNJAY DAS** Indian Citizen, (Having Pan No. ARTPD8103F and Aadhar No. 863706603137) son of Late Birendra Nath Das, by faith- Hindu, By occupation- Business, and **2(c) MR. UDAY DAS** Indian Citizen, (Having Pan No. ARSPD1571A and Aadhar No. 573448490451) son of Late Birendra Nath Das, by faith- Hindu, By occupation- Business, all are residing at Holding No. 18, 2No. Khalisakota Pally, P.O. Italgacha, P.S. Dum Dum, Kolkata-700 079, District 24 Parganas (North), **SEND GREETINGS.**

WHEREAS (1a) **MRS. GOPA SAHA** wife of Manobandra Saha and daughter of Late Gourangalal Saha (1b) **MR. SIBSANKAR SAHA** son of Gourangalal Saha and (1c) **MR. DIPANKAR SAHA** son of Late Gourangalal Saha, is the absolute joint owner of ALL THAT Land measuring about 02 Cottaha 15 Chittack 40 sq.ft Physically 02 Cottaha 12 Chittack 15 sq.ft little more or less and (2a) **MR. PARTHA DAS** sons of Late Birendra Nath Das, (2b) **MR. MRITYUNJAY DAS** sons of Late Birendra Nath Das and (2c) **MR. UDAY DAS** son of Late Birendra Nath Das, is the absolute joint owner of ALL THAT Land measuring about 02 Cottaha 08 Chittack 0 sq.ft Physically 02 Cottaha 0 Chittack 28 sq.ft little more or less and after amalgamation it comes ALL THAT Land measuring about 05 Cottaha 07 Chittack 40 sq.ft little more or less Physically 04 Cottaha 12 Chittack 43 sq.ft little more or less situated at Mouza- Sultanpur, J.L.No. 10, R.S.No. 148, C.S./R.S. Dag No 1690, C.S.Khatian No. 515, R.S. Khatian No. 1353,1354, Plot No. 67, 68 of Block No. 2, within local limit of Ward No. 1 of Dum Dum Municipality, under ADSR Cossipore Dum Dum situated at 18, 22, 23, K.K.Pally, (Kholra Kota Pally) P.O- Italgacha, P.S- Dum Dum, Kolkata-700 079 within District 24 Parganas North more fully described hereunder in Schedule-A.

AND WHEREAS one Brajendra Lal Saha son of Late Bisambar Saha was the absolute owner of a plot ALL THAT Land Measuring about 4 Cottaha, 11 Chittack, 06 sq.ft little more or less situated at Mouza- Sultanpur, J.L.No. 10, R.S.No. 148, C.S./R.S. Dag No 1690, C.S. Khatian No. 515, R.S. Khatian No. 1353,1354, Plot No. 68, Block-2 by virtue of Deed of transfer from one M/S The Khalisakota Peoples Cooperative urban Multipurpose Society Ltd duly recorded in Book No. 1, Being No. 1465 of Year 1953 at ADSR Cossipore Dum Dum.

AND WHEREAS said Brajendra Lal Saha son of Late Bisambar Saha as absolute owner seized, possessed and enjoying the said property ALL THAT Land Measuring about 4 Cottaha, 11



↙
Addl. District Sub-Registrar
Cossipore, Dum Dum

12 MAR 2021

Chittack, 06 sq.ft little more or less situated at Mouza- Sultanpur, J.L.No. 10, R.S.No. 148, C.S./R.S. Dag No 1690, C.S.Khatian No. 515, R.S. Khatian No. 1353,1354, Plot No. 68, Block-2, Ward No. 1 of Dum Dum Municipality died intestate on dated 18.03.1993 and his wife namely Laxmi Rani Saha also died intestate on dated 05.12.1998 leaving behind three sons namely Gourango Lal Saha, Manoranjan Saha and Sudhansu Ranjan Saha as only legal heirs and successors and accordingly Gourango Lal Saha, Manoranjan Saha and Sudhansu Ranjan Saha becomes joint owner with 1/3rd share in accordance with Hindu Succession Act.

AND WHERE AS said Gourango Lal Saha, Manoranjan Saha and Sudhansu Ranjan Saha as joint owner of ALL THAT Land Measuring about 4 Cottaha, 11 Chittack, 06 sq.ft little more or less amicably partitioned in three parts and accordingly plot no. (1) ALL THAT Land Measuring about 1 Cottaha, 10 Chittack, 34 sq.ft little more or less allotted to Sri Sudhansu Ranjan Saha and plot no. (2) ALL THAT Land Measuring about 1 Cottaha, 08 Chittack, 0 sq.ft little more or less allotted to Sri Manoranjan Saha and plot no. (3) ALL THAT Land Measuring about 1 Cottaha, 07 Chittack, 40 sq.ft little more or less allotted to Sri Gourango Lal Saha.

AND WHEREAS few portion of plots are utilized for drain etc and physically the measurement of plot of Sri Gourango Lal Saha comes to 01 Cottaha 06 Chittacks 5.19 sq.ft.

AND WHEREAS Sri Gourango Lal Saha son of Late Brajendra Lal Saha as absolute owner seized, possessed and enjoying the said property ALL THAT Land Measuring about 1 Cottaha, 07 Chittack, 40 sq.ft little more or less physically 01 Cottaha 06 Chittacks 5.19 sq.ft little more or less at Mouza- Sultanpur, J.L.No. 10, R.S.No. 148, C.S./R.S. Dag No 1690, C.S.Khatian No. 515, R.S. Khatian No. 1353,1354, Plot No. 68, Block-2, Holding No. 22, Ward No. 1 of Dum Dum Municipality died intestate on dated 06.03.2016 and his wife namely Minati Saha also died intestate on dated 21.02.2016 leaving behind two sons namely Sibsankar Saha and Dipankar and one daughter namely Gopa Saha as only legal heirs and successors and accordingly Smt. Gopa Saha, Sibsankar Saha and Dipankar becomes joint owner with 1/3rd share in accordance with Hindu Succession Act. Accordingly Smt. Gopa Saha, Sri Sibsankar Saha and Sri Dipankar Saha becomes joint owner with his 1/3rd share ALL THAT Land measuring about 0 Cottaha, 07 Chittack, 43.333 sq.ft physically 0 Cottaha, 07 Chittack, 16.73 sq.ft each and accordingly mutated the same in the assessment record of Dum Dum Municipality and paying taxes regularly.

AND WHEREAS one Sri Manoranjan Saha son of Late Brajendra Lal Saha as absolute owner seized, possessed and enjoying the plot no. (2) ALL THAT Land Measuring about 1 Cottaha, 08

Chittack, 0 sq.ft little more or less at Mouza- Sultanpur, J.L.No. 10, R.S.No. 148, C.S./R.S. Dag No 1690, C.S.Khatian No. 515, R.S. Khatian No. 1353,1354, Plot No. 68, Block-2, Holding No. 23, Ward No. 1 of Dum Dum Municipality transferred to Sri Sibsankar Saha son of Late Gourangalal Saha on dated 27.11.2002 by Deed of Conveyance duly recorded in Book no. 1, Volume No. 24, Pages 60 to 69, Being No. 06767 , Year 2003 at ADSR Cossipore Dum Dum.

AND WHRERAS Sri Sibsankar Saha as absolute owner of the plot no. (2) ALL THAT Land Measuring about 1 Cottaha, 08 Chittack, 0 sq.ft little more or less mutated the same in the assessment record of Dum Dum Municipality.

AND WHEREAS few portion of plots are utilized for drain etc and physically the measurement of plot of Sri Sibsankar Saha comes to 01 Cottaha 06 Chittacks 9.81 sq.ft.

AND WHRERAS Sri Sibsankar Saha finally becomes absolute owner of ALL THAT Land measuring about 1 Cottaha, 15 Chittack, 43.33 sq.ft little more or less physically 1 Cottaha, 15 Chittack, 26.54 sq.ft little more or less I,e by virtue of purchase from Sri Manoranjan Saha ALL THAT Land measuring about 1 Cottaha, 08 Chittack, 0 sq.ft little more or less physically 1 Cottaha, 6 Chittack, 9.81 sq.ft little more or less and as legal heirs get 1/3rd share of Gourangalal Saha since deceased ALL THAT Land measuring about 0 Cottaha, 07 Chittack, 43.34 sq.ft. physically 0 Cottaha, 7 Chittack, 16.73 sq.ft little more or less more fully described hereunder in Schedule-A1

AND WHRERAS accordingly Smt. Gopa Saha herein owner no.(1a) becomes absolute owner of ALL THAT Land measuring about 0 Cottaha, 07 Chittack, 43.33 sq.ft. physically 0 Cottaha, 07 Chittack, 16.73 sq.ft. and Sri Sibsankar Saha herein owner no.(1b) becomes absolute owner of ALL THAT Land measuring about 1 Cottaha, 15 Chittack, 43.34 sq.ft little more or less physically 1 Cottaha, 15 Chittack, 26.54 sq.ft little more or less and Sri Dipankar Saha herein owner no.(1c) becomes absolute owner of ALL THAT Land measuring about 0 Cottaha, 07 Chittack, 43.33 sq.ft. physically 0 Cottaha, 07 Chittack, 16.73 sq.ft. more fully described hereunder in Schedule-A1.

AND WHEREAS one Hari Bhusan Acharya son of Late Gopal Krishna Acharya was the absolute owner of a plot ALL THAT Land Measuring about 4 Satak **equivalents to 2 Cottaha 08 Chittack** little more or less situated at Mouza- Sultanpur, J.L.No. 10, R.S.No. 148, C.S./R.S. Dag No 1690, C.S.Khatian No. 515, R.S. Khatian No. 1353,1354, Plot No. 67, Block-2 by virtue of Deed of transfer from one M/S The Khalisakota Peoples Cooperative urban Multipurpose Society Ltd

duly recorded in Book No. 1, Volume No. 21, Pages 289 to 294, Being No. 428 of 1956 at ADSR Cossipore Dum Dum.

AND WHEREAS said Hari Bhusan Acharya son of Late Gopal Krishna Acharya as absolute owner seized, possessed and enjoying the said property ALL THAT Land Measuring about 4 Satak **equivalent to 2 Cottaha 08 Chittack** little more or less situated at Mouza- Sultanpur, J.L.No. 10, R.S.No. 148, C.S./R.S. Dag No 1690, C.S.Khatian No. 515, R.S. Khatian No. 1353,1354, Plot No. 67, Block-2 transferred on dated 04.12.1958 to one **Sri Birendra Nath Das son of Late Nisikanta Das** by virtue of Deed of Sale duly recorded in Book No. 1, Volume No. 114, Pages 100 to 102, Being No. 7918 of Year 1958 at ADSR Cossipore Dum dum.

AND WHEREAS said **Sri Birendra Nath Das son of Late Nisikanta Das** after purchase recorded the same in the record of local Panchyat now Dum Dum Municipality and allotted holding No. 18.

AND WHEREAS said **Sri Birendra Nath Das son of Late Nisikanta Das** as absolute owner seized, possessed and enjoying the said property ALL THAT Land Measuring about 4 Satak **equivalent to 2 Cottaha 08 Chittack** little more or less situated at Mouza- Sultanpur, J.L.No. 10, R.S.No. 148, C.S./R.S. Dag No 1690, C.S.Khatian No. 515, R.S. Khatian No. 1353,1354, Plot No. 67, Block-2, Holding No. 20, Ward No. 1 of Dum Dum Municipality died intestate on dated 18.03.1993 leaving behind three sons namely Mr. Partha Das, Mrityunjay Das and Mr. Uday Das as only legal heirs and successors who finally becomes the joint owner of the said property with 1/3rd undivided share each in accordance with Hindu Succession Act.

AND WHEREAS now Mr. Partha Das, Mrityunjay Das and Mr. Uday Das all are sons of Late Birendra nath Das is the owners of **ALL THAT** Land Measuring about 4 Satak **equivalent to 2 Cottaha 08 Chittack** Physically 02 Cottaha 0 Chittack 28 sq.ft little more or less at Mouza- Sultanpur, J.L.No. 10, R.S.No. 148, C.S./R.S. Dag No 1690, C.S.Khatian No. 515, R.S. Khatian No. 1353,1354, Plot No. 67, Block-2, Holding No. 18, Ward No. 1 of Dum Dum Municipality, under local limit of ADSR Cossipore Dum Dum, known as 2 No. Khalisakota Road, P.O- Italgacha, P.S- Dum Dum, Kolkata-700 079 within District of 24 Parganas North more fully described hereunder in Schedule-A1.

AND WHERE AS accordingly Mr. Partha Das herein owner no. (2a) becomes absolute owner of **ALL THAT** Land measuring about 0 Cottaha 13 Chittack 15 sq.ft Physically 0 Cottaha 10 Chittack 39.33 sq.ft little more or less and Mr. Mrityunjay Das herein owner no. (2b) becomes absolute

owner of **ALL THAT** Land measuring about 0 Cottaha 13 Chittack 15 sq.ft Physically 0 Cottaha 10 Chittack 39.33 sq.ft little more or less and Mr. Uday Das herein owner no. (2c) becomes absolute owner of **ALL THAT** Land measuring about 0 Cottaha 13 Chittack 15 sq.ft Physically 0 Cottaha 10 Chittack 39.33 sq.ft little more or less more fully described hereunder in Schedule-A1.

AND WHERE AS while thus being absolutely seized and possessed of or otherwise well and sufficiently to the said schedule Land as the absolute joint owners thereof the Party hereto of the First Part have expressed their desire to develop the said land by construction of a multistoried building(s) consisting of several flats/apartments, car parking space thereon, through any recognized Developer who have got the clear knowledge and experience about developing land and building in and around the city of Kolkata.

AND WHERE AS for the greater benefits all the above named owners plan to amalgamate all the plots as described hereunder in Schedule-A1, accordingly the same are amalgamated and described hereunder in Schedule-A.

AND WHERE AS **MRS. GOPA SAHA** wife of Manobandra Saha and daughter of Late Gourangalal Saha, **MR. SIBSANKAR SAHA** son of Late Gourangalal Saha, **MR. DIPANKAR SAHA** son of Late Gourangalal Saha, **MR. PARTHA DAS** sons of Late Birendra Nath Das, **MR. MRITYUNJAY DAS** sons of Late Birendra Nath Das and **MR. UDAY DAS** herein owners/vendors as absolute owners seized, possessed and enjoying the said property by paying taxes regularly.

AND WHEREAS the Owners is the absolute owners of the said property and seized and possessed of or otherwise well and sufficiently entitled to the said property free from all encumbrances.

AND WHEREAS the Owners is desirous of developing the said premises after demolition of the existing structures and constructing multi storied building in accordance with building plan to be sanctioned by the **Dum Dum Municipality** over the said plot of land **ALL THAT Land measuring about 05 Cottaha 07 Chittack 40 sq.ft little more or less Physically 04 Cottaha 12 Chittack 43 sq.ft little more or less** stated above.

AND WHEREAS the Owners has entered into a Development Agreement with **M/S DEBANGAN REALSTATE LLP** a Limited Liability Partnership firm registered at

Registrar of Companies Kolkata, having its **LLPIN No. AAU-7045** and **Pan No.AARFD7504K** having its registered office at Ground Floor, 90/1, Dr. S.P.Mukherjee Road, P.O & P.S-Dum Dum, Kolkata-700 028, District North 24-Parganas through its Designated Partner namely **SRI ABINASH KUMAR** Indian Citizen, (Having Pan No. AJMPK3200D AND Aadhar No.250789085205) son of Late Nagendra Prasad, by Faith-Hindu, by occupation-Business, residing at 90/1, Dr. S.P.Mukherjee Road, P.O & P.S-Dum Dum, Kolkata-700 028, District North 24-Parganas, by virtue of a registered Development agreement being Dated 12.03.21 Deed No.- 3023 for the year **2021** and registered the same at the Sub Registration office of Cossipore Dum Dum to develop the said property by raising multi storied building upon the said premises on terms and condition mentioned therein.

AND WHEREAS to fulfill the purpose of the Development Agreement dated 12.03.21 and Registered on ADSR Cossipore Dum Dum we have agreed to empower the said Developer to the said project by executing Power of Attorney and this power is part of the said development agreement.

NOW BY THESE PRESENT We, do hereby appoint, nominate, constitute and Authorized **M/S DEBANGAN REALSTATE LLP** a Limited Liability Partnership firm registered at Registrar of Companies Kolkata, having its **LLPIN No. AAU-7045** and **Pan No.AARFD7504K** through its Designated Partner namely **SRI ABINASH KUMAR** Indian Citizen, (Having Pan No. AJMPK3200D AND Aadhar No.250789085205) son of Late Nagendra Prasad, as my true and lawful attorneys on behalf of me to do the flowing acts, deed and thing in respect of my property:-

1. To look after manage and maintain my said property during the course of the said development.
2. To enter into the said premises either alone with others for the purpose of the proposed development work and for such purpose and to make feasible

building plan (s) of the propose building sign and submit the same and get it sanctioned by the local Dum Dum Municipality at his own costs and responsibility and construct the proposed multi storied building upon the said land according to the proposed sanctioned plan of the Dum Dum Municipality.

3. To appoint Engineer, Contractor and Labor for construction of the said multi storied building and to make payments to them.
4. To supervise the development work in respect of the new construction and to carry out and / or to get carried out through contractors, sub-constructor, Architect and Surveyors as may be required by the said Attorney, Construction of the purpose building and structures on the said property as per the sanctioned plans.
5. To carry on correspondence with and represent me before all concerned authorities in connection with the development of the said property.
6. To pay various deposit to the Dum Dum Municipality and other concerned authority as may be necessary for the purpose of carrying out the development work on the said property and to claim refund of such deposits so paid by my said attorney and to give valid and effectual receipt in my name and on my behalf in connection with the refund of such deposits.
7. To approach different authority and offices for the purpose of obtaining various permissions and sanctions and other service connection including water and electricity for carrying out and completing the development/construction of the propose building.
8. To sign any site plan, proposed Building Plan, Amalgamation, addition or alteration of Building plan, Completing Certificate, any type of Bond, Decoration, Affidavit and all other papers of related this connection on my behalf in the Dum Dum Municipality.

9. To collect different building materials at his own cost expenses, risks and responsibilities for such constructions.
10. To do all other acts, deeds, matter and thing in respect of the said property for the purpose of the said development work thereupon including mutation etc.
11. To enter in agreement for sale or transfer of the different portion of the said building excluding owner's allocation portion (owner's allocation mentioned in the said registered development agreement) with such persons and on such terms and conditions at such consideration price as the said attorney may in his absolute direction think fit and proper.
12. To sell, transfer, demise all or any of the flats / shop / garages units along with proportionate share or interest in the land comprising the premises on the said building is built excepting the owner's allocation to different good person on ownership basis and / or in any other manner as might be through fit by the said Attorneys at the price or for the amount that the Attorney may think fit and proper. To collect and received of and from the prospective buyer /s transferee/ s of such flats, space the price or rent or premium of such flat or space that will be paid by such person or persons and for that act or purpose to make sign and execute and / or give proper and lawful discharge for the same.
13. To present the said deed or deed of conveyances, Gift deed, declaration deed or rectification deed for registration and admit execution before the Additional Sub Registrar, Sub Registrar, DRO, RA, Kolkata and to have the said conveyances registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the flats /units comprised in the Developer's allocation with proportionate undivided share of land to the purchaser/ s, transferee/ s as fully and effectually as I could do the same myself.

14. To appear and sign on any legal documents on my behalf in all courts, B.L&L.R.O, L.A. Collector, Board of revenue, tribunals, public bodies competent authorities as appointed under any acts.
15. To make, sign, execute, verify, present and file all applications, points, petitions, written statements, Vakalatnamas or other documents as deemed necessary in the opinion of the attorney or be made, signed, executed, presented or filed in any court of law or elsewhere in connection with any proceedings in respect of the said property or the development works therein
16. To apply for and obtain completion certificate in respect of the said building or any part or parts thereof from the Municipality after completion of construction.
17. To give such letters and writings and/or under taking as may be required from time to time by the Municipality and /or other concerned authorities for the purpose of carrying out the development works in respect of the said properties as also in respect of the construction work of the building thereon.
18. To execute from time to time agreement or agreements for sale or conveyance on ownership basis of such flats, shops or garages that may be constructed on the said plots and also to execute and sign conveyance developers allocation only.
19. To insure the said properties against damages, fire tempest, riots, civil commotion, floods, earthquake or otherwise as my said attorney may think fit and proper.
20. To receive every sum of money whatsoever which may become Due and payable upon or by virtue of any agreement charges or otherwise security

other discharges for the same.

21. For me in my name to accept service of any writ of summons Or other legal process and to appear in any court and before all courts, Magistrates or judicial or there officers whatsoever as my said attorney shall think advisable and to commence any action or other proceedings in any court or authority and to prosecute or discontinue or become non suited therein and to settle compromise or refer or arbitration any suit action or proceedings as the said attorney shall think fit and also to appoint any solicitor and/or advocate or lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in my name or in the name of them.
22. To appoint pleaders, solicitors, advocate or lawyer to appear and act in any court or before revenue or other officer or officers of any state or local authority and to revoke such appointment and to substitute any others in their place.

AND GENERALLY to do all acts, deeds and things in our name and we hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do cause or to be done in or about the property as aforesaid.

THE SCHEDULE-A ABOVE REFERRED TO

(LAND WITH STRUCTURE)

ALL THAT piece and parcel of land measuring about **01 Cottaha 7 Chittack 40 sq.ft little more or less Physically 01 Cottaha 06 Chittack 5.19 sq.ft little more or less** **AND ALL THAT** piece and parcel of land measuring about **01 Cottaha 8 Chittack 0 sq.ft little more or less Physically 01 Cottaha 06 Chittack 9.81 sq.ft little more or less** **AND ALL THAT** piece and

Physically 01 Cottaha 06 Chittack 9.81 sq.ft little more or less AND ALL THAT piece and parcel of land measuring about 02 Cottaha 8 Chittack 0 sq.ft little more or less Physically 02 Cottaha 0 Chittack 28 sq.ft little more or less totaling ALL THAT piece and parcel of land measuring about 05 Cottaha 7 Chittack 40 sq.ft little more or less Physically 04 Cottaha 12 Chittack 43 sq.ft little more or less under Mouza- Sultanpur, J.L.No. 10, R.S.No. 148, C.S./R.S. Dag No. 1690, C.S.Khatian No. 515, R.S. Khatian No. 1353,1354, Plot No. 67, 68 of Block No. 2, within local limit of Ward No. 1 of Dum Dum Municipality, under ADSR Cossipore Dum Dum situated at 18, 22, 23, K.K.Pally, 2No. Khalisakota Pally, P.O. Italgacha, P.S. Dum Dum, Kolkata-700 079, District 24 Parganas (North), which is butted and bounded as follows:

ON THE NORTH: Property of Jamini Dey & Sri B. K. Mondal,

ON THE SOUTH: Property of Sudansu Ranjan Saha & 5' feet Municipal Road,

ON THE EAST: 12 Feet Municipal Road Known as Khalisakota Pally,

ON THE WEST: Property of Amulya Ratan Ghosal.

SCHEDULE "A1" ABOVE REFERRED TO

SCHEDULE OF THE PROPERTY HOLDING NOS./OWNERS WISE

The owner no. (1a) **MRS. GOPA SAHA** wife of Manobandra Saha and daughter of Late Gourangalal Saha (1b) **MR. SIBSANKAR SAHA** son of Late Gourangalal Saha and (1c) **MR. DIPANKAR SAHA** son of Late Gourangalal Saha, is the absolute joint owner of **ALL THAT** Land measuring about 01 Cottaha 7 Chittack 40 sq.ft Physically 01 Cottaha 06 Chittack 05.19 sq.ft little more or less with 1/3rd share each and owner no. (1b) is exclusive owner of **ALL THAT** Land measuring about 01 Cottaha 8 Chittack 0 sq.ft Physically 01 Cottaha 06 Chittack 9.81 sq.ft little more or less by virtue of purchase. Accordingly the land contribution by owner no. 1(a) and 1(c) individually contributing **ALL THAT** Land measuring about 0 Cottaha 07 Chittack 43.33 sq.ft Physically 00 Cottaha 07 Chittack 16.73 sq.ft little more or less and land contribution by owner no. 1(b) individually are **ALL THAT** Land measuring about 01 Cottaha 15 Chittack 43.34 sq.ft Physically 01 Cottaha 13 Chittack 26.54 sq.ft little more or less for construction and owners consideration shall be also calculate in accordance with their individual actual contribution AND The owner no. (2a) **MR. PARTHA DAS** sons of Late Birendra Nath Das, (2b) **MR. MRITYUNJAY DAS** sons of Late Birendra Nath Das and (2c) **MR. UDAY DAS** son of Late Birendra Nath Das, is the absolute joint owner of **ALL THAT** Land measuring about 02 Cottaha

08 Chittack 0 sq.ft Physically 02 Cottaha 0 Chittack 28 sq.ft little more or less with 1/3rd share each. Accordingly the land contribution by each owner I,e Owner No. 2(a), (2b) and (2c) individually are **ALL THAT** Land measuring about 0 Cottaha 13 Chittack 15 sq.ft Physically 0 Cottaha 10 Chittack 39.33 sq.ft little more or less for construction and owners consideration shall be also calculate in accordance with their individual actual contribution. Hence the proportion of land as contributed for construction and land on record are as follows:

Holding No.	Owner No.	Land on Record (Cottaha-Chittack-sq.ft)	Land Contribution for Contribution (Cottaha-Chittack-sq.ft)
22,23	1a	00-07-43.33	00 - 07-16.73
	1b	01-15-43.34	01-13-26.54
	1c	00-07-43.33	0 0- 07-16.73
Total		02-15-40.00	02-12-15.00
18	2a	00-13-15.00	00-10-39.33
	2b	00-13-15.00	00-10-39.33
	2c	00-13-15.00	00-10-39.33
Total		02-08-00.00	02-00-28.00
Grand Total		05-07-40.00	04-12-43.00

ON THE WITNESS WHEREOF We the executants set our hand and seal on this the 12th day of March, TWO THOUSAND TWENTY ONE (2021).

Signed, Sealed and delivered
at Kolkata in the presence of:

1) Mantosh Kumar Singh
E No. 92-3, R. D. Road
Dum Dum Kolkata-28

2) Debajali Saha
Add- Fuljhore
Rabindra Pally
Durgapur-06.

1) Gora Saha
2) Sib Sankar Saha
3) Dipankar Saha
4) Partha Das.
5) Neelgurun Das
6) Uday Das.

SIGNATURE OF THE EXECUTANTS

DEBANGAN REALSTATE LLP

Abinash Kumar
Partner

ACCEPTED AS SELF AND AS A
PARTNER OF DEBANGAN REALSTATE LLP

Prepared By:

Amrendra Kumar
(Amrendra Kumar)
Advocate
City Civil Court, Calcutta
M.No.WB/F/506/19

PAGE NO. _____
SPECIMEN FORM FOR TEN FINGERPRINTS

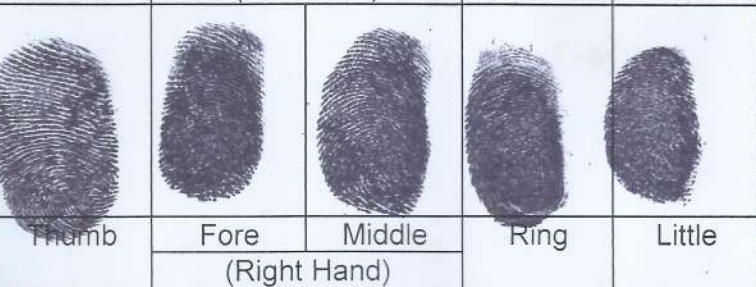
S.N. Photo and Signature of the Executants / Presentants



Gopa Saha
GOPA SAHA



Sibsankar Saha
SIBSANKAR SAHA



Dipankar Saha
DIPANKAR SAHA



PAGE NO. _____
SPECIMEN FORM FOR TEN FINGERPRINTS

S.N. Photo and Signature of the Executants / Presentants



Partha Das.

PARTHA DAS



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Mrityunjay Das

MRITYUNJAY DAS



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Uday Das

UDAY DAS



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

PAGE NO. _____
SPECIMEN FORM FOR TEN FINGERPRINTS

S.N. Photo and Signature of the Executants / Presentants



Abinash Kumar
ABINASH KUMAR



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

Major Information of the Deed

Deed No :	I-1506-03071/2021	Date of Registration	12/03/2021
Query No / Year	1506-8000564898/2021	Office where deed is registered	
Query Date	12/03/2021 5:22:52 PM	1506-8000564898/2021	
Applicant Name, Address & Other Details	AMRENDRA KUMAR Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9681479777, Status :Advocate		
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. 4/-	Rs. 67,71,669/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150603023/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Khalisha Kota Pally, Mouza: Sultanpur, , Ward No: 1, Holding No:18 Pin Code : 700079

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	RS-1690	RS-1353	Bastu	Bastu	2 Katha 8 Chatak	1/-	30,00,001/-	Width of Approach Road: 12 Ft., , Project Name :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Khalisha Kota Pally, Mouza: Sultanpur, , Ward No: 1, Holding No:22 Pin Code : 700079

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	RS-1690	RS-1354	Bastu	Bastu	1 Katha 7 Chatak 40 Sq Ft	1/-	17,91,667/-	Width of Approach Road: 12 Ft., , Project Name :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Khalisha Kota Pally, Mouza: Sultanpur, , Ward No: 1, Holding No:23 Pin Code : 700079

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	RS-1690	RS-1353	Bastu	Bastu	1 Katha 8 Chatak	1/-	18,00,001/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :					9.0635Dec	3 /-	65,91,669 /-	