

3887/21

I-3841/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

পশ্চিমবঙ্গ সরকার  
 পশ্চিমবঙ্গ সরকার  
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 পশ্চিমবঙ্গ সরকার  
 AF 156607

8-8/107/2019

Additional District Sub-Registrar  
 Sodepur, North 24-Parganas  
 30 JUN 2021

**POWER OF ATTORNEY FOR DEVELOPMENT**

**TO ALL TO WHOM THESE:**

I, **SRI SOMNATH DAS GUPTA (PAN NO. ADEPD9630N)**, Son of Late Santosh Kumar Das Gupta, by Nationality-Indian, By Religion-Hindu, by Occupation-Retired, residing at: Patuatola Lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115 do hereby —

Somnath Das Gupta

Alokendu Bandyopadhyay  
 Advocate

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14/08 30 APR 2021  
No. .... Date .....  
Name .....  
Address ..... Alokendu Bandyopadhyay  
P.S. .... Advoc.  
Dist. .... Barasat Court  
Name of Treasury :- Barrackpore  
Name of Vender :- RANA SUR  
Date of Purchase .....  
Total Amount ..... 210000 ..... 20 APR 2021  
Signature of Vender .....  
*Rana Sur*



9  
Additional District Sub-Registrar  
Sodepur, North 24 Parganas  
30 JUN 2021

*Arijit Kumar Podder, Advocate  
S/o Basudeb Podder  
Sriramanagar, P.O. Hafaganj  
P.S. Ghata, Kt-113.*

(2)  
nominate, constitute and appoint "**M/S. PIONEER DEVELOPER**" a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN no. AANFP6542R** hereby represented by its Partners namely:

**(1) SRI BISWANATH DAS (PAN no. AFDPD5167P)**, S/o. Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

**(2) SRI ARUN KUMAR JANA (PAN no. AGLPJ4226G)**, Son of Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

**(3) SRI SUBHANKAR BISWAS (PAN no. ALCPB4228Q)**, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

**SEND GREETINGS:-**

**WHEREAS** originally one Sri Santosh Kumar Das Gupta (Son of Late Ashutosh Das Gupta) i.e. the beloved father of the present owner hereof in his lifetime has purchased a plot of land measuring an area about 3Cottahs more or less (0.0225 Decimal in R.S. Dag No. 3376 & 0.0325 Decimal in R.S. Dag No. 3379/3662) togetherwith a two storied residential house standing thereon within Mouza-Sukchar, J.L. No. 9, Re. Su. No. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 3376 & 3379/3662, under R.S. Khatian no. 993 & 994 respectively, 'within the local limits of the Panihati



Alokendu Bandyopadhyay  
Advocate

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Sonath Das Gupta




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no. 1487, which was executed and registered on 03.03.2004 at the Office of Addl. District Sub-Registrar at Barrackpore, Dist. North 24 Parganas and the same was recorded in Book No. I, Vol No. 48, noted within the pages from 193 to 206, being No. 1487, for the year 2004 and thereafter the said Sri Somnath Das Gupta mutated his name in the Assessment Register of Local Panihati Municipality, bearing holding no. 32 (Patuatola Lane), under Ward No. 2.

**AND WHEREAS** thus as per the foregoing events Sri Somnath Das Gupta became the lawful owner of total 3cottahs of land (1cottah 8Chittaks by virtue of inheritance from his deceased father + 1cottah 8Chittaks by virtue of Gift Deed from his beloved sister) togetherwith a two storied residential building standing thereon and enjoying the peaceful vacant possession of the said land and building as sole owner which is morefully Described in the First Schedule hereinbelow and have been possessing and enjoying the same peacefully, quietly and without interruption of others.

**AND WHEREAS** the Executant is desirous of developing the said land by constructed Multi Storeyed building (G+4) in accordance with the plan sanctioned by the Panihati Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executant.

**AND WHEREAS** I the Executant hereof had entered into a **Registered Development Agreement, being no. 152403832**..... in **Book no. I**, which was executed by me and Registered on **30th** day of **June, 2021** at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas with the developer "**M/S. PIONEER DEVELOPER**" a Partnership firm having its present place of Business at 46/A, Patuatala

  
Alokendu Bandyopadhyay  
Advocate

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Somnath Das Gupta

Somnath Das Gupta



(5)

Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereby represented by its Partners namely:

- (1) SRI BISWANATH DAS**, S/o. Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,
- (2) SRI ARUN KUMAR JANA**, Son of Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,
- (3) SRI SUBHANKAR BISWAS**, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, for construction of a Multistoried Building/Complex (G+4), upon the said property consisting of several Numbers of Self Contained and Independent Flats, Garages, Shop Rooms etc. on the terms, conditions and considerations mentioned in the said Agreement.

**AND WHEREAS** at the treaty of the said Agreement I have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Panihati Municipality and other appropriate Authority to do all other acts and things.

**AND WHEREAS** the Developer Firm have requested me to grant the said power of Attorney in favour of "**M/S. PIONEER DEVELOPER**" a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereby represented by its Partners namely:



Alokendu Bandyopadhyay  
Advocate

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Donna Bandyopadhyay



(6)

**(1) SRI BISWANATH DAS**, S/o. Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

**(2) SRI ARUN KUMAR JANA**, Son of Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

**(3) SRI SUBHANKAR BISWAS**, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, which I hereby do:-

**NOW KNOW YE AND THESE PRESENTS WITNESS** that I, **SRI SOMNATH DAS GUPTA**, Son of Late Santosh Kumar Das Gupta, by Nationality-Indian, By Religion-Hindu, by Occupation-Retired, residing at: Patuatola Lane, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115 do hereby nominate, constitute and appoint the within named Developer to be my true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

**1.** To appear and represent me before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting my holding property and sign the relevant applications for that purpose on behalf of me AND to prepare plan on behalf of the Executant for development of the said property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality



Alokendu Bandyopadhyay  
Advocate

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Somnath Das Gupta



(7)

and other concerned authorities for the purpose of obtaining approval to such amendments.

2. To approach on behalf of Executant all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

3. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.

4. To supervise the development work in respect of Building on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Panihati Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Panihati Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).

  
Alokendu Bandyopadhyay

Advocate

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Somnath Dasgupta



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6. To appear and represent me before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.
7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration moneys salaries and/or wages.
8. To pay various deposits to the Panihati Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by my said Attorney and to give and effectual receipts in my name and on my behalf in connection with the refund of such deposits.
9. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Panihati Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.
10. To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati Municipality a lease in respect of any portion of the said property for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.
11. To make necessary applications to the W.B.S.E.D.C.L./C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.
12. To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in

*13*  
Alokendu Bandyopadhyay

Advocate

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*Somnath Dasgupta*



(9)

regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.

- ✓ **13.** To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.
- 14.** To apply for and obtaining water connection for the Building to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said building or any part or parts thereof from Panihati Municipality and other concerned authorities.
- ✓ **15.** To give such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/ or completion Certificate in respect of the said building/s or any part or parts thereof.
- ✓ **16.** To give necessary letters, writings and undertakings to the Panihati Municipality Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.
- ✓ **17.** To approach the Panihati Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).
- 18.** To approach the Government of West Bengal in all its Departments including the B.L. & L.R.O. office (BKP-II) as well as the Panihati Municipality for the purpose of mutation of the subject landed property and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said

  
Alokendu Bandyopadhyay  
Advocate

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building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

**19.** To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Panihati Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.

**20.** (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.

(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications

Sumanta Dasgupta



Mokendu Bandyopadhyay

Advocate

Contd...11



(11)

as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

✓ **21.** (i) To enter into Agreement for sale of Building (**except Owner's allocation**) as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves. ✓

(ii) To execute Agreements for sale for the said multistoried building or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future Owner hereof.

(iii) The Land Owner shall handover physical possession of the land with the existing structure to the developer and/or its representatives within 30 days from the date of Sanction Building Plan of the proposed multistoried building to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

(iv) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the Owner free of cost.

(v) The Owner/Executant shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the Owner allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer

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Alokendu Bandyopadhyay

Advocate

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for sale of such flats, shops or Garages (**except Owner's allocation**) in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance-II at Kolkata.

**22.** To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof (**except Owner's allocated portion**) in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

**23.** To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.

**24.** To make application before the Panihati Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance. Lease and/or other documents of transfer as aforesaid may have been executed.

**25.** To execute Lease in respect of the said property (**except Owner's allocated portion**) and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.

**26.** To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by me of any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient

  
Alokendu Bandyopadhyay

Advocate

Contd...13

Soumitra Dasgupta



(13)

for registering the said deed, instruments and writings or any of them as fully and efficiently as I could do.

**27.** (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as my said Attorney may think fit and proper.


(b) To receive every sum of money whatsoever which may become due and payable to me upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

**28.** (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) I do hereby agree and undertake that I shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Panihati Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. I do hereby expressly agree and undertake that if any such instructions shall be issued by me the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by me.

(c) To obtain project loan from any Bank, Financial Institutions by Mortgaging the under mentioned Scheduled Property save and except the Owner's Allocation as stated in the Development Agreement.

**29.** For me and 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 other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of

  
Alokendu Bandyopadhyay

Advocate

Contd...14

Somali Dasgupta



(14)

Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to me by any person/firm or body corporate 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 the said Attorney.

**30.** To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

**31.** To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on my behalf under the powers reserved to me under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

*Soumitra Dasgupta*  
  
Alokendu Bandyopadhyay

Advocate

Contd...15



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**32.** To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to me either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.

**33.** GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as I could in my person do.

**34.** To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.


**35.** AND I HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon the Developer Firm.

**36.** AND I HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND I HEREBY DECLARE that I shall not do anything inconsistent with this Power of Attorney.

**37.** AND I hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Panihati Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

Words in this indenture importing singular shall include plural and vice-versa.

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

  
Alokendu Bandyopadhyay  
Advocate

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Soumitra Dasgupta




**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** the piece and parcel of land measuring more or less **3cottahs** (1Cottah 3Chittaks in R.S. Dag No. 3376 & 1Cottah 13Chittaks in R.S. Dag No. 3379/3662) of land classified as **"BASTU"**, togetherwith a old and dilapidated two storied pucca residential house standing thereon measuring more or less 1119 Sq.ft. (700sq.ft. on the Ground Floor + 419sq.ft. on the 1st Floor) with Floor Tiles Flooring, situates and lying at **Mouza-Sukchar**, J.L. No. 9, Re. Su. No. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 3376 & 3379/3662, under R.S. Khatian no. 993 & 994 respectively, A.D.S.R. Office at Sodepur, District-North 24 Parganas, within the local limits of the Panihati Municipality, being Municipal Holding No. 32 (Patuatola Lane), under Ward No. 2, Kolkata-700115, TOGETHERWITH all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Power of Attorney for Development.

**BUTTED AND BOUNDED BY**

- On The North : 4ft. Wide common passage & thereafter common pond
- On The South : 6ft. Wide Patuatola Bye-Lane.
- On The East : House of Ashit Ranjan Dey Tapader (Plot No. 6).
- On The West : House of Sri Paresh Chandra Biswas.

  
Alokendu Bandyopadhyay

Advocate

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Sonneti Sanjiv



(17)

**IN WITNESSES WHEREOF** the parties/Executant hereto have hereunto set and subscribed his hand on this 30th day of June, 2021 A.D.

**SIGNED AND DELIVERED**

**in presence of following**

**WITNESSES:**

1. Gopinath Das,  
S/o Narayan Ch. Das.  
Succumbi, K01-115
2. Amar Nath Palit  
Gopal Sekt Rd.  
K01-700115.
3. Arijit Kumar Das  
Prizomnagar  
K01-113.

Lomnathi Dasgupta

**SIGNATURE OF THE  
EXECUTANT/OWNER**

M/S PIONEER DEVELOPER

Binu Nath Das,  
Ajay Kumar Jena  
Subhashan Biswas  
Partner

**SIGNATURE OF THE ATTORNEY**

**Drafted by:**

Alokendu Bandyopadhyay  
Adv.

Alokendu Bandyopadhyay  
Enl. No-WB-570/2001 Advocate  
District Judges' Court, Barasat  
North 24 Parganas (W.B.)

**Laser Setter:**

Prasanna Paul

Alokendu Bandyopadhyay  
Advocate



# SECTION 44A OF THE I.R. ACT 1908



Name : **SRI SOMNATH DAS GUPTA**

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

*Somnath Das Gupta*

SIGNATURE OF THE PRESENTANT

X

**X**  
PHOTO  
PASTED

(2) Name : .....

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



# ORDER RULE 44A OF THE I.R. ACT 1908



Name : **SRI BISWANATH DAS**

*Sri Biswanath Das*

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*All the above fingerprints are of the abovenamed person, and attested by the said person.*

*Sri Biswanath Das*

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ARUN KUMAR JANA**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

*Arun Kumar Jana*

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*All the above fingerprints are of the abovenamed person, and attested by the said person.*

*Arun Kumar Jana*

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



**ORDER RULE 44A OF THE I.R. ACT 1908**



*Subhankar Biswas*

Name : **SRI SUBHANKAR BISWAS**

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

*Subhankar Biswas*  
SIGNATURE OF THE PRESENTANT

**X**  
PHOTO  
PASTED

**X**

(2) Name : .....

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB
<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE
<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>

**X**

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.



## Major Information of the Deed

No :	I-1524-03841/2021	Date of Registration	30/06/2021
Deed No / Year	1524-8001071289/2021	Office where deed is registered	
Query Date	30/06/2021 11:53:00 AM		1524-8001071289/2021
Applicant Name, Address & Other Details	A Bandyopadhyay Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, 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. 30,00,000/-	Rs. 42,54,673/-		
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]:- 152403832/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Patuatala Lane, Mouza: Sukhchar, , Ward No: 2, Holding No:32 Pin Code : 700115

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3376	RS-993	Bastu	Bastu	1 Katha 3 Chatak	10,00,000/-	13,35,937/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
L2	RS-3379/3662	RS-994	Bastu	Bastu	1 Katha 13 Chatak	15,00,000/-	20,39,062/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>4.95Dec</b>	<b>25,00,000 /-</b>	<b>33,74,999 /-</b>	
	<b>Grand Total :</b>				<b>4.95Dec</b>	<b>25,00,000 /-</b>	<b>33,74,999 /-</b>	



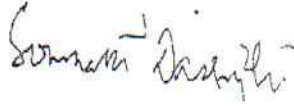
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1119 Sq Ft.	5,00,000/-	8,79,674/-	Structure Type: Structure
	Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 33 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 419 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 33 Years, Roof Type: Pucca, Extent of Completion: Complete				
	<b>Total :</b>	<b>1119 sq ft</b>	<b>5,00,000 /-</b>	<b>8,79,674 /-</b>	







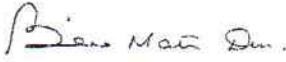


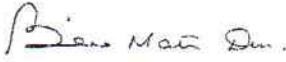


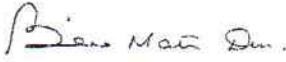
**al Details :**

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
<b>Mr Somnath Das Gupta</b> <b>(Presentant)</b> Son of Late Santosh Kumar Das Gupta Executed by: Self, Date of Execution: 30/06/2021 , Admitted by: Self, Date of Admission: 30/06/2021 ,Place : Office			
30/06/2021	LTI 30/06/2021		30/06/2021
Patuatola Lane,, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx0N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 30/06/2021 , Admitted by: Self, Date of Admission: 30/06/2021 ,Place : Office			

**Attorney Details :**



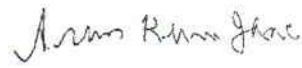



Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PIONEER DEVELOPER</b> 46/A, Patuatola Lane, "BIMALA APARTMENT", Sukchar, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 , PAN No.:: AAXxxxxx2R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr BISWANATH DAS</b>                      Son of Late Narayan Chandra Das                      Date of Execution -                      30/06/2021, , Admitted by:                      Self, Date of Admission:                      30/06/2021, Place of                      Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Jun 30 2021 1:05PM</td> <td>LTI 30/06/2021</td> <td></td> <td>30/06/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr BISWANATH DAS</b> Son of Late Narayan Chandra Das Date of Execution - 30/06/2021, , Admitted by: Self, Date of Admission: 30/06/2021, Place of Admission of Execution: Office				Jun 30 2021 1:05PM	LTI 30/06/2021		30/06/2021
Name	Photo	Finger Print	Signature										
<b>Mr BISWANATH DAS</b> Son of Late Narayan Chandra Das Date of Execution - 30/06/2021, , Admitted by: Self, Date of Admission: 30/06/2021, Place of Admission of Execution: Office													
Jun 30 2021 1:05PM	LTI 30/06/2021		30/06/2021										
KIRANALAYA, Ground Floor, Sasadhar Tarafdard Road, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)													



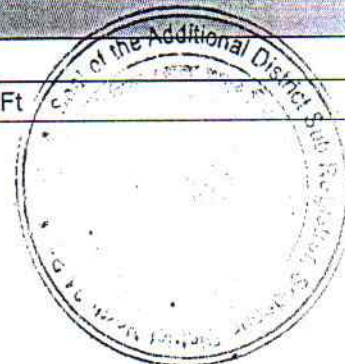


Name	Photo	Finger Print	Signature
<b>ARUN KUMAR JANA</b> Son of Late Sudhir Kumar Jana Date of Execution - 30/06/2021, , Admitted by: Self, Date of Admission: 30/06/2021, Place of Admission of Execution: Office	 <small>Jun 30 2021 1:06PM</small>	 <small>LTI 30/06/2021</small>	 <small>30/06/2021</small>
N.S.D. Ghat Road, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)			
Name	Photo	Finger Print	Signature
<b>Mr SUBHANKAR BISWAS</b> Son of Mr Madhab Chandra Biswas Date of Execution - 30/06/2021, , Admitted by: Self, Date of Admission: 30/06/2021, Place of Admission of Execution: Office	 <small>Jun 30 2021 1:06PM</small>	 <small>LTI 30/06/2021</small>	 <small>30/06/2021</small>
2no. Subhash Nagar,, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Avishek Podder</b> Son of Mr B Podder Sriraam Nagar, City:- , P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113	 <small>30/06/2021</small>	 <small>30/06/2021</small>	 <small>30/06/2021</small>
Identifier Of Mr Somnath Das Gupta, Mr BISWANATH DAS, Mr ARUN KUMAR JANA, Mr SUBHANKAR BISWAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Somnath Das Gupta	PIONEER DEVELOPER-1.95938 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Somnath Das Gupta	PIONEER DEVELOPER-2.99062 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Somnath Das Gupta	PIONEER DEVELOPER-1119.00000000 Sq Ft





-06-2021

**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 12:35 hrs on 30-06-2021, at the Office of the A.D.S.R. SODEPUR by Mr Somnath Das Gupta, Executant.

**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 42,54,673/-

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

Execution is admitted on 30/06/2021 by Mr Somnath Das Gupta, Son of Late Santosh Kumar Das Gupta, Patuatola Lane,, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Retired Person

Identified by Mr Avishek Podder, , , Son of Mr B Podder, Sriraam Nagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-06-2021 by Mr BISWANATH DAS, Partner, PIONEER DEVELOPER, 46/A, Patuatola Lane, "BIMALA APARTMENT", Sukchar, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Avishek Podder, , , Son of Mr B Podder, Sriraam Nagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Advocate

Execution is admitted on 30-06-2021 by Mr ARUN KUMAR JANA, Partner, PIONEER DEVELOPER, 46/A, Patuatola Lane, "BIMALA APARTMENT", Sukchar, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Avishek Podder, , , Son of Mr B Podder, Sriraam Nagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Advocate

Execution is admitted on 30-06-2021 by Mr SUBHANKAR BISWAS, Partner, PIONEER DEVELOPER, 46/A, Patuatola Lane, "BIMALA APARTMENT", Sukchar, City:- Panihati, , P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Avishek Podder, , , Son of Mr B Podder, Sriraam Nagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, 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 14108, Amount: Rs.100/-, Date of Purchase: 30/04/2021, Vendor name: R Sur



*(Signature)*

Amrita Chakravorti  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
North 24-Parganas, West Bengal



ate of Registration under section 60 and Rule 69.  
ered in Book - I  
me number 1524-2021, Page from 147842 to 147877  
ng No 152403841 for the year 2021.



Digitally signed by AMRITA  
CHAKRAVORTI  
Date: 2021.07.07 13:43:22 +05:30  
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2021/07/07 01:43:22 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.



(This document is digitally signed.)