

12048/2022

I-11852/22



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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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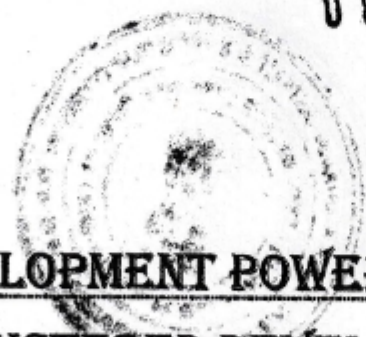
8-8002700794/2022

Certified that the document is authentic to registration. The Signature Sheet and endorsement Sheet attached to the document are the part of the document.

Additional District Sub-Registrar  
Chandernagar Dum Dum, 24-Pin. (North)

8-2700794/22

08 SEP 2022



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

Handwritten notes and stamps at the bottom of the page, including a date '08 SEP 2022' and some illegible text.



**TO ALL TO WHOM THESE PRESENTS** shall we, [1] **SRI SAMIR BHATTACHARJEE [PAN ADJPB5461G] [AADHAAR 7622 9864 2597]**, son of Late Sita Nath Bhattacharjee, by Occupation - Retired Person, residing at F-51/2, Karunamoyee Housing Estate, Sector 2, Salt Lake City, Post Office - Bidhannagar Sech Bhawan, under Police Station - Bidhannagar, District North 24-Parganas, PIN - 700 091, West Bengal, [2] **SRI SUMAN BHATTACHARYA [PAN ASKPB9648P] [AADHAAR 5031 2455 3172]**, son of Late Sukhendu Bhattacharya, by Occupation - Service, residing at 107, Baguiati Road 3rd Lane, Post Office and Police Station - Dum Dum, District North 24-Parganas, PIN - 700 028, State - West Bengal, [3A] **SRIMATI GOPA BHATTACHARJEE [PAN ACWPB0274H] [AADHAAR 5102 0431 7245]**, wife of Late Subrata Bhattacharjee, by Occupation - Retired Person, residing at 1/90, M. M. Ghosh Road, M. M. Ghosh Road, Post Office - Motijheel, under Police Station - Dum Dum, District North 24-Parganas, PIN - 700 074, State - West Bengal, [3B] **SRI RAHUL BHATTACHARJEE [PAN BMIPB3757Q] [AADHAAR 8617 3992 0536]**, son of Late Subrata Bhattacharjee, by Occupation - Self Employed, residing at 1/90, M. M. Ghosh Road, M. M. Ghosh Road, Post Office - Motijheel, under Police Station - Dum Dum, District North 24-Parganas, PIN - 700 074, State - West Bengal, all by Religion - Hindu, by Nationality - Indian, **SEND GREETINGS:**

**WHEREAS** we, said [1] **SRI SAMIR BHATTACHARJEE**, son of Late Sita Nath Bhattacharjee, [2] **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharya, [3A] **SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee and [3B] **SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, the **APPOINTERS/PRINCIPALS** hereto absolutely seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of a plot of land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having  **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, hereinafter referred to as the **"SAID PREMISES"**.



AND WHEREAS we have entered into a **Development Agreement** on 8/5 day of September, 2022 with one **AVISHEK TRADING [PAN AAGFA0325E]**, a Partnership Firm, having its Principal Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI DEBDAS SAHA [PAN ARSPS6978G] [AADHAAR 2344 5388 5502]**, son of Late Satish Chandra Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, to develop the aforesaid Premises under some terms and conditions mentioned therein which duly registered with the Office of the Additional District Sub-Registrar at Cossipore DumDum and recorded into Book No. I, **Being No.** 11840 for the year **2022**;

AND WHEREAS we are busy with our own day to day business respectively at the same time having no contemplation to construct new building on the land comprised in the SAID PREMISES as per plan to be sanctioned by the local Authority of the above facts it is not possible for us to look after and manage the whole affairs including construction and of the new proposed building in the **SAID PREMISES** hence we, do hereby pleased to nominate, constitute and appoint said **AVISHEK TRADING [PAN AAGFA0325E]**, a Partnership Firm, having its Principal Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI DEBDAS SAHA [PAN ARSPS6978G] [AADHAAR 2344 5388 5502]**, son of Late Satish Chandra Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, to be our true and lawful **ATTORNEY** to act for us in our names and on our behalf and for the sake of brevity hereinafter referred to as the **ATTORNEY**.

**NOW KNOW YE AND THESE PRESENTS WITNESSETH** we, said [1] **SRI SAMIR BHATTACHARJEE**, son of Late Sita Nath Bhattacharjee, [2] **SRI SUMAN BHATTACHARYA**, son of Late Sukhendu Bhattacharya, [3A] **SRIMATI GOPA BHATTACHARJEE**, wife of Late Subrata Bhattacharjee and [3B] **SRI RAHUL BHATTACHARJEE**, son of Late Subrata Bhattacharjee, the **APPOINTERS/PRINCIPALS** herein, do hereby nominate, constitute and appoint **AVISHEK TRADING [PAN AAGFA0325E]**, a Partnership Firm, having its Principal Place of Business at 27 and 27-A (Old) 64 and 65 (New), Baguiati Road, Post Office and Police Station - DumDum, District North 24-Parganas,

PIN - 700 028, West Bengal, represented by one of its **Partners** and **Authorized Signatory** namely **SRI DEBDAS SAHA [PAN ARSPS6978G] [AADHAAR 2344 5388 5502]**, son of Late Satish Chandra Saha, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kamini Kutir, 48 (old) 27 (New), Baguiati Road, Post Office and Police Station DumDum, District North 24-Parganas, PIN - 700 028, West Bengal, to be our lawful ATTORNEY for us in our names and on our behalf to do all or any of the acts, deeds, matters and things whatsoever relating to the SAID PREMISES jointly and/or severally hereinafter mentioned that is to say:

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof.
2. To appear and represent us before the any authority and authorities including the South DumDum Municipality, The Calcutta Metropolitan Development Authority, Fire Brigade, West Bengal Police, The Competent Authority under the Urban Land [ceiling and regulation] Act, 1976 and Government of West Bengal in connection with the modification and/or alteration of the sanctioned plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit and take delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.
4. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plan to any authority or authorities.
5. To develop the said Premises making construction of building thereon as per plan which to be approved and sanctioned by the South DumDum Municipality and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
6. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purposes to sign, execute and commit the all papers, applications, documents and plans and to do all other



acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.

7. To use, shift, or re-adjust the existing electricity connection in the said Premises in such manner, as the said ATTORNEY may deem fit and proper.
8. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or licence fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished as mentioned in the Deed of Agreement for the Development of the said Premises.
9. To appear and represent us before all authorities including those under the South DumDum Municipality for fixation and/or finalization of annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said ATTORNEY may deem fit and proper.
10. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
11. To sign, execute and submit and take delivery of site plan, building plan, application of phase II certificate, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered South DumDum Municipality in respect of my property more specifically mentioned in the schedule written hereunder;
12. To enter into any agreement for sale with intending buyer/buyers against my Developer's allocated portion and also do collect advance and/or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
13. To enter into all Agreement for sale with the prospective Purchaser/s save and except Owners' allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive realize and obtain payment of all or any

money which may hereafter become payable to us said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said ATTORNEY shall think fit and proper.

14. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said deed of agreement for Development of the said Premises.
15. To take financial assistance from any financial Institution.
16. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of Registration save and except the Owners' allocation as stated in the said Development Agreement.
17. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building save and except Owners' allocation as stated in the said Development Agreement.
18. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers save and except Owners' allocation as stated in the said Development Agreement.
19. To execute conveyance or conveyances in our names on our behalf to do all acts and deeds in favour of the intending purchaser and to present the said conveyance for registration before the competent registering authority save and except Owners' allocation as stated in the said Development Agreement.
20. To instruct the Advocate/Lawyer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling the schedule mentioned property.
21. To execute and/or negotiate and/or entering into any agreement for selling the schedule-mentioned property in the name of the Attorney as



and on our behalf save and except Owners' allocation as stated in the said Development Agreement.

22. To execute and sign any deeds, agreements, memo of understanding with a view to sale of schedule mentioned property in its own name as our representative save and except Owners' allocation as stated in the said Development Agreement.
23. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.
24. To advertise in the newspapers for obtaining Purchaser for selling the flat and car parking space in the proposed building.
25. To receive compensation becoming receivable in respect of any acquisition and/or requisition of the said constructed building save and except any allocation or any part there of subject to the conditions stipulated in the deed of agreement for Development.
26. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said Premises and also to present and prosecute writ application in respect thereof.
27. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
28. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the principal.

AND GENERALLY to act as our ATTORNEY or agents in relation to all matters touching our said Premises and building, as we could do if we could

personally represent notwithstanding the Power of Attorney, in that particular behalf as contained in these presents.

AND we, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Power in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents including in such confirmation and other works till the completion of the whole deal/transaction as per the said agreement under some terms and conditions mentioned therein.

**THE FIRST SCHEDULE ABOVE REFERRED TO  
LAND**

**ALL THAT** piece and parcel of a plot of land measuring about **2 [two] Cottahs 13 [thirteen] Chittacks 0 [zero] Square Feet** more or less **TOGETHER WITH** a **Two Storied Brick Built Building** with **R. C. C. Roof** and **Cemented Floor** measuring about **800 [eight hundred] Square Feet** more or less, out of which **Ground Floor** measuring about **400 [four hundred] Square Feet** more or less and **First Floor** measuring about **400 [four hundred] Square Feet** more or less, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 169**, comprised in C. S. Dag No. 2241 [P] corresponding to **R. S. Dag No. 5926 [P]** corresponding to **L. R. Dag No. 5924 [P]** appertaining to C. S. Khatian No. 271 corresponding to **R. S. Khatian No. 975**, within the local limits of **Ward No. 26** of the **South DumDum Municipality**, having  **Holding No. 72, Baguiati Third Lane**, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police Station - DumDum, District North 24-Parganas, **PIN - 700 028**, which is butted and bounded as follows:

ON THE NORTH : PROPERTY OF BISWANATH SINHA;  
ON THE SOUTH : SIX FEET WIDE COMMON PASSAGE AND PROPERTY OF  
GANDHI CHARAN PAUL AND SIKHA PAUL;  
ON THE WEST : PROPERTY OF GANDHI CHARAN PAUL AND SIKHA PAUL;  
ON THE EAST : SIXTEEN FEET WIDE BAGUIATI 3RD LANE;

**THE SECOND SCHEDULE ABOVE REFERRED TO  
LANDOWNERS' ALLOCATION**

**ALL THAT** the Landowners herein shall be eligible to get **50%** of the **constructed area** up to G+3 which includes **3 [three] Covered Car Parking Spaces** being Nos. "1", "2" and "3" on the **Ground Floor**, **1[one] flat** on the **South-East-North [front side] side** of **First Floor** and **Entire Second Floor**



of the proposed multi-storied building in habitable condition and **25% [twenty five percent]** of **Fourth Floor** of the proposed multi-storied building as Landowners' Allocation which will be provided in the manner appearing hereunder TOGETHER WITH impartible proportionate share in the land TOGETHER WITH the right to use and enjoy all common areas and facilities of the land and the building.

Name of the Landowner	Allocation
[1] Sri Samir Bhattacharjee	<ul style="list-style-type: none"> <li>❖ One Flat on the South - East - North side [front side] of First Floor;</li> <li>❖ Covered Car Parking Space No. "2" in the middle of Ground Floor;</li> </ul>
[2] Sri Suman Bhattacharya	<ul style="list-style-type: none"> <li>❖ One Flat on the South - East - North side [front side] of Second Floor;</li> <li>❖ Covered Car Parking Space No. "1" on the South-East corner of Ground Floor;</li> </ul>
[3A] Srimati Gopa Bhattacharjee [3B] Sri Rahul Bhattacharjee	<ul style="list-style-type: none"> <li>❖ One Flat on the South - West - North side [Back side] of Second Floor;</li> <li>❖ Covered Car Parking Space No. "3" on the North - East side of Ground Floor;</li> </ul>

That, the Landowners at their own cost and expenses shall execute and register Deed of Gift or Deed of Partition amongst themselves to become the sole and/or joint owners aforesaid Flats and Covered Car Parking Spaces;

**THE THIRD SCHEDULE ABOVE REFERRED TO  
DEVELOPER'S ALLOCATION**

**ALL THAT** piece and parcel of remaining portion of the proposed multi-storied building after providing the Landowners' allocation to the Landowners as stated in the Second Schedule written hereinabove is to be allotted to the Developer as Developer's allocation in accordance with the terms and conditions of these presents including the proportionate share of land and the common facilities and amenities attributable to the area to be allocated to the Developer;

IN WITNESS WHEREOF we have hereunto set subscribed and affixed our hands and seals on this the 8th day of September, 2022  
[Two Thousand Twenty Two].

SIGNED SEALED AND DELIVERED  
At Kolkata, in the presence of:

1. Piyais Bhattacharya  
107 Bagmati 2nd time  
Ker 28

Samir Bhattacharjee  
Sunand Bhattacharya  
Goka Bhattacharjee  
Rahul Bhattacharjee

2. Suprotim Saha  
Advocate

\_\_\_\_\_  
SIGNATURE OF PRINCIPALS

AVISHEK TRADING  
Schedansaha  
Partner

Drafted and prepared in my office:

Suprotim Saha  
Advocate


































**SUPROTIM SAHA,**  
Advocate, [W.B. 134/1990,  
Judges Court at Barasat],  
MONOLATA, BA-12/2B,  
Deshbandhu Nagar  
Kolkata - 700 059.

\_\_\_\_\_  
SIGNATURE OF ATTORNEY



**SPECIMEN FOR TEN FINGER PRINTS**

**SIGNATURE OF THE  
EXECUTANT/PRESENTANT**

 <p><i>Deb Das Saha</i></p>					
	<b>LITTLE      RING      MIDDLE      FORE      THUMB</b> <b>[LEFT HAND]</b>				
					
<b>THUMB      FORE      MIDDLE      RING      LITTLE</b> <b>[RIGHT HAND]</b>					
 <p><i>Samir Bhattacharya</i></p>					
	<b>LITTLE      RING      MIDDLE      FORE      THUMB</b> <b>[LEFT HAND]</b>				
					
<b>THUMB      FORE      MIDDLE      RING      LITTLE</b> <b>[RIGHT HAND]</b>					
 <p><i>Sumant Bhattacharya</i></p>					
	<b>LITTLE      RING      MIDDLE      FORE      THUMB</b> <b>[LEFT HAND]</b>				
					
<b>THUMB      FORE      MIDDLE      RING      LITTLE</b> <b>[RIGHT HAND]</b>					

**SPECIMEN FOR TEN FINGER PRINTS**

**SIGNATURE OF THE  
EXECUTANT/PRESENTANT**



*Gopa  
Bhattacharjee*



**LITTLE RING MIDDLE FORE THUMB**

**[LEFT HAND]**



**THUMB FORE MIDDLE RING LITTLE**

**[RIGHT HAND]**



*Rahul  
Bhattacharjee*



**LITTLE RING MIDDLE FORE THUMB**

**[LEFT HAND]**



**THUMB FORE MIDDLE RING LITTLE**

**[RIGHT HAND]**

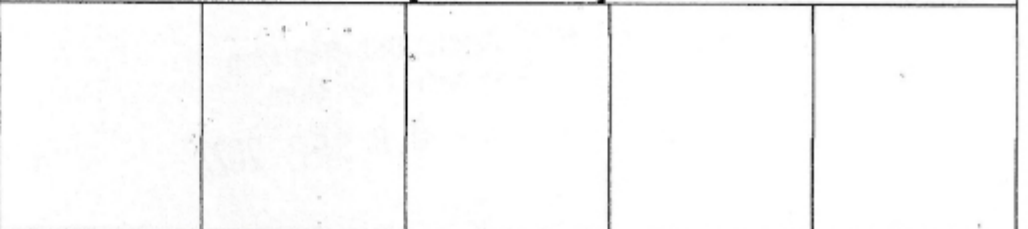


**PHOTO**



**LITTLE RING MIDDLE FORE THUMB**

**[LEFT HAND]**



**THUMB FORE MIDDLE RING LITTLE**

**[RIGHT HAND]**



### Major Information of the Deed

Deed No :	I-1506-11852/2022	Date of Registration	08/09/2022
Query No / Year	1506-8002700794/2022	Office where deed is registered	
Query Date	08/09/2022 1:13:20 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Suprotim Saha Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 9051231192, 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. 2/-	Rs. 50,96,250/-		
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]:- 150611840/2022 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: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi, , Ward No. 26, Holding No:72 Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-5924	LR-975	Bastu	Bastu	2 Katha 13 Chatak	1/-	45,56,250/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>4.6406Dec</b>	<b>1 /-</b>	<b>45,56,250 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>800 sq ft</b>	<b>1 /-</b>	<b>5,40,000 /-</b>	



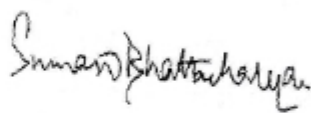


Principal Details :



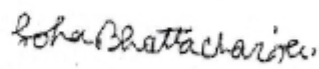
Sl No Name, Address, Photo, Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	<b>Shri Samir Bhattacharjee</b> Son of Late Sita Nath Bhattacharjee Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office	 08/09/2022	 LTI 08/09/2022	 08/09/2022

F-51/2, Korunamoyee Housing Estate, Block/Sector: Sector II, City:- Not Specified, P.O:- Bidhannagar Sech Bhawan, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx1g, Aadhaar No: 76xxxxxxx2597, Status :Individual, Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office



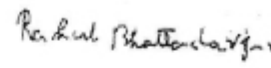
Sl No	Name	Photo	Finger Print	Signature
2	<b>Shri Suman Bhattacharya</b> Son of Late Sukhendu Bhattacharya Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office	 08/09/2022	 LTI 08/09/2022	 08/09/2022

107, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: asxxxxxx8p, Aadhaar No: 50xxxxxxx3172, Status :Individual, Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office

Sl No	Name	Photo	Finger Print	Signature
3	<b>Smt Gopa Bhattacharjee</b> Wife of Late Subrata Bhattacharjee Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office	 08/09/2022	 LTI 08/09/2022	 08/09/2022

1/90, M M Ghosh Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxxx4h, Aadhaar No: 51xxxxxxx7245, Status :Individual, Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office



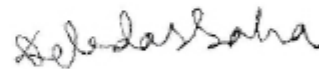


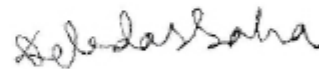


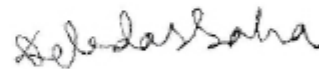


Name	Photo	Finger Print	Signature
<b>Shri Rahul Bhattacharjee</b> Son of Late Subrata Bhattacharjee Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office	 <small>08/09/2022</small>	 <small>LTI 08/09/2022</small>	 <small>08/09/2022</small>
1/90, M M Ghosh Road, City:- Not Specified, P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: bmxxxxxx7q, Aadhaar No: 86xxxxxxxx0536, Status :Individual, Executed by: Self, Date of Execution: 08/09/2022 , Admitted by: Self, Date of Admission: 08/09/2022 ,Place : Office			

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Avishek Trading</b> 65, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: aaxxxxx5e,Aadhaar No Not Provided by UIDAI, 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>Shri Debdas Saha (Presentant)</b>            Son of Late Satish Chandra Saha            Date of Execution - 08/09/2022, , Admitted by: Self, Date of Admission: 08/09/2022, Place of Admission of Execution: Office         </td> <td>   <small>Sep 8 2022 2:06PM</small> </td> <td>   <small>LTI 08/09/2022</small> </td> <td>   <small>08/09/2022</small> </td> </tr> </tbody> </table> 27, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx8G, Aadhaar No: 23xxxxxxxx5502 Status : Representative, Representative of : Avishek Trading (as Partner and Authorized Signatory)	Name	Photo	Finger Print	Signature	<b>Shri Debdas Saha (Presentant)</b> Son of Late Satish Chandra Saha Date of Execution - 08/09/2022, , Admitted by: Self, Date of Admission: 08/09/2022, Place of Admission of Execution: Office	 <small>Sep 8 2022 2:06PM</small>	 <small>LTI 08/09/2022</small>	 <small>08/09/2022</small>
Name	Photo	Finger Print	Signature						
<b>Shri Debdas Saha (Presentant)</b> Son of Late Satish Chandra Saha Date of Execution - 08/09/2022, , Admitted by: Self, Date of Admission: 08/09/2022, Place of Admission of Execution: Office	 <small>Sep 8 2022 2:06PM</small>	 <small>LTI 08/09/2022</small>	 <small>08/09/2022</small>						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Piyasi Bhattacharya</b> Wife of Suman Bhattacharya 107 Baguiati Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028	 <small>08/09/2022</small>	 <small>08/09/2022</small>	 <small>08/09/2022</small>

ier Of Shri Samir Bhattacharjee, Shri Suman Bhattacharya, Smt Gopa Bhattacharjee, Shri Rahul Bhattacharjee,  
Debdas Saha

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Samir Bhattacharjee	Avishek Trading-1.16016 Dec
2	Shri Suman Bhattacharya	Avishek Trading-1.16016 Dec
3	Smt Gopa Bhattacharjee	Avishek Trading-1.16016 Dec
4	Shri Rahul Bhattacharjee	Avishek Trading-1.16016 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Samir Bhattacharjee	Avishek Trading-200.00000000 Sq Ft
2	Shri Suman Bhattacharya	Avishek Trading-200.00000000 Sq Ft
3	Smt Gopa Bhattacharjee	Avishek Trading-200.00000000 Sq Ft
4	Shri Rahul Bhattacharjee	Avishek Trading-200.00000000 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza:  
Satgachi, , Ward No: 26, Holding No:72 Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5924, LR Khatian No:- 975		Owner Name not selected by applicant.



03-09-2022

**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 13:38 hrs on 08-09-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Debdas Saha ,

**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 50,96,250/-

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

Execution is admitted on 08/09/2022 by 1. Shri Samir Bhattacharjee, Son of Late Sita Nath Bhattacharjee, F-51/2, Korunamoyee Housing Estate, Sector: Sector II, P.O: Bidhannagar Sech Bhawan, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession Retired Person, 2. Shri Suman Bhattacharya, Son of Late Sukhendu Bhattacharya, 107, Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 3. Smt Gopa Bhattacharjee, Wife of Late Subrata Bhattacharjee, 1/90, M M Ghosh Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Retired Person, 4. Shri Rahul Bhattacharjee, Son of Late Subrata Bhattacharjee, 1/90, M M Ghosh Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Others

Indetified by Piyasi Bhattacharya, , , Wife of Suman Bhattacharya, 107 Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession House wife

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

Execution is admitted on 08-09-2022 by Shri Debdas Saha, Partner and Authorized Signatory, Avishek Trading, 65, Baguiati Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Piyasi Bhattacharya, , , Wife of Suman Bhattacharya, 107 Baguiati Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession House wife

**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 3728, Amount: Rs.100/-, Date of Purchase: 23/08/2022, Vendor name: J K Bose

*Kaustava Dey*

**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2022, Page from 427620 to 427638  
being No 150611852 for the year 2022.



Digitally signed by KAUSTAVA DEY  
Date: 2022.09.09 12:49:15 +05:30  
Reason: Digital Signing of Deed.

*Kaustava Dey*

(Kaustava Dey) 2022/09/09 12:49:15 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)