

0964

8 - 00942/2022



19/1/22 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8/196577/22 AF 185755

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

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

19 JAN 2022

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

KNOW ALL MEN BY THESE PRESENTS We, 1) SRI HALADHAR BISWAS, (PAN - BAWPB9942H), (Aadhaar No. 5809 6052 7111), Son of Late Bhabataran Biswas, 2) SRI SUBHAJIT BISWAS, (PAN - ATAPB6820G), (Aadhaar No. 3039 6145 8294), Son of Sri Haladhar Biswas, 3) SMT. BEAUTY BISWAS, (PAN - FPGPB8487G), (Aadhaar No. 8281 9109 8629), Wife of Sri Subhajit Biswas, 4) SMT. MOUSUMI BISWAS, (PAN - BAXPB0014K), (Aadhaar No. 3829 3239 1526), Wife of Sri Haladhar

To be contd .....p/2

1686 13-1-22  
100/-

ক্রম- তার- বলা  
ক্রেতার নাম ও পাতা  
ট্যাক্স ডেডার ফার্ম  
বিধান নং: ১০০০/১০০০/১০০০  
সিটি ট্যাক্স ক্রম: ১০০০/১০০০/১০০০  
চালান নং: ১০০০/১০০০/১০০০  
ক্রয়দাতা: বাবাকপুর, ডেডার-মিতা দত্ত

Halodhar Batsary  
Nari Pukur,  
Rajshahi -

14 DEC 2021

998000



Additional District Sub-Registrar,  
Rajshahi, New Town, North 24-Pgs

19 JAN 2022

(2)

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

WHEREAS We, 1) SRI HALADHAR BISWAS, Son of Late Bhabataran Biswas, 2) SRI SUBHAJIT BISWAS, Son of Sri Haladhar Biswas, 3) SMT. BEAUTY BISWAS, Wife of Sri Subhajit Biswas, 4) SMT. MOUSUMI BISWAS, Wife of Sri Haladhar Biswas, are the absolute owners of ALL THAT piece and parcel of Bastu land measuring an area of 08.92 (Eight point Nine Two) Decimals equivalent to 05 (Five) Cottahs 06 (Six) Chittacks 16 (Sixteen) Square Feet of land in R.S. & L.R. Dag No. 1560 and Bastu land

To be contd .....p/3

(3)

measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562 and Pond measuring an area of 09 (Nine) Decimals equivalent to 05 (Five) Cottahs 07 (Seven) Chittacks 05 (Five) Square Feet of land in R.S. & L.R. Dag No. 1563 and Bastu land measuring an area of 03.86 (Three point Eight Six) Decimals equivalent to 02 (Two) Cottahs 05 (Five) Chittacks 16 (Sixteen) Square Feet of land in R.S. & L.R. Dag No. 1564 and Bastu land measuring an area of 04.26 (Four point Two Six) Decimals equivalent to 02 (Two) Cottahs 09 (Nine) Chittacks 11 (Eleven) Square Feet of land in R.S. & L.R. Dag No. 1624, total measuring an area 35.29 (Thirty Five point Two Nine) Decimals or equivalent to 21 (Twenty One) Cottahs 05 (Five) Chittack 27 (Twenty Seven) Square Feet of land under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165 and Sabek Khatian 130, R.S. Khatian No. 166, present L. R. Khatian No. 2232 (in the name of present Land Owner No. 1) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8776 (in the name of present Land Owner No. 2) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8770 (in the name of present Land Owner No. 3) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals

To be contd .....p/4

(4)

equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8780 (in the name of present Land Owner No. 4), total measuring an area 63.04 (Sixty Three point Zero Four) Decimals equivalent to 38 (Thirty Eight) Cottahs 02 (Two) Chittack 09 (Nine) Square Feet of land, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24 Parganas. The original land lord which is the Government of West Bengal represented by the Collector of the North 24 Parganas.

**AND WHEREAS** We, 1) SRI HALADHAR BISWAS, Son of Late Bhabataran Biswas, 2) SRI SUBHAJIT BISWAS, Son of Sri Haladhar Biswas, 3) SMT. BEAUTY BISWAS, Wife of Sri Subhajit Biswas, 4) SMT. MOUSUMI BISWAS, Wife of Sri Haladhar Biswas, entered into a registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by our with the said "M/S BASU AND HAJRA BUILDERS", a Partnership Firm having its registered office at Kanjialpara, Reckjoani, K.C. Paul Apartment, P.O. & P.S. - Rajarhat, Kolkata - 700135, State - West Bengal, represented by its partners namely 1) SRI ARUP BOSE alias ARUP BASU, son of Late Indu Bhusan Basu and 2) SRI SUSANTA HAJRA, son of Late Surendra Nath Hajra, both are residing at Kanjialpara, P.O. & P.S. - Rajarhat, in the District of North 24 Parganas, Kolkata - 700135, State - West Bengal, both are by faith - Hindu, by Nationality - Indian,

To be contd .....p/5

Halachar Biswas

(5)

by occupation - Business. The said Development Agreement registered on 19.01.2022 in the office of A.D.S.R. Rajarhat and recorded as Query No. 2000128864/2022 and Deed No. 152300914 for the year 2022.

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

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

2. To apply, obtain electricity, Gas, Water, Sewerage orders and permission from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, Plans and also to submit and take delivery of title deeds concerning the said premises and also other

To be contd .....p/6

(6)

papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorneys may think fit and proper.

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

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

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

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

To be contd .....p/7

(7)

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

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

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

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

To be contd .....p/8



(8)

tion in our said premises.

10. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

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

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

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

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

To be contd .....p/9

(9)

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

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

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Bastu land measuring an area 08.92 (Eight point Nine Two) Decimals equivalent to 05 (Five) Cottahs 06 (Six) Chittacks 16 (Sixteen) Square Feet of land in R.S. & L.R. Dag No. 1560 and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562 and Pond measuring an area of 09 (Nine) Decimals equivalent to 05 (Five) Cottahs 07 (Seven) Chittacks 05 (Five) Square Feet of land in R.S. & L.R. Dag No. 1563 and Bastu land measuring an area of 03.86 (Three point Eight Six) Decimals equivalent to 02 (Two) Cottahs 05 (Five) Chittacks 16 (Sixteen) Square Feet of land in R.S. & L.R. Dag No. 1564 and Bastu land measuring an area of 04.26 (Four point Two Six) Decimals equivalent to 02 (Two) Cottahs 09 (Nine) Chittacks 11 (Eleven) Square Feet of land in R.S. & L.R. Dag No. 1624, total measuring an area 35.29 (Thirty Five point Two Nine) Decimals or equivalent to 21 (Twenty One) Cottahs 05 (Five) Chittack 27 (Twenty Seven) Square Feet of land under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165 and Sabek Khatian 130, R.S. Khatian No. 166, present L. R. Khatian No. 2232 (in the name of

To be contd .....p/10

(10)

present Land Owner No. 1) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8776 (in the name of present Land Owner No. 2) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8770 (in the name of present Land Owner No. 3) and Bastu land measuring an area of 09.25 (Nine point Two Five) Decimals equivalent to 05 (Five) Cottahs 09 (Nine) Chittacks 24 (Twenty Four) Square Feet of land in R.S. & L.R. Dag No. 1562, under Jamider Khatian No. 64 adhin sabek Khatian No. 143 adhin 144, R.S. Khatian No. 165, present L. R. Khatian No. 8780 (in the name of present Land Owner No. 4), total measuring an area 63.04 (Sixty Three point Zero Four) Decimals equivalent to 38 (Thirty Eight) Cottahs 02 (Two) Chittack 09 (Nine) Square Feet of land, situated at Mouza - Reckjoani, J.L. 13, Re. Sa. 198, Touzi 2998 at present 10, Pargana Kolikata, P.S. Rajarhat, A.D.S.R. Office Bidhannagar (Salt Lake City) at present A.D.S.R. Office Rajarhat, under local limit of Rajarhat Bishnupur 1 No. Gram Panchayet in the District of North 24 Parganas. The original land lord which is the Government of West Bengal represented by the Collector of the North 24 Parganas. The Property demarcated in colour Red and the Plan attached herewith.

To be contd .....p/11

(11)

<u>Land Owner</u>	<u>C.S. Dag</u>	<u>R.S. &amp; L.R.</u>	<u>L.R.</u>	<u>Area</u>	
<u>Name</u>		<u>Dag No.</u>	<u>Khatian No.</u>	<u>Decimals</u>	<u>K -CH -SFT</u>
Haladhar Biswas	1478	1560	2232	08.92	5 - 06 - 16
Haladhar Biswas	1480	1562	2232	09.25	5 - 09 - 24
Haladhar Biswas	1481	1563	2232	09.00	5 - 07 - 05
Haladhar Biswas	1482	1564	2232	03.86	2 - 05 - 16
Haladhar Biswas	1541	1624	2232	04.26	2 - 09 - 11
<hr/>					
Total area of Haladhar Biswas (Land Owner No. 1)					35.29 21 - 05 - 27
<hr/>					
Subhajit Biswas	1480	1562	8776	09.25	5 - 09 - 24
Beauty Biswas	1480	1562	8770	09.25	5 - 09 - 24
Mousumi Biswas	1480	1562	8780	09.25	5 - 09 - 24
<hr/>					
					63.04 38 - 02 - 09
<hr/>					

Total measuring an area 63.04 Decimals or equivalent to 38 (Thirty Eight) Cottahs 02 (Two) Chittacks 09 (Nine) Square Feet.

The Property Butted and Bounded by

- ON THE NORTH : R.S. & L.R. Dag No. 1560, 1565 and 16' wide Panchayet Road.
- ON THE SOUTH : R.S. & L.R. Dag No. 1631, 1627 & 1625.
- ON THE EAST : R.S. & L.R. Dag No. 1620, 1627 & 1625.
- ON THE WEST : 25' Feet 3" Inches wide Panchayet Road, R.S. & L.R. Dag No. 1560 & 1561.

To be contd .....p/12

(12)

IN WITNESS WHEREOF We, the Principal/Executant and Attorney hereto have set and subscribed our respective hands and seals on this 19<sup>th</sup> day of January in the year of 2022.

**SIGNED SEALED AND DELIVERED**

**IN PRESENT OF WITNESSES :-**

Haladhar Biswas,  
Subhojit Biswas  
Beauty Biswas,

*Signature of the Principals/Executant*

Signature of the Principals/Executant  
*Amf Bask @ Amf Bask*

*Susanta Woin*

Signature of the Attorney

Drafted, Read and Explained by:

*Ram Kana Das,*  
**Ram Kana Das**  
Advocate  
En No. - 708/707/90  
Barasat Judge's Court

Computer by:

*Timirbasan Mandal*  
Timirbasan Mandal

Kanjial Para, Rajarhat.

WITNESSES

1. Saufanu Mandal,  
Kanjial Para, Rajarhat  
Kolkata - 700135
2. Timirbasan Mandal  
Kanjialpara, Rajarhat  
Kolkata - 700135.

# DISTRICT OF NORTH 24 PARGANAS

## FINGER PRINT'S FORM

Name

Name SRI HALADHAR BISWAS

Presentant/Claimant



*Haladhar Biswas*

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Haladhar Biswas*

Name SRI SUBHAJIT BISWAS

Presentant/Claimant



*Subhajit Biswas*

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature *Subhajit Biswas*

# DISTRICT OF NORTH 24 PARGANAS

## FINGER PRINT'S FORM

Name SMT. BEAUTY BISWAS

Presentant/Claimant



Beauty Biswas

LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature Beauty Biswas

Name SMT. MOUSUMI BISWAS

Presentant/Claimant



LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

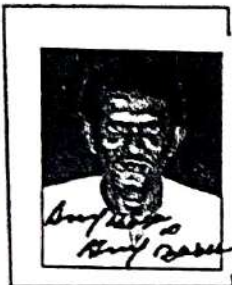
Signature সমীয়া বিস্বাস

# DISTRICT OF NORTH 24 PARGANAS

## FINGER PRINT'S FORM

Name SRI ARUP BOSE alias ARUP BASU

Presentant/Claimant



LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

Signature Arup Bose @ Arup Bose

Name SRI SUSANTA HAJRA

Presentant/Claimant



LEFT HAND				
Little	Ring	Middle	Fore	Thumb

RIGHT HAND				
Thumb	Fore	Middle	Ring	Little

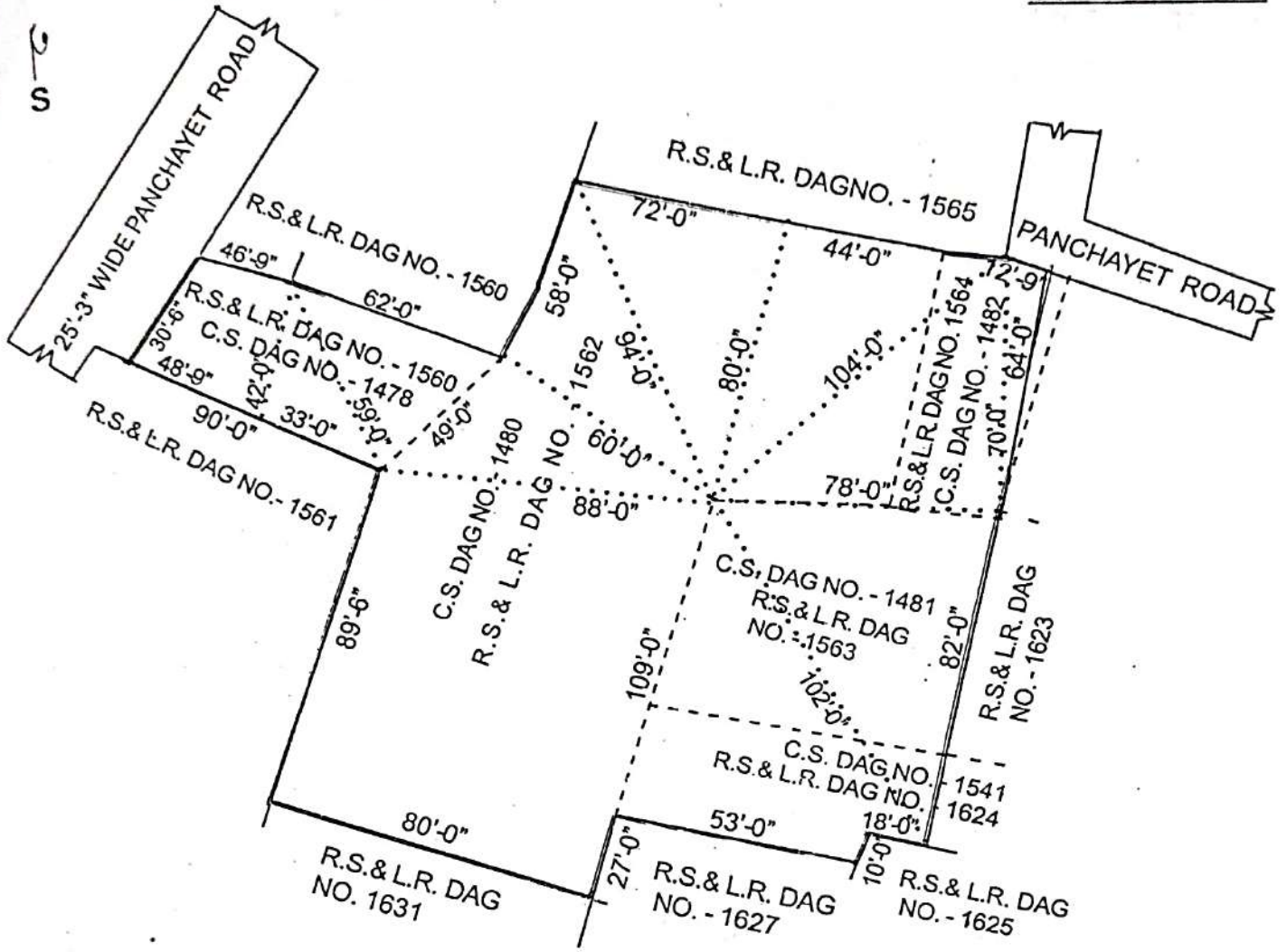
Signature Susanta Hajra



3601  
RAJARHAT

PLAN OF C.S. DAG NO. -1479(P), 1480, 1481, 1482(P), 1541(P), R.S.&L.R. DAG -  
1560(P), 1562, 1563, 1564 (P), 1624 (P), AT MOUZA - REKJUANI, J. L. NO. - 13, P. S. -  
RAJARHAT, DIST. - NORTH 24 PARGANAS. UNDER RAJAR HAT - BISHNUPUR 1NO.  
GRAM PANCHAYET

SCALE : - 45'- 0"



LAND OWNER NAME	C.S. DAG NOS.	R.S.&L.R. DAG NOS.	L.R. KH. NOS.	AREA			
				DECIMAL	K.	C.H	S.F.T
HALADHAR BISWAS.	1478	1560	2232	08.92	05	06	16
	1480	1562	2232	09.25	05	09	24
	1481	1563	2232	09.00	05	07	05
	1482	1564	2232	03.86	02	05	16
	1541	1624	2232	04.26	02	09	11
				35.29	21	05	27
SUBHAJIT BISWAS.	1480	1562	8776	09.25	05	09	24
BEAUTY BISWAS.	1480	1562	8770	09.25	05	09	24
MOUSUMI BISWAS.	1480	1562	8780	09.25	05	09	24
TOTAL AREA				63.04	38	02	09

MORE OR LESS

Haladhar Biswas  
Subhajit Biswas  
Beauty Biswas.  
স্বাক্ষরিত

Amprasa @ Amprasa  
Susanta Kojan

SIGNATURE OF OWNERS

COPIED BY  
M. BISWAS.  
SURVEYER  
RAJARHAT.

## Major Information of the Deed

No.	I-1523-00942/2022	Date of Registration	19/01/2022
Serial No./Year	1523-8000196577/2022	Office where deed is registered	
Deed Date	19/01/2022 3:54:51 PM		1523-8000196577/2022
Applicant Name, Address & Other Details	MANDAL AND ASSOCIATE KANJIALPARA , RAJARHAT, Thana : Rajarhat, District : North24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9830668849, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth Value	Market Value		
	Rs. 2,36,96,668/-		
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]:- 152300914/2022		







### Land Details :





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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
L1	LR-1560	LR-2232	Bastu	Bastu	8.92 Dec		33,53,018/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1562	LR-2232	Bastu	Bastu	9.25 Dec		34,77,065/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1563	LR-2232	Bastu	Pukur	9 Dec		33,83,090/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1564	LR-2232	Bastu	Bastu	3.86 Dec		14,50,970/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1624	LR-2232	Bastu	Bastu	4.26 Dec		16,01,330/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-1562	LR-8776	Bastu	Bastu	9.25 Dec		34,77,065/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :

62	LR-8770	Bastu	Bastu	9.25 Dec		34,77,065/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
LR-1562	LR-8780	Bastu	Bastu	9.25 Dec		34,77,065/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :				63.04Dec	0 /-	236,96,668 /-	
Grand Total :				63.04Dec	0 /-	236,96,668 /-	

**Principal Details :**

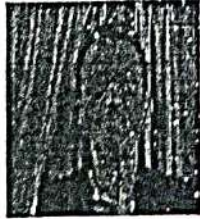

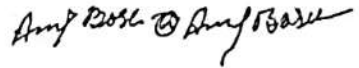
Sl No.	Name, Address, Photo, Finger print and Signature			
1	<p><b>HALADHAR BISWAS</b> (Presentant) Son of Late Bhabataran Biswas Executed by: Self, Date of Execution: 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Office</p>	 19/01/2022	 LTI 19/01/2022	 19/01/2022
<p>Naipukur, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BAxxxxxx2H, Aadhaar No: 58xxxxxxxx7111, Status :Individual, Executed by: Self, Date of Execution: 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Office</p>				
2	<p><b>SUBHAJIT BISWAS</b> Son of Haladhar Biswas Executed by: Self, Date of Execution: 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Office</p>	 19/01/2022	 LTI 19/01/2022	 19/01/2022
<p>Naipukur, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ATxxxxxx0G, Aadhaar No: 30xxxxxxxx8294, Status :Individual, Executed by: Self, Date of Execution: 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Office</p>				

Name	Photo	Finger Print	Signature
<b>BEAUTY BISWAS</b> Wife of Subhajit Biswas Executed by: Self, Date of Execution: 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Office			Beauty Biswas.
19/01/2022	LTI 19/01/2022	19/01/2022	
Naipukur, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FPxxxxxx7G, Aadhaar No: 82xxxxxxxx8629, Status :Individual, Executed by: Self, Date of Execution: 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>MOUSUMI BISWAS</b> Wife of Haladhar Biswas Executed by: Self, Date of Execution: 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Office			MOUSUMI BISWAS
19/01/2022	LTI 19/01/2022	19/01/2022	
Naipukur, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BAxxxxxx4K, Aadhaar No: 38xxxxxxxx1526, Status :Individual, Executed by: Self, Date of Execution: 19/01/2022 , Admitted by: Self, Date of Admission: 19/01/2022 ,Place : Office			



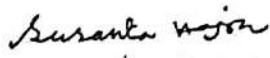
#### Attorney Details :

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

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ARUP BOSE, (Allas Name: ARUP BASU)</b> Son of Late Indu Bhusan Basu Date of Execution - 19/01/2022, , Admitted by: Self, Date of Admission: 19/01/2022, Place of Admission of Execution: Office
	 Jan 19 2022 6:28PM
	 LTI 19/01/2022
	 19/01/2022

Kanjialpara, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx3H, Aadhaar No: 94xxxxxxxx6049 Status : Representative, Representative of : BASU AND HAJRA BUILDERS (as PARTNER)

2 Name	Photo	Finger Print	Signature
<b>SUSANTA HAJRA</b> Son of Late Surendra Nath Hajra Date of Execution - 19/01/2022, , Admitted by: Self, Date of Admission: 19/01/2022, Place of Admission of Execution: Office	 <small>Jan 19 2022 6:27PM</small>	 <small>LTI 19/01/2022</small>	 <small>19/01/2022</small>
<p>Kanjialpara, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx2F, Aadhaar No: 97xxxxxxxx3515 Status : Representative, Representative of : BASU AND HAJRA BUILDERS (as PARTNER)</p>			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Santanu Mondal</b> Son of Late Nema Chandra Mondal Kanjial Para, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India PIN:- 700135	 <small>19/01/2022</small>	 <small>19/01/2022</small>	 <small>19/01/2022</small>
<p>Identifier Of HALADHAR BISWAS, SUBHAJIT BISWAS, BEAUTY BISWAS, MOUSUMI BISWAS, ARUP BOSE, SUSANTA HAJRA</p>			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	HALADHAR BISWAS	BASU AND HAJRA BUILDERS-8.92 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	HALADHAR BISWAS	BASU AND HAJRA BUILDERS-9.25 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	HALADHAR BISWAS	BASU AND HAJRA BUILDERS-9 Dec
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	HALADHAR BISWAS	BASU AND HAJRA BUILDERS-3.86 Dec
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	HALADHAR BISWAS	BASU AND HAJRA BUILDERS-4.26 Dec
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	SUBHAJIT BISWAS	BASU AND HAJRA BUILDERS-9.25 Dec
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	BEAUTY BISWAS	BASU AND HAJRA BUILDERS-9.25 Dec
Transfer of property for L8		
SI.No	From	To. with area (Name-Area)
1	MOUSUMI BISWAS	BASU AND HAJRA BUILDERS-9.25 Dec

## Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1560, LR Khatian No:- 2232	Owner:হলধর বিশ্বাস, Gurdian:ভবতারন , Address:নৈপুকুর,রাজারহাট , Classification:বাস্ত, Area:0.20000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1562, LR Khatian No:- 2232	Owner:হলধর বিশ্বাস, Gurdian:ভবতারন , Address:নৈপুকুর,রাজারহাট , Classification:বাগান, Area:0.10000000 Acre,	Owner Name not selected by applicant.

	LR Plot No:- 1563, LR Khatian No:- 2232	Owner:হলধর বিশ্বাস, Gurdian:ভবতারন , Address:নৈপুকুর, রাজারহাট , Classification:পুকুর, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1564, LR Khatian No:- 2232	Owner:হলধর বিশ্বাস, Gurdian:ভবতারন , Address:নৈপুকুর, রাজারহাট , Classification:বাগান, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1624, LR Khatian No:- 2232	Owner:হলধর বিশ্বাস, Gurdian:ভবতারন , Address:নৈপুকুর, রাজারহাট , Classification:বাগান, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 1562, LR Khatian No:- 8776	Owner:শুভজিত বিশ্বাস, Gurdian:হলধর বিশ্বাস, Address:নিজ , Classification:বাগান, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 1562, LR Khatian No:- 8770	Owner:বিউটি বিশ্বাস, Gurdian:শুভজিত বিশ্বাস, Address:নিজ , Classification:বাগান, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 1562, LR Khatian No:- 8780	Owner:মৌসুমী বিশ্বাস, Gurdian:হলধর বিশ্বাস, Address:নিজ , Classification:বাগান, Area:0.09000000 Acre,	Owner Name not selected by applicant.

2022

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

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

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

Presented for registration at 17:55 hrs on 19-01-2022, at the Office of the A.D.S.R. RAJARHAT by HALADHAR BISWAS, one of the Executants.

**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 2,36,96,668/-

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

Execution is admitted on 19/01/2022 by 1. HALADHAR BISWAS, Son of Late Bhabataran Biswas, Naipukur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Retired Person, 2. SUBHAJIT BISWAS, Son of Haladhar Biswas, Naipukur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business, 3. BEAUTY BISWAS, Wife of Subhajit Biswas, Naipukur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife, 4. MOUSUMI BISWAS, Wife of Haladhar Biswas, Naipukur, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession House wife

Identified by Mr Santanu Mondal, , Son of Late Nemai Chandra Mondal, Kanjilal Para, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

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

Execution is admitted on 19-01-2022 by ARUP BOSE, , ARUP BASU PARTNER, BASU AND HAJRA BUILDERS, Kanjialpara, Reckjoani, K.C. Paul Apartment, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Mr Santanu Mondal, , Son of Late Nemai Chandra Mondal, Kanjilal Para, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

Execution is admitted on 19-01-2022 by SUSANTA HAJRA, PARTNER, BASU AND HAJRA BUILDERS, Kanjialpara, Reckjoani, K.C. Paul Apartment, City:- Not Specified, P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Mr Santanu Mondal, , Son of Late Nemai Chandra Mondal, Kanjilal Para, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by profession Business

**Payment of Fees**

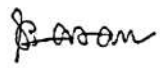
Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**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 1686, Amount: Rs.100/-, Date of Purchase: 13/01/2022, Vendor name: M Dutta



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



State of Registration under section 60 and Rule 69.  
Registered in Book - I  
Deed number 1523-2022, Page from 44925 to 44962  
Deed No 152300942 for the year 2022.



Digitally signed by SANJOY BASAK  
Date: 2022.01.24 14:25:32 +05:30  
Reason: Digital Signing of Deed.

*Basak*

(Sanjoy Basak) 2022/01/24 02:25:32 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)