

5767/2022

T. 5740/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 200453

29/4  
0-8-1288457/2022

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

*[Signature]*  
Additional District Sub-Registrar  
C-2, Dum Dum, 24-Pgs. (North)

29 APR 2022

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

ক্রমিক নং: 3893 তারিখ: 22-03-22

মূল্য: 100/-

.....

তিথি: .....

স্বাক্ষর: *Ranjita Paul*

উপস্থিত প্রকৃতি: বিক্রয় প্রস্তাব

কারণ পূর্ব গৃহদান এ.ডি.এস.আর. আফস

বি

ভেত্তারের নাম: সঞ্জিতা পাল

ক্রয়কারীর নাম: ব্যারাক্টর:

টি ডি নং: .....

স্বাক্ষর: .....

.....

.....

**KOUSIK SAHA**  
Advocate  
District Judges' Court, Barasat  
North 24 Parganas

16 MAR-2022  
240000



*[Handwritten signature]*

Addl. District Sub-Registrar  
Cossipore, Dum Dum

29 APR 2022

Kousik Saha  
Advocate  
c/o Mr. B.C. Saha  
Barasat Judges' Court  
P.O. + P.S. - Barasat  
Kolkata - 700124  
Dist - 24 Pgs (N)



**KNOWN ALL MEN BY THESE PRESENTS WE, (1) JAYANTI KOLEY (PAN-DUQPK8996A, Aadhaar No.-825257864507), wife of Sri Paban Koley, daughter of Late Sadhan Chandra Das and Late Kattayani Das, (2) SOMENATH DAS (PAN-CDQPD0419P, Aadhaar No.-2348 2030 8574), son of Late Sadhan Chandra Das and Late Kattayani Das, (3) SANJOY DAS (PAN-BHNPD0765L, Aadhaar No.-4612 5895 9796), son of Late Sadhan Chandra Das and Late Kattayani Das, all are residing at 23/20, Kabi Nabin Sen Road, P.O. & P.S.-Dum Dum, Kolkata- 700 028, (4) SAMAPTI DAS (PAN-CEKPD7086K, Aadhaar No.-4948 8750 3074), wife of Sri Nanda Das, daughter of Late Sadhan Chandra Das and Late Kattayani Das, residing at 35, Lakshmi Ghat, Chowhury Para, P.O.- Titagarh, P.S.- Khardah, Kolkata-700 119, District- North 24-Parganas, No.1 & 4, both by Occupation- Housewife, and No.2 & 3 both by Occupation- Business, All by faith- Hindu, by Nationality- Indian, hereinafter jointly referred to and called as the EXECUTANTS.**

**WHEREAS We, the Executants, are the joint and absolute owners in respect ALL THAT piece and parcel of Bastu/ homestead land measuring about 02 Cottahs 01 Chittak 00 sq. ft. more or less, together with structure, lying and situated at Mouza- Dum Dum House, J.L. No.-19, in E/P No.- 42, comprising C.S. & R.S. Dag No.- 305(Part) & 1339 (Part), L.R. Dag No.-759, under L.R. Khatian No.-1100, having Municipal Holding No.-41, Ramgarh Colony, Premises No.-P/42, Ramgarh Colony, P.O.- Motijheel, Kolkata-700074, under Ward No.-8 of South Dum Dum Municipality, under A.D.S.R.O. Cossipore-Dum Dum, under P.S.-Dum Dum, District- North 24-Parganas, more fully and particularly described in the Schedule "A" herein below, which I got by way of Registered Deed of Gift from the Government of West Bengal, and thus I, the Executant seized possessed and enjoying the same as sole and absolute owner without any interruption from any corner whatsoever as free from all encumbrances, decided to develop the aforesaid and below mentioned Schedule property but due to insufficient fund and other sufficient reasons and lack of technical expertise, we, could not construct building on the said plot.**

**AND WHEREAS we have entered into an agreement dated 29/04/2022 with "OM SAI DEVELOPERS" (PAN-AAFFO9508C), a Partnership Firm, having its office at 353, Jessore Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata- 700 074, District-North 24 - Parganas, represented by its Partners (1)SRI MANISH AGARWAL (PAN-**

*Sanjoy Das*



**CCAPA1524M, Aadhaar No.-327871730982), son of Sri Bajrang Agarwal, residing at 20, Ramdhan Mitra Lane, P.O.-Shyambazar, P.S.-Shyampukur, Kolkata-700004, District-Kolkata, (2)SRI RAJU BISWAS (PAN-ALUPB6184B, Aadhaar No.-679924359148), son of Sri Alope Biswas, residing at 21, Nagerbazar Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata-700 074, District-North 24-Parganas, (3) SRI SAMRAT DUTTA (PAN- AJJPD8022B, Aadhaar No.-445937342435), son of Sri Panchu Gopal Dutta, residing at 50, R.N. Guha Road, P.O. & P.S.-Dum Dum, Kolkata-700028, District-North 24-Parganas, All by faith- Hindu, by occupation-Business, by Nationality-Indian,, which was duly registered on 29 / 04 /2022, in the office of the A.D.S.R. Cossipore-Dum Dum and recorded in Book No.-I, Volume No.-1506-2022, being Deed No.-1506- 05729 for the year 2022, for development of the said land by constructing Ground plus Upper-storied building thereon on the terms and condition and stipulations contained in the said Agreement.**

*Sanjay Des.*

**AND WHEREAS** one of the conditions contained in the said agreement is that We shall grant Development Power of Attorney in favour of the Developer to carry out the Development work and also for transfer the flats/Garage/units to the intending Purchaser(s) from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. We, therefore appoint said **OM SAI DEVELOPERS**, a Partnership Firm, having its office at 353, Jessore Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata- 700 074, District-North 24 -Parganas, represented by its Partners **(1)SRI MANISH AGARWAL**, son of Sri Bajrang Agarwal, residing at 20, Ramdhan Mitra Lane, P.O.-Shyambazar, P.S.-Shyampukur, Kolkata-700004, District-Kolkata, **(2)SRI RAJU BISWAS**, son of Sri Alope Biswas, residing at 21, Nagerbazar Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata-700 074, District-North 24-Parganas, **(3) SRI SAMRAT DUTTA**, son of Sri Panchu Gopal Dutta, residing at 50, R.N. Guha Road, P.O. & P.S.-Dum Dum, Kolkata-700028, District-North 24-Parganas, **All** by faith- Hindu, by occupation-Business, by Nationality-Indian, at 22, Nagerbazar Road, P.S.- Dum Dum, Kolkata- 700 074, District- North 24-Parganas, as our true and lawful Attorney for the purpose hereinafter mentioned and vesting them with the power and authorities to act and to perform as herein contained.



**NOW KNOW ALL MEN BY THESE PRESENTS WITNESS** that **WE**, said (1) **JAYANTI KOLEY**, wife of Sri Paban Koley, daughter of Late Sadhan Chandra Das and Late Kattayani Das, (2) **SOMENATH DAS**, son of Late Sadhan Chandra Das and Late Kattayani Das, (3) **SANJOY DAS**, son of Late Sadhan Chandra Das and Late Kattayani Das, (4) **SAMAPTI DAS**, wife of Sri Nanda Das, daughter of Late Sadhan Chandra Das and Late Kattayani Das, and our legal heirs and representatives etc. do hereby nominate and appoint the said **OM SAI DEVELOPERS**, a Partnership Firm, having its office at 353, Jessore Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata- 700 074, District-North 24 -Parganas, represented by its Partners (1)**SRI MANISH AGARWAL**, son of Sri Bajrang Agarwal, residing at 20, Ramdhan Mitra Lane, P.O.-Shyambazar, P.S.-Shyampukur, Kolkata-700004, District-Kolkata, (2)**SRI RAJU BISWAS**, son of Sri Alope Biswas, residing at 21, Nagerbazar Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata-700 074, District-North 24-Parganas, (3) **SRI SAMRAT DUTTA**, son of Sri Panchu Gopal Dutta, residing at 50, R.N. Guha Road, P.O. & P.S.-Dum Dum, Kolkata-700028, District-North 24-Parganas, as our true and lawful Attorney for us in our names and on our behalf to do execute and perform all or any of the following Acts, deeds, matter and things jointly or severally that is to say:-

1. To look after, manage, control, supervise and protect the said property in such manner as our said Attorney shall think fit and proper.
2. To cause necessary drafting work, preparing, applying and obtaining Building plan, site plan, Floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of Multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the South Dum Dum Municipal Authority concern for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion

Plan, Completion certificate etc., from the South Dum Dum Municipality upon giving proper acknowledgement and/or receipts for the same.

3. To appear before and represent us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax, GST Council, and Income Tax Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and by-laws in any way in connection with the development of the said property.
4. To negotiate for sale or disposal of the Developer's Allocation as specified in the **aforesaid Development Agreement** and also fully described in the Schedule "C" herein below and also for development work in respect of entire "A" Schedule property, which includes the Owners' Allocation, fully described in the Schedule "B" herein below and Developer's Allocation, fully described in the Schedule "C" herein below and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as our said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as our said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as our said Attorney shall think fit and proper.
5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement as well as



proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.

6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said multi-storied building in the said property at such wages, remuneration fees or other payments and on such terms and conditions as our said Attorney shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and on such terms and conditions as our said Attorney shall think fit and proper.
8. To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multi-storied building in the said property .
9. To pay or cause to be paid all Municipal rates, taxes and other outgoings and impositions payable in respect of the said property during the construction of the said multi-storied building.
10. In terms of the said **aforesaid Development Agreement** and to sign and execute all conveyance, deeds or lease or deed of transfer and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of land in said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.

11. In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the multi-storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.
12. To make representations to Government, Military Railways public bodies and any other bodies, authorities and persons concerned relating to the said property and/or the said multistoried building and all matters relating thereto.
13. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter belonged to me whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property, morefully described in the Schedule "C" herein below, and to give valid and effectual receipts and discharges for the same.
14. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against us in individual or joint capacity in and outside the Union or India in any court of justice, civil criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to us in respect of said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify complaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual



receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent us before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the Union of India.

15. To adjust, settle, compromise all disputes, accounts or any other matter regarding our property building or documents, which may arise hereafter between us and any other person, firm or company on such terms as our said Attorney may think fit and proper.
16. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on our behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of **aforsaid Development Agreement** and other things, which our said Attorney shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as we, could do the same by us jointly or severally.
17. Generally to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as we, ourselves could do personally.
18. We do hereby ratify and confirm and agree and covenant with our said Attorney shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by our said Attorney.

**THE SCHEDULE "A" ABOVE REFERRED TO**  
**(DESCRIPTION OF THE ENTIRE LAND)**

**ALL THAT** piece and parcel of Bastu land measuring about 7.30 Decimals of land more or less equivalent to 4 (four) Cotthas 2 (two) Chittacks 22 (Twenty Two) sq. ft. more or less, along with Two-storied old Building measuring 2400 sq. ft. (1200 sq. ft. in each Floor) standing in a portion thereon, lying and situated at Mouza- Satgachi, Pargana- Kalikata, J.L. No.-20, Re Su No.-154, Touzi No.-3/169, comprising in C.S. Dag No.- 1001, R.S. Dag No.- 3209, L.R. Dag No.- 3228, under Khatian No.- 128, having Municipal Holding No.- 111, Kabi Nabin Sen Road, being Premises No.- 23/20, Kabi Nabin Sen Road, Kolkata- 700 028, under Ward No.-25, within the South Dum Dum Municipality, under A.D.S.R.O. Cossipore-Dum Dum, under P.S.-Dum Dum, District- North 24-Parganas and the land is butted and bounded by: -

ON THE NORTH: - 14' feet wide Road

ON THE SOUTH: - Boundary Wall & Drain and then Complex of D.C. Paul

ON THE EAST: - Vacant Land of others

ON THE WEST: - 18' feet wide Road

**THE SCHEDULE 'B' ABOVE REFERRED TO**  
**(OWNERS' ALLOCATION)**

**OWNERS' ALLOCATION** shall mean that the Land Owners will get their fixed area in the proposed multi-storied Building in the following manner:-

(A) Jayanti Koley will get (i) Flat No.-2C, on the 2<sup>nd</sup> Floor, on the North-East Side, having measurement 825 sq. ft. super built up area more or less, (ii) Forfeited amount as stated in the Development Agreement. (iii) One No. of shifting in a 2BHK Flat and the rent will be paid by the Developer, from the date of physical vacation of



the Premises to till date handover of Owners' Allocation in the newly constructed Building.

(B) Somenath Das will get (i) Flat No.-1D, on the First Floor, on the South-East Side, having measurement 425 sq. ft. super built up area more or less, (ii) Flat No.-GF, on the Ground Floor, on the South-East Side, having measurement 400 sq. ft. super built up area more or less, (iii) Forfeited amount o as stated in the Development Agreement. (iv) One No. of shifting and the rent will be Rs.3,500/- per month from the date of physical vacation of the Premises to till date handover of Owners' Allocation in the newly constructed Building.

(C) Sanjay Das will get (i) Flat No.-1B, on the First Floor, on the North-West Side, having measurement 825 sq. ft. super built up area more or less, (ii) Forfeited amount as stated in the Development Agreement. (iii) One No. of shifting and the rent will be Rs.3,500/- per month from the date of physical vacation of the Premises to till date handover of Owners' Allocation in the newly constructed Building.

(D) Samapti Das will get (i) Flat No.-1A, on the First Floor, on the South-West Side, having measurement 825 sq. ft. super built up area more or less, (ii) Forfeited amount of as stated in the Development Agreement.

Be it pertinent to mention here that after receiving Owners' Allocation the Landowners hereby bind themselves to execute Deed of Partition or Deed of Gift or other relevant and necessary registered documents for demarcation of the Owners' Allocation and after executing such registered document, Owners' Allocation will take effect.

**THE SCHEDULE "C" ABOVE REFERRED TO -**

DEVELOPERS/PROMOTERS ALLOCATION shall mean remaining constructed area in the proposed building to be constructed on the said premises after deducting the Owners' Allocation including proportionate share of the common facilities and amenities after providing for Owners' allocation.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 29th day of April, 2022 A.D.

**SIGNED SEALED AND DELIVERED**

In the presence of the following

WITNESSES: -

1. Debayan Koley  
25/20 Kabit Nabin Sen  
Rad Kol - 28

Jayanti Koley  
Somesh Das,

- Sanjay Das.

Somesh Das.

2.

Monika Sen Roy  
22/4 Kabit Nabin Sen  
Road, Kol - 28.

**SIGNATURE OF THE EXECUTANTS**

Accepted by me: -

OM SAI DEVELOPERS

Hanish Agarwal  
Partners'

OM SAI DEVELOPERS

Raju Biswas  
Partners'

OM SAI DEVELOPERS

Santosh Das  
Partners'

**SIGNATURE OF THE ATTORNEY**

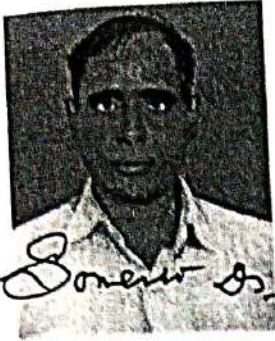
Drafted by me as per instructions of the Parties hereto

Read over and Explained by me and Prepared in my office: -

Kousik Saha  
(KOUSIK SAHA) Advocate  
Advocate WB - 1699/2001  
District Judges' Court, Barasat  
North 24-Parganas



Signature of the Executants / Presentants



Sonent Das

Sonent Das

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Jayanti Koley

Jayanti Koley

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Sayaj Das

Sayaj Das

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Sl. No. Signature of the Executants / Presentants



Sannakot Gaur

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Hanish Agarwal

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Raju Biswas

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



SL. No. Signature of the Executants / Presentants



*Samrat Anthon*

*Samrat Anthon*

	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

## Major Information of the Deed

Deed No.:	I-1506-05740/2022	Date of Registration	29/04/2022
Query No./Year	1506-8001288457/2022	Office where deed is registered	
Query Date	29/04/2022 10:54:10 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kousik Saha Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830448242, 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. 75,10,497/-		
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]:- 150605729/2022 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: Kabi Nabin Sen Road, Mouza: Satgachi, , Ward No: 25, Holding No:111 Pin Code : 700028



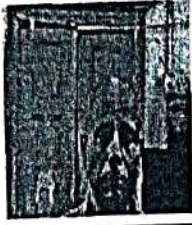



Sch No	Plot Number	Khatlan Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3228	LR-128	Bastu	Bastu	4 Katha 2 Chatak 22 Sq Ft		58,90,497/-	Width of Approach Road: 18 Ft., , Project Name :
<b>Grand Total :</b>					<b>6.8567Dec</b>	<b>0 /-</b>	<b>58,90,497 /-</b>	

### Structure Details :




Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	0/-	16,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete  Floor No: 1, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>2400 sq ft</b>	<b>0 /-</b>	<b>16,20,000 /-</b>	



**Principal Details:-**

Name, Address, Photo, Finger print and Signature			
No.	Name	Photo	Signature
1	<b>Mrs JAYANTI KOLEY</b> Daughter of Late Sadhan Chandra Das Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office	 29/04/2022	 LTI 29/04/2022
23/20, Kabi Nabin Sen Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DUxxxxxx6A, Aadhaar No: 82xxxxxxxx4507, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office			
2	<b>Mr SOMENATH DAS</b> Son of Late Sadhan Chandra Das Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office	 29/04/2022	 LTI 29/04/2022
23/20, Kabi Nabin Sen Road, City:- , 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.:: cdxxxxxx9p, Aadhaar No: 23xxxxxxxx8574, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office			
3	<b>Mr SANJOY DAS</b> Son of Late Sadhan Chandra Das Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office	 29/04/2022	 LTI 29/04/2022
23/20, Kabi Nabin Sen Road, City:- , 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.:: BHxxxxxx5L, Aadhaar No: 46xxxxxxxx9796, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admission: 29/04/2022 ,Place : Office			





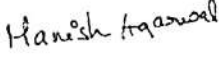


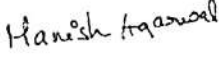


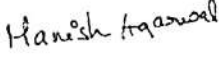









Name	Photo	Finger Print	Signature
<b>Mrs SAMAPTI DAS</b> Daughter of Late Sadhan Chandra Das Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admision: 29/04/2022 ,Place : Office	 <small>29/04/2022</small>	 <small>LTI 29/04/2022</small>	 <small>29/04/2022</small>

35, Lakshmi Ghat, Chowdhury Para, City:- , P.O:- Titagarh, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700119 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cexxxxxx6k, Aadhaar No: 49xxxxxxxx3074, Status :Individual, Executed by: Self, Date of Execution: 29/04/2022 , Admitted by: Self, Date of Admision: 29/04/2022 ,Place : Office

**Attorney Details :**



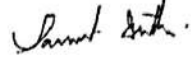
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>OM SAI DEVELOPERS</b> 353, Jessore Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 , PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**



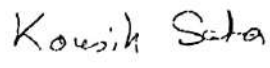
Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr MANISH AGARWAL</b>            Son of Mr Bajrang Agarwal            Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office         </td> <td>   <small>Apr 29 2022 11:55AM</small> </td> <td>   <small>LTI 29/04/2022</small> </td> <td>   <small>29/04/2022</small> </td> </tr> </tbody> </table> <p>20, Ramdhan Mitra Lane, City:- Kolkata, P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CCxxxxxx4M, Aadhaar No: 32xxxxxxxx0982 Status : Representative, Representative of: OM SAI DEVELOPERS (as Partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr MANISH AGARWAL</b> Son of Mr Bajrang Agarwal Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office	 <small>Apr 29 2022 11:55AM</small>	 <small>LTI 29/04/2022</small>	 <small>29/04/2022</small>
Name	Photo	Finger Print	Signature						
<b>Mr MANISH AGARWAL</b> Son of Mr Bajrang Agarwal Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office	 <small>Apr 29 2022 11:55AM</small>	 <small>LTI 29/04/2022</small>	 <small>29/04/2022</small>						
2	<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 RAJU BISWAS (Presentant)</b>            Son of Mr Alope Biswas            Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office         </td> <td>   <small>Apr 29 2022 11:53AM</small> </td> <td>   <small>LTI 29/04/2022</small> </td> <td>   <small>29/04/2022</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr RAJU BISWAS (Presentant)</b> Son of Mr Alope Biswas Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office	 <small>Apr 29 2022 11:53AM</small>	 <small>LTI 29/04/2022</small>	 <small>29/04/2022</small>
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<b>Mr RAJU BISWAS (Presentant)</b> Son of Mr Alope Biswas Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admission: 29/04/2022, Place of Admission of Execution: Office	 <small>Apr 29 2022 11:53AM</small>	 <small>LTI 29/04/2022</small>	 <small>29/04/2022</small>						



21, Nagerbazar Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx4B, Aadhaar No: 67xxxxxxx9148 Status : Representative, Representative of : OM SAI DEVELOPERS (as Partner)

Name	Photo	Finger Print	Signature
<b>Mr SAMRAT DUTTA</b> Son of Mr Panchu Gopal Dutta Date of Execution - 29/04/2022, , Admitted by: Self, Date of Admision: 29/04/2022, Place of Admision of Execution: Office	 Apr 29 2022 11:57AM	 LTI 29/04/2022	 29/04/2022
50, R.N. Guha Road, City:- , 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.:: AJxxxxxx2B, Aadhaar No: 44xxxxxxx2435 Status : Representative, Representative of : OM SAI DEVELOPERS (as Partner)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Kousik Saha</b> Son of B C Saha Barasat Judges Court, City:- , P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 29/04/2022	 29/04/2022	 29/04/2022
Identifier Of Mrs JAYANTI KOLEY, Mr SOMENATH DAS, Mr SANJOY DAS, Mrs SAMAPTI DAS, Mr MANISH AGARWAL, Mr RAJU BISWAS, Mr SAMRAT DUTTA			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs JAYANTI KOLEY	OM SAI DEVELOPERS-1.71417 Dec
2	Mr SOMENATH DAS	OM SAI DEVELOPERS-1.71417 Dec
3	Mr SANJOY DAS	OM SAI DEVELOPERS-1.71417 Dec
4	Mrs SAMAPTI DAS	OM SAI DEVELOPERS-1.71417 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs JAYANTI KOLEY	OM SAI DEVELOPERS-600.00000000 Sq Ft
2	Mr SOMENATH DAS	OM SAI DEVELOPERS-600.00000000 Sq Ft
3	Mr SANJOY DAS	OM SAI DEVELOPERS-600.00000000 Sq Ft
4	Mrs SAMAPTI DAS	OM SAI DEVELOPERS-600.00000000 Sq Ft

## Land Details as per Land Record

Block: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Kabi Nabin Sen Road, Mouza:  
Ward No: 25, Holding No:111 Pin Code : 700028

	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3228, LR Khatian No:- 128		Owner Name not selected by applicant.



29/04/2022

**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 of Indian Stamp Act 1899.

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

Presented for registration at 10:57 hrs on 29-04-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr RAJU BISWAS ..

**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 75,10,497/-

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

Execution is admitted on 29/04/2022 by 1. Mrs JAYANTI KOLEY, Daughter of Late Sadhan Chandra Das, 23/20, Kabi Nabin Sen Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Mr SOMENATH DAS, Son of Late Sadhan Chandra Das, 23/20, Kabi Nabin Sen Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 3. Mr SANJOY DAS, Son of Late Sadhan Chandra Das, 23/20, Kabi Nabin Sen Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 4. Mrs SAMAPTI DAS, Daughter of Late Sadhan Chandra Das, 35, Lakshmi Ghat, Chowdhury Para, P.O: Titagarh, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by Profession House wife

Indetified by Kousik Saha, , Son of B C Saha, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 29-04-2022 by Mr MANISH AGARWAL, Partner, OM SAI DEVELOPERS, 353, Jessore Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Kousik Saha, , Son of B C Saha, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 29-04-2022 by Mr RAJU BISWAS, Partner, OM SAI DEVELOPERS, 353, Jessore Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Kousik Saha, , Son of B C Saha, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 29-04-2022 by Mr SAMRAT DUTTA, Partner, OM SAI DEVELOPERS, 353, Jessore Road, City:- , P.O:- Motijheel, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Indetified by Kousik Saha, , Son of B C Saha, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, 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/-

Stamp Duty

verified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp  
Stamp: Type: Impressed, Serial no 3893, Amount: Rs.100/-, Date of Purchase: 22/03/2022, Vendor name: Ranjita

*Kaustava Dey*

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



Deed of Registration under section 60 and Rule 69,  
Registered in Book - I'  
Deed number 1506-2022, Page from 261375 to 261397  
Deed No 150605740 for the year 2022.



Digitally signed by KAUSTAVA DEY  
Date: 2022.05.02 11:51:56 +05:30  
Reason: Digital Signing of Deed.

*Kaustava Dey*

(Kaustava Dey) 2022/05/02 11:51:56 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)