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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 546364


 8-2127800/23
 18/08/2023
 4.00 P.M.

Certified that the document is
 admitted to registration. The Signatures
 sheet / sheets & the original document
 sheet / sheets attached to this document
 are the part of this document


 District Sub-Registrar-III
 North 24-Parganas, Barasat

DEVELOPMENT POWER OF ATTORNEY
AFTER THE REGISTRATION OF
DEVELOPMENT AGREEMENT

25 AUG 2023

THIS DEVELOPMENT POWER OF ATTORNEY is made on
 this the 18th day of August, 2023 (Two Thousand Twenty Three)

A. D.

07/08/23

সং: _____

নম্বর: 1109(110A)

ক্রয়কারীর নাম: Srijani

সিকানা: -

মুলা: - 100

3A, N.D.P-1 Sarojini Pally
Nabapally, Barasat, KOL-126

ভেডার: -

হাবড়া এ.ডি.এস. আর অফিস

জেলা: - উঃ ২৪ পরগনা

খরিদ তার: -

12 JUL 2023

মোট স্ট্যাম্প খরিদ: -

দ্রেজারী: বারাসাত
ভাডার: - শ্রী সুদীপ ঘোষ
Vendor - Sudip Ghosh

121000

Amitabha Biswas



Amitabha Biswas



SRIJANI
Saptaparnadas
Proprietor



District Sub-Registrar-III
North 24-Parganas, Barasat

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Biswasjit Dhill
S/o Gunda Dhill Dhill
Mainati, Gramfan i
Pim- 43135

TO ALL TO WHOM THESE PRESENTS SHALL COME,

I SRI AMITABHA BISWAS (PAN - AKJPB7727Q), (VOTER ID NO. - WB/13/090/186446) son of Late Amaresh Biswas, by faith - Hindu, by occupation - Legal Professional, by Nationality - Indian, residing at Shalbagan, P.O. - Noapara, P.S. - Barasat, District - North 24 Parganas, Kolkata - 700125,, hereinafter called and referred to as the **LAND OWNER/APPOINTER/EXECUTANT** send greetings:-

WHEREAS Sri Amaresh Biswas, son of Late Jogesh Chandra Biswas, become the sole and absolute owner of all that piece and parcel of land measuring an area of 04 Cottah, be the same a little more or less, comprised in C. S. & R. S. & L. R. Dag No. - 1100, under S. P. No. - 59, R. S. - Khatian No. - 1296, L. R. Khatian No. - 736, of Mouza - Noapara, J. L. No. - 83, Re. Su. No. - 137, Touzi No. - 146, P. S. - Barasat, District - North 24 Parganas within the local limits of Barasat Municipality, A. D. S. R. O. - Barasat by a Registered Deed of Gift, being No. - 215, dated - 19/08/2002, executed and registered by the Refugee, Relief and Rehabilitation Department of Government of West Bengal, and the said Deed was registered with the office of A. D. S. R. Barasat, North 24 Parganas, copied in Book No. - I, Volume No. - II, Pages from 357 to 360, being No. - 215 for the year 2002.

AND WHEREAS after becoming the sole and absolute owner, by way of Gift as cited above, said Sri Amaresh Biswas got his name duly mutated in the office of local Barasat Municipality, under Ward No. - 03, Holding No. - 496/1, Premises at Shalbagan Road and he constructed Two storied Building over the said plot of land and he had been possessing and



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enjoying the same peacefully without interruption of others, free from all encumbrances.

AND WHEREAS by a Registered Deed of Gift, being No. – 00301, dated – 20/02/2014, said Sri Amaresh Biswas gifted all that the said 04 Cottahs of land, be the same a little more or less, along with Two storied Building standing thereon, comprised in C. S. & R. S. & L. R. Dag No. – 1100, under S. P. No. – 59, R. S. – Khatian No. – 1296, L. R. Khatian No. – 736, of Mouza – Noapara, J. L. No. – 83, Re. Su. No. – 137, Touzi No. – 146, P. S. – Barasat, District – North 24 Parganas within the local limits of Barasat Municipality, under Ward No. – 03, Holding No. – 496/1/B, Premises at Shalbagan Road, A.D.S.R.O. – Barasat in favour of his full blooded son SRI AMITABHA BISWAS, the Land Owner herein and delivered khas possession in his favour and the said Deed was registered with the office of D. S. R. – III, Barasat, North 24 Parganas, copied in Book No. – I, CD Volume No. – 1, Pages from 4464 to 4472, being No. – 00301 for the year 2014.

AND WHEREAS thus by way of Gift, as depicted above, said SRI AMITABHA BISWAS, the Land Owner herein become the sole and absolute owner of all that piece and parcel of land measuring an area of 04 Cottahs, be the same a little more or less, along with Two storied Building standing thereon, comprised in C. S. & R. S. & L. R. Dag No. – 1100, under S. P. No. – 59, R. S. – Khatian No. – 1296, L. R. Khatian No. – 736, of Mouza – Noapara, J. L. No. – 83, Re. Su. No. – 137, Touzi No. – 146, P. S. – Barasat, District – North 24 Parganas within the local limits of Barasat Municipality, under Ward No. – 03, Holding No. – 496/1/B, Premises at Shalbagan Road, A.D.S.R.O. – Barasat, and he got his name duly recorded in the records of



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present L.R. Settlement Operation, under Hal L.R. Khatian No. - 4139, R.S. & L. R. Dag No. - 1100, and he also converted the "NATURE" of the said Land from "BAGAN" to "BASTU" (Being Memo Conv. No./87/BL & LRO/BST-I, dated - 19/01/2022 and Being Memo Conv. No./261/ BL & LRO/BST-I, dated - 08/02/2022) and he also got his name duly mutated in the office of local Barasat Municipality and the present Land Owner herein has been possessing and enjoying the same peacefully without interruption of others and the said property is free from all encumbrances, charges, liens, mortgages whatsoever.

AND WHEREAS the Appointer are now desirous of developing the said premises by constructing a multi-storied building (G+4) over the said plot of land as per building plan to be sanctioned by the Barasat municipality but the Owner due to financial stringency, it will neither be practical nor possible for them to develop the said premises by constructing a Multi Storied building (G+4) thereat in accordance with the building plan is in the lookout for a responsible and reputable Promoter/Developer/ Builder/Contractor in conjunction with the Owner.

AND WHEREAS with a view to construct a Multi Storied Building (G+4) over the said First schedule of property the Appointer hereto entered into a Registered Development Agreement, being No.-I-152510544/2023 , Dated 17/08/2023, which is copied in Book No.-I ,Volume No.-1525-2023 registered with the office of .D.S.R.-III. Barasat North 24 parganas, with "SRIJANI" (a proprietorship firm) the said firm holding the trade license from the competent authority, having its registered office at "3/A, N. D. P. - I, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, District - North 24



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Parganas, Kolkata - 700126, represented by its sole proprietor SMT. SAPTAPARNA DAS (PAN No. - APLPD2481E), (VOTER ID NO. - CKW2791986) wife of Sri Arnab Kumar Das, residing at 3/A, N. D. P. - I, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, by nationality - Indian, by faith - Hindu, by occupation - Business, under certain terms and conditions embodied therein.

AND WHEREAS the Developer requires an appropriate Power of Attorney for the authorization and conducting the development works with construction of a new Multi storied building smoothly without any hindrance from any corner whatsoever.

AND WHEREAS NOW BY THESE PRESENTS that I, the Appointer/ Executant do hereby nominate constitute and appoint: SAPTAPARNA DAS (PAN No. - APLPD2481E), (VOTER ID NO. - CKW2791986) wife of Sri Arnab Kumar Das, residing at 3/A, N. D. P. - I, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, sole proprietor of "SRIJANI" (a proprietorship firm) to be my true and lawful Attorney in my name and on my behalf and I authorize them to do the acts, deeds, matters and things in my names and on my behalf as mentioned hereinafter specifically.

AND WHEREAS it has been agreed in terms of the said Joint Venture Agreement that I shall appoint the Developer as my Attorney for the purposes herein stated.

1. To enter into hold and defend possession of the said property and every part thereof and also manage, maintain and administer the said property



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and every part thereof subject to a restriction of clauses regarding termination of agreement & consequences of termination.

2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan sanctioned modified and/or altered by the local Municipal authority.
3. To appear and represent me before the necessary authorities including the Barasat Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, National Highway authority, Local B.L & L.R.O , A.D.M.L.R.O & S.D.L.R.O and other authority govt of West Bengal and any other authorities in connection with the mutation sanction, modification and/or alteration of sanctioned building Plan and can also submit the C.C or O.C. before the competent authority or any other local authority.
4. To pay fees obtain such other orders and permission from the necessary authorities as to be 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 papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
5. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.
6. To develop the said premises by making lawful construction of building thereon as per sanctioned plans which to be approved by the Barasat

municipality at
any house, built
To apply for



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- municipality and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the premises.
7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit 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 incidental to and connected with the development work.
 8. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
 9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the Owners' allocation, details of which is in the Second Schedule of this indenture.
 10. To appear and represent me before all authorities including those under the Barasat Municipality for fixation and/or finalization of the 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.
 11. To enter into agreement for sale of flats only developer's allocation, details of which is in the Third Schedule of this indenture, with the intending



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purchaser/ purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers.

12. To apply for mutation and to record the name of respective flat Owner of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
13. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
14. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to 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 hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.
15. To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.
16. To advertise in the newspaper for procuring Purchaser for selling the flats in the proposed lawful building.
17. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of me or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.



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18. To comprise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.
19. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
20. To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture, and in that effect and to execute and register the Deed of Sale/Conveyance in favor of the prospective purchaser or purchasers, nominee /nominees by writing my name thereto at its own risk and responsibilities.
21. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, Income taxes if any in respect of the said properties.
22. To execute and present the document or documents as required for the transfer of the said property to properties from the developers allocated portion in any Registry Office or A.D.S.R.O. Office, D.R. Office or Register of Assurance and to admit the Execution thereof and to take back the said document after the registration of the same.
23. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
24. To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's



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allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to my title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance receivable by my attorney will not be demanded by me and at the same time I shall not be liable for any such transaction.

25. To enter in to any Agreement for Sale, Memorandum of Understanding and /or to execute deed of amalgamation with neighbor's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the proposed building/s in favor of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any Bank/ financial concern by depositing and mortgaging flat / flats /garages from Developer's Allocation and to sign in the papers and documents for the said purpose. 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/s, units and / or car parking spaces in the proposed building in favor of the intending purchaser/s relating to Developer's Allocation.
26. That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favor of any intending purchasers of Developer's Allocation.



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27. For all or any of the purpose herein before stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.
28. This Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of the developed building except the land Owner's allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owner's and the developer and shall be limited within the four corners of the agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Entire Premises)

ALL THAT piece and parcel of BASTU Land measuring an area of **04 (Four) Cottahs**, be the same a little more or less, along with Two storied Building measuring about 1000 sq.ft. (Ground Floor 500 sq.ft. & First Floor 500 sq.ft.) more or less standing thereon, comprised in C. S. & R. S. & L. R. Dag No. - 1100, under S.P. No. - 59, R. S. - Khatian No. - 1296, L. R. Khatian No. - 736 corresponding to Hal L.R. Khatian No. - 4139 (Stands in the name of Amitabha Biswas), of Mouza - Noapara, J. L. No. - 83, Re. Su. No. - 137, Touzi No. - 146, Pargana - Anwarpur, P. S. - Barasat, District - North 24 Parganas within the local limits of Barasat Municipality, under Ward No. - 03, Holding No. - 496/1/B, Premises at Shalbagan Road, A.D.S.R.O. - Barasat, upon which the said proposed multi-storied (G+IV) building will be erected in accordance with the sanctioned plan to be sanctioned by the Barasat Municipality. Butted & Bounded By:-

ON THE NORTH : Plot of Mohini Dutta.
ON THE SOUTH : Land of Amitabha Biswas & Plot No. 60.
ON THE EAST : 20 feet wide Shalbagan Road.
ON THE WEST : Private Land.



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THE SECOND SCHEDULE ABOVE REFERRED TO
(LAND OWNER'S ALLOCATION)

LAND OWNER'S ALLOCATION: It is agreed by and between the parties to this agreement that the Land Owner shall be entitled to receive get the following Constructed area in the said proposed Multi-storied (G + 4) building, which will be constructed in accordance with the building plan to be sanctioned by the local Barasat Municipality, together with undivided and impartible proportionate share of land, interest inducting the facilities of enjoyment the right of all common facilities and the space allocation will be as follows :-

<u>Floor</u>		<u>Particulars</u>
Ground Floor	:	02 Nos. of Shop Room from the Road Front at North East Corner, each Shop Room will be measuring a covered area of 150 sq.ft. (M/L) including shutter and electric wiring.
First Floor	:	Entire First Floor (including with proportionate share of the Stair, Stair-case, Lobby & Lift)

Together with undivided and impartible proportionate share of land, interest including the facilities of enjoyment the right of all common facilities.

- It is also settled that except the Land Owner's Allocation as described above, the Land Owner will not get any area for the construction of the mufti stoned building, so to be constructed by the present Developer on the land in question, the other areas will be the exclusive consideration of the developer.



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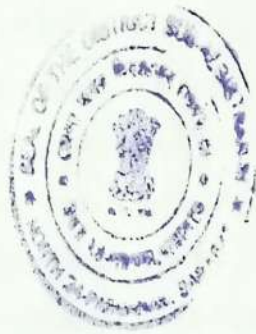
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The flats will be in habitable condition with proportionate share of the land, common facilities, common parts and common amenities of the building and the said property together with the undivided, proportionate and impartible share of land with all amenities and facilities

THE THIRD SCHEDULE ABOVE REFERRED TO

[Developer's Allocation]

- **DEVELOPERS ALLOCATION:** Shall mean all the remaining area of the proposed multi storied building excluding Land Owner's Allocation as stated above together with undivided and impartible proportionate share of land, interest including the facilities of enjoyment the right of all common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the Developer after providing the Land Owner' Allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser / purchasers teamsters, by and mode of Transfer of Property Act and / or lease, let out, or in any manner may with the same as the absolute Owner thereof.
- Annexed Finger Prints and Photographs of the Parties will be treated as a Part of this Development Power of attorney.




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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED & DELIVERED in presence of following Witnesses:

1. Biswanjit Shil
Nainhati, Gumbati
Pin - 743135
2. Nayank. Sahay.
Bagmati, Kot - 59

Drafted By :-

Sujit Kumar Seal

Advocate

Barasat Judges' Court

Barasat, North 24 Parganas.

Sujit Kumar Seal
Advocate
District Judges' Court
Barasat, North 24 Parganas
Enrolment No.- F-1144/2020

Printed by :-

Printed by

104/1 K.N.C Road
Barasat, Kolkata - 700124

Amritabala Biswas.

SIGNATURE OF THE LAND
OWNER

SRIJANI

Saptaparnada

Proprietor

SIGNATURE OF THE
ATTORNEY



SHRINI

Signature



District Sub-Registrar-III
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RULE 44A OF THE I.R. ACT 1908











Name - SHRI AMITABHA BISWAS

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)



Amitabha Biswas

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

RIGHT HAND FINGER PRINTS

Amitabha Biswas

Signature of the



Saptaparna Das

2) Name - SMT SAPTAPARNA DAS

Status - Presentant/ Executant / Claimant / Attorney / Principal / Guardian / Testator (V)

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

RIGHT HAND FINGER PRINTS

Saptaparna Das

Signature of the Presentant



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Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS, District Name :North 24-Parganas


Signature / LTI Sheet of Query No/Year 15258002122800/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri AMITABHA BISWAS SHALBAGAN, City:- Barasat, P.O:- NOAPARA, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125	Principal		5569 	Amitabha Biswas 18/8/23
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Smt SAPTAPARNA DAS 5/12, Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700126	Represent ative of Attorney [SRIJANI]		5570 	SRIJANI Saptaparnadass Proprietor 18-8-2023
SI No.	Name and Address of identifier	Identifier	Photo	Finger Print	Signature with date
1	Mr BISWAJIT SHIL Son of Mr GADADHAR SHIL VIVEKANANDA PALLY, GORUR PHARI, City:- , P.O:- HAZINAGAR, P.S:- Naihati, District:- North 24-Parganas, West Bengal, India, PIN:- 743135	Shri AMITABHA BISWAS, Smt SAPTAPARNA DAS		5571 	Biswajit Shil 18/08/2023

(Dilip Kumar Mondal)

DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
III NORTH 24-PARGANAS
North 24-Parganas, West
Bengal


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North 24-Parganas, Barasat

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAPTAPARNA DAS
BISWANATH GHOSH

07/12/1984

Permanent Account Number
APLPD2481E

Saptaparna Das
Signature





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
CKW2791986



নির্বাচকের নাম : সপ্তপর্না দাস
Elector's Name : Saptaparna Das
স্বামীর নাম : অর্নব কুমার দাস
Husband's Name : Arnab Kumar Das
লিঙ্গ/Sex : ঙী/F
জন্ম তারিখ
Date of Birth : 07/12/1984

आयकर विभाग

INCOME TAX DEPARTMENT

AMITABHA BISWAS

AMARESH BISWAS

01/01/1964

Permanent Account Number

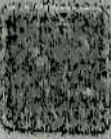
AKJPB7727Q

A. Biswas

Signature

भारत सरकार

GOVT OF INDIA



29032006

Address:
Shal Bagan Paschim 22 Barasat North 24 Parganas
700125

ঠিকানা:
শাল বাগান পশ্চিম ২২ বারাসাত উত্তর ২৪ পরগণা ৭০০১২৫



Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: 90-Barasat

বিধানসভা নির্বাচন ক্ষেত্র: ৯০-বারাসাত

District: North 24 Parganas

Date: 28.03.2006

জেলা: উত্তর ২৪ পরগণা
তারিখ: ২৮.০৩.২০০৬

403/734

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB/13/090/188-44a

পরিচয় পত্র

Duplicate

প্রতিরূপ



Elector's Name Amitava Biswas

নির্বাচকের নাম অমিতাব বিশ্বাস

Father's Name Amaresh Biswas

পিতার নাম অমরেশ বিশ্বাস

Sex M

লিঙ্গ পুং

Age as on 1.1.2006 41

১.১.২০০৬ এ বয়স ৪১

Major Information of the Deed

Deed No :	I-1525-10845/2023	Date of Registration	25/08/2023
Query No / Year	1525-8002122800/2023	Office where deed is registered	
Query Date	18/08/2023 5:05:20 PM	D.S.R. - III NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	STEP CONSULTANCY SERVICES 4/1 K.N.C ROAD NORTH, BARASAT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8240839889, 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. 42,58,129/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152510544/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Shal Bagan Road, Mouza: Napara, , Ward No: 03, Holding No:496/B Pin Code : 700125

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1100	RS-1296	Bastu Bastu	4 Katha	1/-	36,00,003/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				6.6Dec	1 /-	36,00,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,58,126/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1000 sq ft	1 /-	6,58,126 /-	



Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri AMITABHA BISWAS (Presentant) Son of Late AMARESH BISWAS SHALBAGAN, City:- Barasat, P.O:- NOAPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: AKxxxxxx7Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SRIJANI 3A, N.D.P-1, Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 , PAN No.:: APxxxxxx1E,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt SAPTAPARNA DAS Wife of Shri Arnab Kumar Das 5/12, Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx1E,Aadhaar No Not Provided Status : Representative, Representative of : SRIJANI (as proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BISWAJIT SHIL Son of Mr GADADHAR SHIL VIVEKANANDA PALLY, GORUR PHARI, City:- , P.O:- HAZINAGAR, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743135			

Identifier Of Shri AMITABHA BISWAS, Smt SAPTAPARNA DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri AMITABHA BISWAS	SRIJANI-6.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri AMITABHA BISWAS	SRIJANI-1000.00000000 Sq Ft





On 18-08-2023

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

Presented for registration at 07:00 hrs on 18-08-2023, at the Private residence by Shri AMITABHA BISWAS ,Executant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 42,58,129/-

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

Execution is admitted on 18/08/2023 by Shri AMITABHA BISWAS, Son of Late AMARESH BISWAS, SHALBAGAN, P.O: NOAPARA, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by Profession Advocate

Indetified by Mr BISWAJIT SHIL, , , Son of Mr GADADHAR SHIL, VIVEKANANDA PALLY, GORUR PHARI, P.O: HAZINAGAR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Service

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

Execution is admitted on 18-08-2023 by Smt SAPTAPARNA DAS, proprietor, SRIJANI, 3A, N.D.P-1, Sarojini Pally, City:- , P.O:- Nabapally, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126

Indetified by Mr BISWAJIT SHIL, , , Son of Mr GADADHAR SHIL, VIVEKANANDA PALLY, GORUR PHARI, P.O: HAZINAGAR, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Service

Amrit

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 25-08-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1104, Amount: Rs.100.00/-, Date of Purchase: 01/08/2023, Vendor name: Sudip Ghosh

Amrit

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1525-2023, Page from 280627 to 280655
being No 152510845 for the year 2023.



Digitally signed by Dilip Kumar Mondal
Date: 2023.08.29 17:51:16 -07:00
Reason: Digital Signing of Deed.

Dilip Mondal

(Dilip Kumar Mondal) 2023/08/29 05:51:16 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)