

3497/22

E-3461/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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पश्चिम बंगाल सरकार
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पश्चिम बंगाल सरकार

**POWER OF ATTORNEY
FOR DEVELOPMENT**

Additional District Sub-Registrar
Sodepur, North 24 Parganas

TO ALL TO WHOM THESE:

20 APR 2022

I, **SRI SUBHRA GANGULY (PAN : AENPG0967M)**, Son of Late Dinabandhu Ganguly, by Nationality - Indian, by Religion -Hindu, by Occupation-Business, Residing at: P. K. Biswas Road, P.O. Khardah, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700117, do hereby appoint, constitute and nominate:

Contd...2

Alokendu Bandyopadhyay

ANNAPURNA NIP PAN

Partner

(2)

"M/S. ANNAPURNA NIRMAN" (PAN : AAZFA0012H), a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely,

(1) SRI ASIM BOSE ROY, Son of Late Satya Ranjan Bose Roy, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 3 no. Mahajati Nagar, P.O.- Agarpara, P.S. Khardah, Dist.- North 24 Parganas, Kolkata - 700109,

(2) SRI ANINDYA DAS, Son of Sri Dilip Kumar Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN : 743252,

(3) SRI KINGSHUK DAS, Son of Sri Kanti Ranjan Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 1 No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700117,

SEND GREETINGS:-

WHEREAS the land Owner/Executant hereof has purchased a piece and parcel of land measuring about more or less **3 Cottahs** of landed property, classified as "Bastu", togetherwith a 875 Sq.ft. one storied pucca residential building with cemented flooring standing thereon within Mouza-Khardah, J.L. No. 2, Re.Su No. 18, Touzi No. 145, 2998 comprised and contained in R.S. Dag Nos. 2141, under R.S. Khatian No. 1561, P.S. Khardah, the then A.D.S.R.O. Barrackpore at present A.D.S.R.O. Sodepur, District-North 24 Parganas, within the local limits of the Khardah Municipality, from his


Atokendu Bandyopadhyay
1/1/2014

ANNAPURNA NIRMAN

Partner

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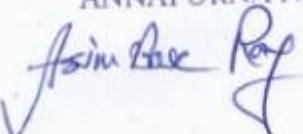
predecessor-in-title Sri Ramendra Badan Goswami (son of Late Gour Gobinda Goswami), Sri Dibyendu Goswami and Sri Subhendu Goswami (both son of Sri Ramendra Badan Goswami) by virtue of a Registered Bengali Deed of Sale, being no. 4130, which was Executed and Registered on 02.05.2003, at the office of A.D.S.R. Barrackpore, District North 24 Parganas and the same was recorded in Book no. I, Volume No. 11, noted within the pages from 39 to 46, being no. 4130, for the year 2003.

AND WHEREAS in the manner aforesaid the land owner hererof has became the lawful sole owner of 3 Cottahs of land togetherwith 875 Sq.ft. one storied pucca residential house standing thereon peacefully, quietly and without interruption of others and hinderance from any corner whatsoever and recorded his name in the Assessment Register of local Khardah Municipality, bearing holding no. 2 (P. K. Biswas Road), under Ward no. 14 and the vendor also recorded his name in the L.R. Record of Right in L.R. Khatian No. 7151 (in the name of Sri Subhra Ganguly) under L.R. Dag Nos. 4322 and enjoying the same peacefully quietly without interruption of others and paying the rent & taxes to the authority concern regularly, which is free from all sorts of encumbrances, charges, liens and attachments what-so-ever.

AND WHEREAS the Executant is now desirous of developing the said land by constructing Multi Storeyed building in accordance with the plan sanctioned by the Khardah Municipality and look for a responsible and reputed Developer/ Promoter who will be able to develop the properties in conjunction with the Executant.


Alokendu Bandyopadhyay

ANNAPURNA NIRMAN


Partner

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(4)

AND WHEREAS I the executant hereof have entered into a Registered Development Agreement, **being no. 152403450**, which was executed by me on **20th** day of **April, 2022** at the office of A.D.S.R.O. Sodepur, Dist.- North 24 Parganas with the developer "**M/S. ANNAPURNA NIRMAN**", a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely,

(1) SRI ASIM BOSE ROY, Son of Late Satya Ranjan Bose Roy, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 3 no. Mahajati Nagar, P.O.- Agarpara, P.S. Khardah, Dist.- North 24 Parganas, Kolkata - 700109,

(2) SRI ANINDYA DAS, Son of Sri Dilip Kumar Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN : 743252,

(3) SRI KINGSHUK DAS, Son of Sri Kanti Ranjan Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 1 No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700117, for construction of a Multistoried Building/Complex, upon the said property consisting of several Numbers of Self Contained and independent Flats, Shop rooms, Godowns, Garages, Car Parking Space etc. on the terms, conditions and considerations mentioned in the said Agreement.

AND WHEREAS at the treaty of the said Agreement I have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to

Alokendu Bandyopadhyay

A.P.No. 100

ANNAPURNA NIRMAN
Asim Bose Roy
Partner

Contd...5

Subhra Ganguly

(5)

get the plan sanctioned by the Khardah Municipality and other appropriate Authority to do all other acts and things.

AND WHEREAS the Developers have requested me to grant the said power of Attorney in favour of "**M/S. ANNAPURNA NIRMAN**", a Registered Partnership Firm under Indian Partnership Act, 1932 (Act IX of 1932), bearing Registration No. : L-79151/2014 having its registered office at 12/A/1/35 Shreyasi Apartment, 1st Floor, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, hereby represented by its partners namely,

(1) SRI ASIM BOSE ROY, Son of Late Satya Ranjan Bose Roy, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 3 no. Mahajati Nagar, P.O.- Agarpara, P.S. Khardah, Dist.- North 24 Parganas, Kolkata - 700109,

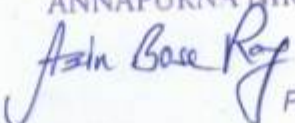
(2) SRI ANINDYA DAS, Son of Sri Dilip Kumar Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - Gaipur, Natun Para, P.O. Gobordanga, P.S. Habra, Dist. North 24 Parganas, PIN : 743252,

(3) SRI KINGSHUK DAS, Son of Sri Kanti Ranjan Das, by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at - 1 No. Surya Sen Nagar, P.O. & P.S. Khardah, Dist. North 24 Parganas, Kolkata - 700117 which I hereby do:-

NOW KNOW YE AND THESE PRESENTS WITNESS that I, **SRI SUBHRA GANGULY (PAN : AENPG0967M)**, Son of Late Dinabandhu Ganguly, by Nationality - Indian, by Religion -Hindu, by Occupation-Business, Residing at: P. K. Biswas


Alokendu Bandyopadhyay

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ANNAPURNA NIRMAN

Partner

(6)

Road, P.O. Khardah, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700117, do hereby nominate, constitute and appoint the within named Developer to be my true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

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


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


Alokendu Bandyopadhyay

Contd...7

(7)

3. To enter upon the said property either alone or alongwith others for the purpose of commencing construction work on the said property in my name and on my behalf.
4. To supervise the development work in respect of Building/ s on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Khardah Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Khardah Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/ or other concerned authorities in that behalf for the time being in my name and on my behalf.
5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property) in my name and on my behalf.
6. To appear and represent me before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid in my name and on my behalf.
7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also


Alokendu Bandyopadhyay

Advocate

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construction of building/s thereon and to pay their fees, consideration monies salaries and/or wages in my name and on my behalf.


8. To pay various deposits to the Khardah Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by my said Attorney and to give and effectual receipts in my name and on my behalf in connection with the refund of such deposits in my name and on my behalf.

9. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Khardah Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed in my name and on my behalf.

10. To execute in favour of the C.E.S.C. and/or Khardah Municipality a lease in respect of any portion of the said property for the purpose of enabling the Khardah Municipality and/or the C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings in my name and on my behalf.

11. To make necessary applications to the C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon in my name and on my behalf.

12. To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Khardah Municipality and other concerned authorities in


Alokendu Bandyopadhyay

Advocate

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(9)

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

13. To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property in my name and on my behalf.


14. To apply for and obtaining water connection for the Buildings to be constructed on the said property and/or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Khardah Municipality and other concerned authorities in my name and on my behalf.

15. To give such letters and writings and/or undertaking as may be required from time to time by the Khardah Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/or completion Certificate in respect of the said building/s or any part or parts thereof in my name and on my behalf.

16. To give necessary letters, writings and undertakings to the Khardah Municipality (Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings in my name and on my behalf.

17. To approach the Khardah Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any) in my name and on my behalf.

18. To approach the Government of West Bengal in all its Departments as also the Khardah Municipality and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction


Alokendu Bandyopadhyay

Advocate

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in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon in my name and on my behalf.


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

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

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

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

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same


Alokendu Bandyopadhyay

Advocate

Contd...11

(11)

and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property in my name and on my behalf.

- 21.** (i) To enter into Agreement for sale of Building (**except owners allocation**) as per Agreement that will be constructed on the said property in the name of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.
- (ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future owners hereof in my name and on my behalf.
- (iii) The Land owner shall handover physical possession of the land with the existing structure to the developer and/or his representatives within 7days after execution of this Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.
- (iv) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.
- (v) The owner shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building


Alokendu Bandyopadhyay

Attorney

Contd...12

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proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages **(except owners allocation)** in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance at Kolkata in my name and on my behalf.

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

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

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

25. To execute Lease in respect of the said property **(except owners allocation)** and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney in my name and on my behalf.


Alokendu Bandyopadhyay

Alokendu

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


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

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

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

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

29. For me in my name to accept service of any write of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer


Alokendu Bandyopadhyay

Alokendu

Contd...14

(14)

whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to me by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in my name or in the name of the said Attorney in my name and on my behalf.

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

31. To sign, verify and execute Plaints, Written Statements, Counterclaims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be

held by or on my behalf under the powers reserved to me under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents in my name and on my behalf.

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

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

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

35. AND I HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon him in my name and on my behalf.

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


Alokendu Bandyopadhyay

Advocate

(16)

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

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

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

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of Revenue Paying "**BASTU**" land measuring an area of **3 (Three) Cottahs** be the same a little more or less, alongwith a One storied pucca residential Building having aea 875 sq.ft. standing thereon with **Cemented Flooring** lying under **Mouza - Khardah**, J.L. No. 2, R.S. No. 18, Touzi No. 145, 2998, comprised & contained in **R.S. Dag No. 2141**, corresponding to L.R. Dag No. 4322, under R.S, Khatian No. 1561, corresponding to L.R. Khatian No. 7151 (in the name of Subhara Ganguly), P.S. Khardah, under Khardah Municipality being Municipal Ward No. 14, Holding No. 2, P. K. Biswas Road, P.O. Khardah, P.S. Khardah, Kolkata -700 117, under A.D.S.R. Sodepur, District: 24 Parganas (N) is the subject property of this Power of Attorney for Development.

BUTTED AND BOUNDED

ON THE NORTH : 6 ft. 3 inch wide Common Passage.

ON THE SOUTH : 15 ft. 6 inch wide M. M. Goswami Road.

ON THE EAST : House of Makhan Lal Mukherjee.

ON THE WEST : 19 ft. wide P. K. Biswas Road.



Alokendu Bandyopadhyay

Advocate

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(17)

IN WITNESSES WHEREOF the parties/Executant hereto have hereunto set and subscribed his hands on this 20th day of April, 2022 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES:

1. Pintu Dey
Vill-Nanna, P.O. Jeta,
Halisahar, P.S. Bispuh
Dist. North 24 Parganas
Pin- 743135.

2. Ayan Banerjee
Adv

Barrackpore Court
En/No: F/1424/2013.

Subhra Ganguly

SIGNATURE OF THE EXECUTANT

ANNAPURNA NIRMAN :

Azim Bose Roy
Shindya Dm.
Kingskuk Das.

Drafted by:

Partner

SIGNATURE OF THE ATTORNEY

Alokendu Bandyopadhyay
Adv.

Alokendu Bandyopadhyay
Advocate

High Court, Calcutta

Enl. No - WB - 570/2004.

Laser Setter:

Preetam Das
Preetam Das

UNDER RULE 44A OF THE I.R. ACT



(1) Name : **SRI SUBHRA GANGULY**

Subhra

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Subhra Ganguly

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ASIM BOSE ROY**

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

Asim Bose Roy

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Asim Bose Roy

SIGNATURE OF THE PRESENTANT

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

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

UNDER RULE 44A OF THE I.R. ACT 1908



(1) Name : **SRI ANINDYA DAS**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Anindya Das.

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI KINGSHUK DAS**

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

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Kingshuk Das.

SIGNATURE OF THE PRESENTANT

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

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

Major Information of the Deed

Deed No :	I-1524-03461/2022	Date of Registration	20/04/2022
Query No / Year	1524-8001195804/2022	Office where deed is registered	
Query Date	20/04/2022 12:14:44 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	A Bandyopadhyay Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 35,00,000/-	Rs. 39,65,626/-		
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] - 152403450/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: P. K. Biswas Road, Mouza: Khardah, Ward No: 14, Holding No:2 Pin Code : 700117

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4322	LR-7151	Bastu	Bastu	3 Katha	30,00,000/-	33,75,001/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road, Project Name :
Grand Total :					4.95Dec	30,00,000 /-	33,75,001 /-	



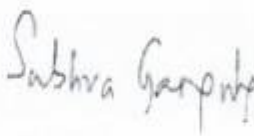
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	875 Sq Ft.	5,00,000/-	5,90,625/-	Structure Type: Structure
Gr. Floor, Area of floor : 875 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		875 sq ft	5,00,000 /-	5,90,625 /-	



Personal Details :

Name,Address,Photo,Finger print and Signature



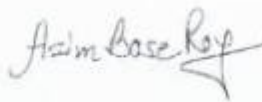


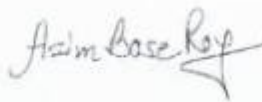


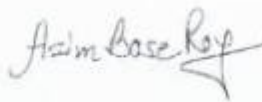
Name	Photo	Finger Print	Signature
Mr Subhra Ganguly (Presentant) Son of Late Dinabandhu Ganguly Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office			
20/04/2022	LTI 20/04/2022	20/04/2022	

P. K. Biswas Road, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700117 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx7M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/04/2022 , Admitted by: Self, Date of Admission: 20/04/2022 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ANNAPURNA NIRMAN 12/A/1/35 Shreyasi Apartment, 1st Floor, City:- Panihati, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: AAXxxxxx2H,Aadhaar No Not Provided, Status Organization, Executed by: Representative







Representative Details :

SI 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> Mr ASIM BOSE ROY Son of Late Satya Ranjan Bose Roy Date of Execution - 20/04/2022 , , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Apr 20 2022 1:05PM</td> <td>LTI 20/04/2022</td> <td>20/04/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ASIM BOSE ROY Son of Late Satya Ranjan Bose Roy Date of Execution - 20/04/2022 , , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office				Apr 20 2022 1:05PM	LTI 20/04/2022	20/04/2022	
Name	Photo	Finger Print	Signature										
Mr ASIM BOSE ROY Son of Late Satya Ranjan Bose Roy Date of Execution - 20/04/2022 , , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office													
Apr 20 2022 1:05PM	LTI 20/04/2022	20/04/2022											
3 No. Mahajati Nagar, City:- Panihati, P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)													



ANNAPURNA NIRMAN

Asim Bose Roy
Partner

Name	Photo	Finger Print	Signature
Mr ANINDYA DAS Son of Mr Dilip Kumar Das Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office	 Apr 20 2022 1:05PM	 LTI 20/04/2022	 20/04/2022
Gaipur, Natun Para, City:- Habra, P.O:- Gobordanga, P.S:-Habra, District:-North 24-Parganas, West Bengal, India, PIN:- 743252, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)			
Name	Photo	Finger Print	Signature
Mr KINGSHUK DAS Son of Mr Kanti Ranjan Das Date of Execution - 20/04/2022, , Admitted by: Self, Date of Admission: 20/04/2022, Place of Admission of Execution: Office	 Apr 20 2022 1:06PM	 LTI 20/04/2022	 20/04/2022
1 No. Surya Sen Nagar, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : ANNAPURNA NIRMAN (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan BANERJEE Son of Mr S Banerjee Bkp. City - , P.O - Bkp. P.S:-Barrackpore, District -North 24-Parganas. West Bengal, India. PIN - 700120	 20/04/2022	 20/04/2022	 20/04/2022

Identifier Of Mr Subhra Ganguly, Mr ASIM BOSE ROY, Mr ANINDYA DAS, Mr KINGSHUK DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subhra Ganguly	ANNAPURNA NIRMAN-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Subhra Ganguly	ANNAPURNA NIRMAN-875.00000000 Sq Ft


ANNAPURNA NIRMAN

Asim Bose Roy
 Partner

Details as per Land Record

North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: P. K. Biswas Road, Mouza: Khardah, .
No: 14, Holding No:2 Pin Code : 700117

Sl. No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4322, LR Khatian No:- 7151	Owner: সত্ৰ গাসুলী, Gurdian: দীনবন্ধু গাসুলী, Address: নিজ Classification: বাও, Area: 0.04950000 Acre,	Owner Name not selected by applicant.



WAPURNA NIRMAN

Asim Bose Roy

Partner

20-04-2022

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:49 hrs on 20-04-2022, at the Office of the A.D.S.R. SODEPUR by Mr Subhra Ganguly 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 39.65,626/-

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

Execution is admitted on 20/04/2022 by Mr Subhra Ganguly, Son of Late Dinabandhu Ganguly, P. K. Biswas Road, P.O: Khardah, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700117, by caste Hindu, by Profession Business

Identified by Mr Ayan BANERJEE, . . . Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-04-2022 by Mr ASIM BOSE ROY, Partner, ANNAPURNA NIRMAN, 12/A/1/35 Shreyasi Apartment, 1st Floor, City:- Panihati, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Ayan BANERJEE, . . . Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 20-04-2022 by Mr ANINDYA DAS, Partner, ANNAPURNA NIRMAN, 12/A/1/35 Shreyasi Apartment, 1st Floor, City:- Panihati, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Mr Ayan BANERJEE, . . . Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 20-04-2022 by Mr KINGSHUK DAS, Partner, ANNAPURNA NIRMAN, 12/A/1/35 Shreyasi Apartment, 1st Floor, City:- Panihati, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Ayan BANERJEE, . . . Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

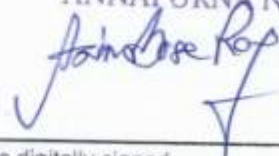
1. Stamp Type: Impressed, Serial no 2484, Amount: Rs.100/-, Date of Purchase: 28/09/2021, Vendor name: RANA SUR



Sumanta Chakraborty

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

ANNAPURNA NIRMAN



Partner

icate of Registration under section 60 and Rule 69.
stered in Book - I
lume number 1524-2022, Page from 138836 to 138863
eing No 152403461 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.04.21 13:13:38 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/04/21 01:13:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)

ANNAPURNA NIRJAN

Partner