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7-2266/2022

0530 PM  
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28/01/22



पश्चिमबंग पश्चिम बंगाल WEST BENGAL Query NO. 8000331327/22.

AG 683944

Visit Commission Case No, 79/22

certified that the document is admitted in registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Joint District Sub-Registrar,  
South 24 Parganas

*[Signature]*  
14/03/22

14 MAR 2022

**--- : DEVELOPMENT POWER OF ATTORNEY : ---**

P.S. - Sonarpur,

Mouza - MANIKPUR,

*[Signature]*

possessed of or otherwise well and sufficiently entitled to all that piece and



S.L. No. 579/ Date 25/1/2022

Name .....


Address .....

Value 100/-

Biswajit Banerjee  
Hodhara - Jajpur  
201-143

Govt. Stamp Vender  
SABTASACHI DEB  
Sonarpur A.D.S.R.O., Kol.-150


Nitya Gobal Sen.

 264  
28/01/2022

Nitya Gobal Sen.

 265  
28/01/2022

Pommit Banerjee

 266  
28/01/2022

Dipankar Ghoshal



Aloke Saha 267  
pauline yopal Saha 28/01/2022  
Kalsajana  
Sondan  
Burdaha



add. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

28 JAN 2022

KNOW ALL MEN BY THESE PRESENTS We, ~~(1) SRI BISWAJIT BANIK~~, Son of Late Kalipada Banik, by faith - Hindu, by occupation - Business, Residing at - 105, N. S. Road, Harinavi, P.O. - Harinavi, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700148, (2) SRI NITTYA GOPAL SEN, Son of Late Dulal Chandra Sen, by faith - Hindu, by occupation - Business, Residing at - Sikharipara, P.O. & P.S. - Baruipur, District - South 24 Parganas, Kolkata - 700144,, hereinafter called and referred to as the **PRINCIPA/LAND OWNER**, do hereby appoint, engage, nominate, constitute and authorize and have given executive power to or upon **M/S. NEW TARAMA CONSTRUCTION**, a partnership firm, address - 7, Shibnath Sastri Road, Harinavi, Kolkata - 700148, represented by its Partners ~~(1) SRI BISWAJIT BANIK~~, Son of Late Kalipada Banik, by faith - Hindu, by Nationality - Indian, by occupation - Business, Residing at Vill & P.O. - Harinavi, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700148, (2) SRI DIPANKAR CHOWDHURY, Son of Late Lal Mohan Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation - Business, Residing at - Subhasgram, P.O. - Kotalia, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700146, as my true and lawfull Attorney to do all interalias acts, deeds and things on behalf of me in respect of my below schedule land which I, the executant of these presents am lawful owner and my said Attorney may cause to do any more for the betterment and benefit.

**WHEREAS** the Owners/First Party are lawfully separately seized and possessed of or otherwise well and sufficiently entitled to all that piece and





addl. Dist.-Sub Registrar  
Sonarpur  
South 24 Parganas

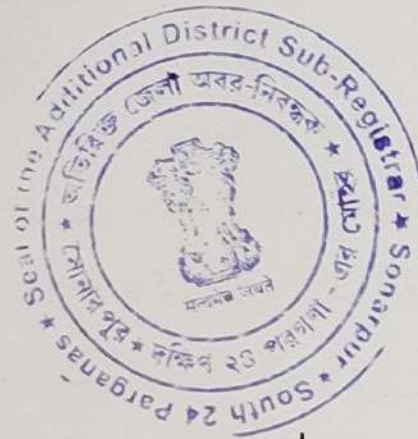
28 JAN 2024

parcel of Bastu land measuring more or less 10 Cottahs situated and lying at Mouza - Manikpur, J. L. No. 77, comprising in C.S. & R.S. & L.R. Dag No. 184, under R.S. Khanda Khatian No. 500 coming from R.S. Khatian No. 393, within the limits of Rajpur - Sonarpur Municipality, Ward No. 23, Holding No. 173, Subhas Block, P.S. - Sonarpur, District - South 24 Parganas, (hereinafter called the SAID PREMISES), fully described in the First Schedule hereunder written and also shown in the map or plan annexed hereto by RED border.

**AND WHEREAS** one Bimala Charan Mukhopadhyay was the owner of the said land and others land and while in peaceful possession said Bimala Charan Mukhopadhyay sold, conveyed and transferred the said land in favour of Sri Bhajahari Nath of Manikpur by a Registered Deed of Sale, which was registered on 25.04.1952 at Baruipur Sub Registry Office, Being Deed No. 2020, for the year 1952.

**AND WHEREAS** by the way of purchase said Sri Bhajahari Nath became the absolute owner of the said land and duly mutated his name in L.R. Settlement Record and while in peaceful possession in his urgent need of money he sold, conveyed and transferred the said land in favour of Sri Subir Nath by a Registered Deed of Sale, which was registered on 04.10.1989 at Sonarpur Sub Registry Office and recorded therein its Book No. 1, Volume No. 120, Pages 185 to 188, Being Deed No. 6102, for the year 1989.

**AND WHEREAS** by the way of purchase said Sri Subir Nath became the absolute owner of the said land and while in peaceful possession said Sri Subir Nath sold, conveyed and transferred the said land in favour of Sri Ashok



add. Dist-Sub Registrar  
Sonarpur  
South 24 Parganas

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Das by a Registered Deed of Sale, which was registered on 28.06.2002 at Sonarpur Sub Registry Office and recorded therein its Book No. 1, Volume No. 83, Pages 264 to 270, Being Deed No. 5065, for the year 2002.

**AND WHEREAS** by the way of purchase said Sri Ashok Das became the absolute owner of the said land and duly mutated his name in L.R. Settlement Record and also mutated his name Rajpur - Sonarpur Municipality in Ward No. 23, Holding No. 173 and while in peaceful possession in his urgent need of money he sold, conveyed and transferred the said land in favour of Sri Biswajit Banik and Sri Nitya Gopal Sen (Owners herein) by a Registered Deed of Sale, which was registered on 17.04.2013 at Sonarpur Sub Registry Office and recorded therein its Book No. 1, Volume No. 10, Pages 4525 to 4537, Being Deed No. 4422, for the year 2013.

**AND WHEREAS** by the way of purchase said Sri Biswajit Banik and Sri Nitya Gopal Sen (Owners herein) became the absolute owner of the said land and duly mutated their names in L.R. Settlement Record vide L.R. Khatian Nos. 1654 & 1655 and said Sri Biswajit Banik and Sri Nitya Gopal Sen (Owners herein) converted the said land in Bastu land vide Conversion Case No. 967/15 and 968/15, both dated 08.07.2015 and also mutated their names in Rajpur - Sonarpur Municipality in Ward No. 23, Holding No. 173, Subhas Block and jointly have been peacefully possessing the same by paying rent and taxes to the proper authorities.

**AND WHEREAS** the Owner herein is desirous of developing the said premises by constructing a multi storied building according to modern test,



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Sonarpur  
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*M. L. Gopal Sen*

design and architecture in accordance with the building plan to be sanctioned by the authority of Rajpur - Sonarpur Municipality but they having no professional expertise and necessary fund, so entered into a Registered Development Agreement with M/s. New Tarama Construction, represented by its Partners Sri Biswajit Banik and Sri Dipankar Chowdhury which was registered on 28/01/2022 at Sonarpur Sub Registry Office and recorded therein its Book No. 1, Volume No. 1608, Pages 19973 to 20008, being Deed No. 801, for the year 2022.

AND WHEREAS I, the executor of these present, am the lawful absolute owner with sufficient right, title, interest and possession in respect of the Schedule "A" mentioned landed property and have a good right and absolute lawful authority to execute all kinds of Deeds like Deed of Transfer, Deed of Agreement, Lease and others whatsoever including this Development Power of Attorney.

NOW I the present owner, the executor of this presents busy in various activities and personal works, hence it has been difficult for us to manage, maintain and look after the below schedule property and to perform all or any inter alias acts, deeds and things and other activites thereto such as to sell and transfer the Developer's portion as given below schedule by any kinds of Agreement, Lease whatsoever in favour of the intending Purchaser/ Purchasers or any institution in respect of our aforesaid or below schedule land and as much it has been needful to us to execute this Power of Attorney in favour of said M/s. New Tarama Construction herein after execution of



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South 24 Parganas  
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these presents shall be deemed, treated and known as our true, Constituted and lawfull attorney whom we have appointed as our attorney or on our behalf to do all the inter alias act, deeds and things and also executed or perform all works in respect of our below schedule land and came to do any more for the benefit of me in accrodance as mentioned above including the following :-

1) To look after, supervize, Administrate, manage, maintenance, control, take measurment, administer and open out our below schedule property on our behalf.

2) To let out, lease, sell of flats, Garages and Shops of Developer's portion and collect monthly rent, premium and consideration thereof and sign same on my behalf.

3) To pay all rent, reates and taxes and submit all documents, paper, all kinds of plans, Affidavit, applications, forms whatsoever to the concerned Authority of the Rajpur - Sonarpur Municipality, Govt Serestha or any other competent Authority and sign on the same and take receipts of there in our name and as my behalf according to the said Agreement and to get the said sanctioned plan and to pay necessary fees and to obtained necessary permission from the competent authority.

4) To file, suit, appeal, revision and withdraw any care or civil, criminal or any nature at any court of Junior to senior and/or higher revenue intending



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South 24 Parganas

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labour tribunal, original and revisional jurisdiction and to sign executed verify  
plaints, written statements, objection and contest all suit of any nature and  
for such purpose, may appoint lawear, Barrister of their choice in my name  
for the protection of Developer's Portion on my behalf.

5) To appear before any office of Government, Semi Govt, private or  
statutory body/bodies, Board of Revenue, Collector of any District, Sub  
Divisional office, Magistrate, Judges of any court, Police Station and Submit  
or withdraw and sign any affidavit, paper, documents in West Bengal for the  
Interest of me in respect of schedule 'B' property on behalf of me.

6) To appear before the office of the District Registrar, A.D.S.R.  
Sonarpur, A.D.S.R. Alipore, 24 Parganas (South), Registrar of Assurance  
Kolkata or any other lawful Registration Authority for sub mitting the  
Agreement for sale, Deed of Conveyance or Sale or any other Deed of transfer  
on its portion or portions regarding Developer portion and admit execute  
sign the aforesaid Deed or Deeds of transfer of any nature of the said property  
receive earnest money or advance balance, rent or full consideration value  
from the intending purchaser/purchasers and give him or them valid receipt  
and discharge any portion or portions, deliver possession or accomodation  
against the Consideration of money as my attorney shall think fit and proper  
and also sign in the aforesaid all Deeds and also my attorney will sign its  
name on the Deed on the Developer's Portion and return receipt in place of  
our name or on our behalf in draft deeds of conveyance in respect of said



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South 24 Parganas

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flats Car Parking and commercial spaces in the said building of Developer portion.

7) The said Attorney shall sanction a Building Plan of a G+IV storied building from Rajpur - Sonarpur Municipality and the owners shall give their signature need for the purpose of sanctioning the said Building Plan. The said attorney construct the new (G+4) building on the below schedule land as per plan sanction by the concerned authority of the Rajpur - Sonarpur Municipality and hand over the allocated portions of the land owner with exclusive right and authority of the Developer to sell or dispose of the Developer's Allocation independently by virtue of all kinds of registered and unregistered Deeds and Agreement and receive the Consideration value and earnest money and to execute sign all other paper, document and instrument to be filed before lawful authorities as may be required to registration of the deed.

8) All payable amount of money like rent, rates and taxes or any outstanding money thereof before having area the land for construction of a new (G+4) building thereon to be borne by the land owner/principal and all expenses of the same and for construction of new (G+4) building and others related thereto shall be borne by the Developer of its having over possession of below schedule property to the Developer for the erection of new (G+4) building thereon to take all steps for the purpose of obtaining sanction of the



Additional District Sub Registrar  
Sonarpur  
South 24 Parganas

28 JAN 2022



building plan (G+4) for the proposed construction from the Rajpur - Sonarpur Municipality as my said attorney/developer deem fit and proper and also to sign, endorse negotiate, execute all applications, contract documents, letter and other papers as may be necessary for all matters for the purpose of obtaining sanctioned building plan, structural plan, drainage plan and or any other plan/plans necessary relating to the construction and execution of all works of such building thereon upto distribution of both portion allocation on behalf of me.

9) To appoint contractors, surveyors, engineers, Architect, Plumber, electrician, employees and/or dismiss any of them and sign all papers in this regard as our attorney and also apply to the competent authority for permission for getting building materials if required for the erection of the building.

10) To obtain sanction for electric connection, water connections, drainage and sewerage connection or any other connection and installation as time to time be necessary for the said building.

11) This General Power of Attorney is for selling particularly developers allocated portions to the intending purchaser together with undivided proportionate share of land.



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Addl. Dist.-Sub Registrar  
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South 24 Parganas

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AND generally I, the executant do hereby agree to confirm, ratify all other acts and deeds whatsoever that my said attorney/Developer shall do or perform or surport to do under this power on my behalf lawfully or cause to be done in connection with below schedule the property hereunder or any portion or portions thereof shall be treated/as my any own act which I can do or I personally present by virtue of this power of Attorney.

**--: SCHEDULE ABOVE REFERRED TO :--**

*(Description of Land)*

ALL THAT piece and parcel of Bastu land measuring more or less 10 Cottahs situated and lying at Mouza - Manikpur, J. L. No. 77, comprising in C.S. & R.S. & L.R. Dag No. 184, under R.S. Khanda Khatian No. 500 coming from R.S. Khatian No. 393, within the limits of Rajpur - Sonarpur Municipality, Ward No. 23, Holding No. 173, Subhas Block, P.S. - Sonarpur, District - South 24 Parganas, which is butted and bounded by :-

ON THE NORTH : Block B.  
ON THE SOUTH : Block D.  
ON THE EAST : R.S. Dag No. 183 & 186.  
ON THE WEST : 27' Feet Wide Municipal Road (Subhas Block).



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Addl. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

28 JAN 2022





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Left Hand					
Right Hand					

Name:- BISWANATH BANIK Signature:- Biswanath Banik



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:- NITYA GOPAL SEN Signature:- Nitya Gopal Sen



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:- BISWANATH BANIK Signature:- Biswanath Banik



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

Name:- DIPANKAR CHOUDHURY Signature:- Dipankar Choudhury



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Addl. Dist.-Sub Registra  
Sonarpur  
South 24 Parganas

28 JAN 2022










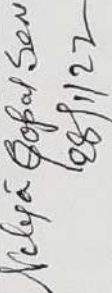


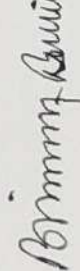
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



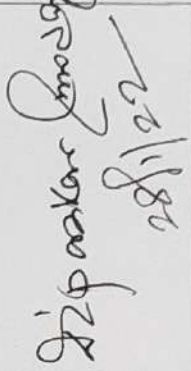
OFFICE OF THE A.D.S.R. SONARPUR, District Name :South 24-Parganas



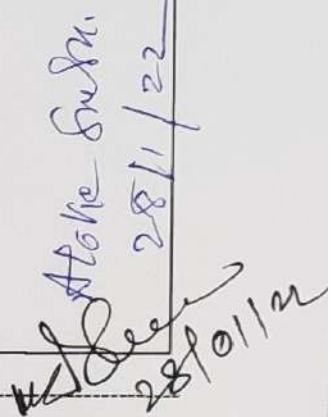
Signature / LTI Sheet of Query No/Year 16088000331327/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BISWAJIT BANIK 105 N S ROAD HARINAVI, City:- Not Specified, P.O:- HARINAVI, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148	Principal		 265	 28/01/2022
2	Mr NITYA GOPAL SEN SIKHARIPARA, City:- Not Specified, P.O:- BARUIPUR, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144	Principal		 264	 28/01/22
3	Mr BISWAJIT BANIK HARINAVI, City:- Not Specified, P.O:- HARINAVI, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148	Representative of Attorney [NEW TARAMA CONSTRUCTION]		 265	 28/01/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr DIPANKAR CHOWDHURY 484 R N C ROAD, City:- Not Specified, P.O:- KODALIA, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146	Representative of Attorney [NEW TARAMA CONSTRUCTION ]		 266	 28/1/22

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Alope Ghosh Son of Late Panchu Gopal Ghosh Kalikapur, City:- , P.O:- Kalikapur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 743330	Mr BISWAJIT BANIK, Mr NITYA GOPAL SEN, Mr BISWAJIT BANIK, Mr DIPANKAR CHOWDHURY		 267	 28/1/22

(Barun Kumar Bhunia)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 SONARPUR  
 South 24-Parganas, West  
 Bengal





ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 2010/60113/00304

To  
দীপঙ্কর চৌধুরী  
Dipankar Chowdhury  
S/O: Lal Mohan Chowdhury  
221 K.C. BOSE ROAD  
Rajpur Sonarpur (m)  
Kodialia  
South 24 Parganas South 24 Parganas  
West Bengal 700146  
79455961  
MN794559617FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4168 9450 3458**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



দীপঙ্কর চৌধুরী  
Dipankar Chowdhury  
জন্মতারিখ / DOB : 01/01/1965  
পুরুষ / Male



4168 9450 3458

আধার - সাধারণ মানুষের অধিকার

*Dipankar Chowdhury*



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
ADUPC9329F



नाम /NAME  
DIPANKAR CHOWDHURY

पिता का नाम /FATHER'S NAME  
LAL MOHAN CHOWDHURY

जन्म तिथि /DATE OF BIRTH  
01-01-1965

हस्ताक्षर /SIGNATURE  
D. Chowdhury

आयकर आयुक्त, प.नं.-111  
COMMISSIONER OF INCOME-TAX, W.B. - III



इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

D. Chowdhury



ভারত সরকার

GOVERNMENT OF INDIA



বিশুদ্ধিত বনিক  
Biswajit Banik  
পিতা: কাল্পদা বনিক  
Father: Kalpada Banik

জন্মতারিখ/DOB: 20/11/1960  
পুরুষ / Male



7422 9229 9323

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
প্রাধিকারন  
Authentication Authority of India

ঠিকানা: . . . এল.এস রোড, হরিনাবী  
রাজপুর সোনারপুর (এম), হাটিনাবী  
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,

Address: 105, N.S ROAD,  
HARINAVI, Rajpur Sonarpur  
(M), South 24 Parganas,  
-Harinavi, West Bengal,  
700148

7422 9229 9323

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEGPB1824D



नाम /NAME

BISWAJIT BANIK

पिता का नाम /FATHER'S NAME

KALI PADA BANIK

जन्म तिथि /DATE OF BIRTH

20-11-1960

हस्ताक्षर /SIGNATURE

*Biswajit Banik*

*[Handwritten Signature]*

आयकर आयुक्त, प.बं. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / यापना दें  
संयुक्त आयकर आयुक्त (पद्धति एवं तकनीकी),  
पी-7,

चौरंगी स्क्वायर,  
कलकत्ता - 700 089.

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P-7,  
Chowringhee Square,



স্বাধীনতা  
স্বাধীনতা



ভারত সরকার

Registration Authority  
Government of India

সংবিধানিক আইডি / Enrollment No. 1190/23351/0000000

To  
Nityagopal Sen  
নিত্যগোপাল সেন  
S/O. Dulal Sen  
SHANKHARIPARA  
Baruipur  
Baruipur, South 24 Parganas  
West Bengal - 700144

04.07.2014



KL708964384FT  
70896438



আপনার আইডি সংখ্যা / Your Aadhaar Number  
**3931 4255 9273**

সংবিধানিক আইডি - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



নিত্যগোপাল সেন  
Nityagopal Sen

জন্ম তারিখ / DOB: 11/06/1959  
পুরুষ / Male

3931 4255 9273



সংবিধানিক আইডি - সাধারণ মানুষের অধিকার

সংবিধানিক আইডি সংখ্যার প্রমাণ নয়।  
সংবিধানিক আইডি সংখ্যার প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ  
করুন।

REGISTRATION  
root of identity, not of citizenship.  
\* To establish identity, authenticate online.

সংবিধানিক আইডি সংখ্যা  
সংবিধানিক আইডি সংখ্যার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা  
প্রাপ্তির সহায়ক হবে।  
This is valid throughout the country.  
It is essential for availing Government  
services in future.



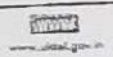
ভারত সরকার  
Government of India

ঠিকানা: শঙ্খারিপারা  
সংখারীপাড়া, বারুইপুর, পশ্চিমবঙ্গ  
700144

Address: S/O. Dulal Sen,  
SHANKHARIPARA,  
Baruipur, Baruipur, South 24  
Parganas, West Bengal,  
700144

3931 4255 9273

1947  
1600 300 1947



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AMBPS1846F



नाम /NAME  
NITYA GOPAL SEN

पिता का नाम /FATHER'S NAME  
DULAL CHANDRA SEN

जन्म तिथि /DATE OF BIRTH  
11-06-1959

हस्ताक्षर /SIGNATURE

*Nitya Gopal Sen*

*B. Das*

आयकर भाग्य, प.सं.-111

COMMISSIONER OF INCOME-TAX, W.B. - III

*Nitya Gopal Sen*



ভারত সরকার

Government of India

Enrollment No.: 1190/22461/50997

পরিচয়ের প্রমাণ, নাগরিকত্বের প্র

পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ ক

To  
অক্ষয় ঘোষ  
Alok Ghosh  
C/O Alok Ghosh  
Kalikapur  
Kalikapur  
South Twenty Four Parganas  
West Bengal 743330  
46514703  
MIN465147037FT



আপনার সংখ্যা / Your Aadhaar No. :

6568 8337 9120

সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



নাম  
Alok Ghosh  
পিতা পঞ্চমুগোপাল ঘোষ  
Father: PANCHUGOPAL GHOSH  
জন্মতারিখ / DOB: 01/01/1956  
পুরুষ / Male



6568 8337 9120

সাধারণ মানুষের অধিকার

INFORMATION

- Aadhaar is proof of identity, not of citizenship
- To establish identity, authenticate online

সারা দেশে মজুদ।

ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা

- is valid throughout the country
- will be helpful in availing Government and Non-Government services in future



ভারত সরকার  
Unique Identification Authority of India

ঠিকানা:  
C/O অক্ষয় ঘোষ, কালিকাপুর,  
কালিকাপুর, দক্ষিণ ২৪ পরগণা,  
পশ্চিমবঙ্গ, ৭৪৩৩৩০

Address:  
C/O Alok Ghosh, Kalikapur,  
Kalikapur, South Twenty Four  
Parganas, West Bengal, 743330

6568 8337 9120





## Major Information of the Deed

Deed No :	I-1608-02266/2022	Date of Registration	14/03/2022
Query No / Year	1608-8000331327/2022	Office where deed is registered	
Query Date	28/01/2022 3:59:11 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	S R Chowdhury Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433357135, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 59,40,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160800801/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SUBHAS BLOCK, Mouza: Manikpur, Pin Code : 700148

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-184	LR-1654	Bastu	Bastu	5 Katha	1/-	29,70,000/-	Width of Approach Road: 27 Ft., , Project Name :
L2	LR-184	LR-1655	Bastu	Bastu	5 Katha	1/-	29,70,000/-	Width of Approach Road: 27 Ft., , Project Name :
		<b>TOTAL :</b>			<b>16.5Dec</b>	<b>2 /-</b>	<b>59,40,000 /-</b>	
		<b>Grand Total :</b>			<b>16.5Dec</b>	<b>2 /-</b>	<b>59,40,000 /-</b>	



## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr BISWAJIT BANIK</b>            Son of Late KALIPADA BANIK 105 N S ROAD HARINAVI, City:- Not Specified, P.O:- HARINAVI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxx4D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022            , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/01/2022            , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Pvt. Residence</p>
2	<p><b>Mr NITYA GOPAL SEN (Presentant )</b>            Son of Late DULAL CHANDRA SEN SIKHARIPARA, City:- Not Specified, P.O:- BARUIPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxx6F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/01/2022            , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/01/2022            , Admitted by: Self, Date of Admission: 28/01/2022 ,Place : Pvt. Residence</p>

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>NEW TARAMA CONSTRUCTION</b>            7 SHIBNATH SASTRI ROAD, City:- Not Specified, P.O:- HARINAVI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148 , PAN No.:: AAxxxxx4R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr BISWAJIT BANIK</b>            Son of Late KALIPADA BANIK HARINAVI, City:- Not Specified, P.O:- HARINAVI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxx4D,Aadhaar No Not Provided Status : Representative, Representative of : NEW TARAMA CONSTRUCTION (as PARTNERS)</p>
2	<p><b>Mr DIPANKAR CHOWDHURY</b>            Son of Late LALMOHAN CHOWDHURY 484 R N C ROAD, City:- Not Specified, P.O:- KODALIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx9F,Aadhaar No Not Provided Status : Representative, Representative of : NEW TARAMA CONSTRUCTION (as PARTNERS)</p>

## Identifier Details :

Name	Photo	Finger Print	Signature
<p><b>Mr Alope Ghosh</b>            Son of Late Panchu Gopal Ghosh            Kalikapur, City:- , P.O:- Kalikapur, P.S:-            Sonarpur, District:-South 24-Parganas,            West Bengal, India, PIN:- 743330</p>			
Identifier Of Mr BISWAJIT BANIK, Mr NITYA GOPAL SEN, Mr BISWAJIT BANIK, Mr DIPANKAR CHOWDHURY			



Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NITYA GOPAL SEN	NEW TARAMA CONSTRUCTION-8.25 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr BISWAJIT BANIK	NEW TARAMA CONSTRUCTION-8.25 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: SUBHAS BLOCK, Mouza: Manikpur. Pin Code : 700148

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 184, LR Khatian No:- 1654	Owner:নিজ্য গোপাল সেন, Gurdian:দুলাল , Address:শাখারীসাদা, বারুইপুল, দঃ24পর্গনা, Classification:বাগান, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 184, LR Khatian No:- 1655	Owner:বিষ্ণুজিত বনিক, Gurdian:কাশিসদ , Address:7 SNS Road, হরিনারী , Classification:বাগান, Area:0.08000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 160802266 / 2022

On 28-01-2022

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

Presented for registration at 17:30 hrs on 28-01-2022, at the Private residence by Mr NITYA GOPAL SEN , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 59,40,000/-

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

Execution is admitted on 28/01/2022 by 1. Mr BISWAJIT BANIK, Son of Late KALIPADA BANIK, 105 N S ROAD HARINAVI, P.O: HARINAVI, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by Profession Business, 2. Mr NITYA GOPAL SEN, Son of Late DULAL CHANDRA SEN, SIKHARIPARA, P.O: BARUIPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business

Indetified by Mr Alope Ghosh, , , Son of Late Panchu Gopal Ghosh, Kalikapur, P.O: Kalikapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business

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

Execution is admitted on 28-01-2022 by Mr BISWAJIT BANIK, PARTNERS, NEW TARAMA CONSTRUCTION, 7 SHIBNATH SASTRI ROAD, City:- Not Specified, P.O:- HARINAVI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148

Indetified by Mr Alope Ghosh, , , Son of Late Panchu Gopal Ghosh, Kalikapur, P.O: Kalikapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business

Execution is admitted on 28-01-2022 by Mr DIPANKAR CHOWDHURY, PARTNERS, NEW TARAMA CONSTRUCTION, 7 SHIBNATH SASTRI ROAD, City:- Not Specified, P.O:- HARINAVI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148

Indetified by Mr Alope Ghosh, , , Son of Late Panchu Gopal Ghosh, Kalikapur, P.O: Kalikapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Business

Barun Kumar Bhunia  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal

On 14-03-2022

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**ment of Stamp Duty**

ertified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5791, Amount: Rs.100/-, Date of Purchase: 25/11/2021, Vendor name:  
Sabyasachi Deb

*Barun Kumar Bhunia*

**Barun Kumar Bhunia**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**

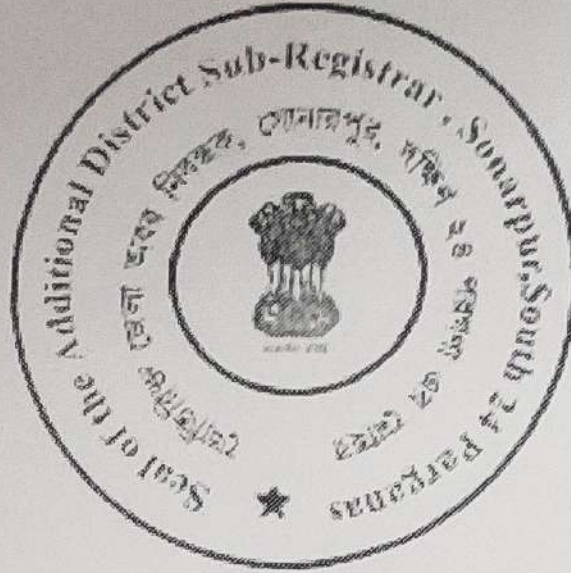


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2022, Page from 51470 to 51497

being No 160802266 for the year 2022.



*Barun Kumar Bhunia*

Digitally signed by BARUN KUMAR  
BHUNIA

Date: 2022.03.14 19:02:03 +05:30

Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2022/03/14 07:02:03 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)



--:11:--

IN WITNESS WHEREOF We, the executants herein fully undertake the contents hereof and set, subscribe my hand in this 28<sup>th</sup> day of the January, 2022 (Two Thousand and Twenty Two).

WITNESSES:-

1. Atone Saha  
Kali Kagan

2. Dipankar Mandal  
S. Sangam

Neha Gobal Sen

Binnam Binnam

SIGNATURE OF THE LAND OWNERS/EXECUTANTS

NEW TARANA CONSTRUCTION

Binnam Binnam

Partner

NEW TARANA CONSTRUCTION

Dipankar Mandal

ier

SIGNATURE OF THE ATTORNEY/DEVELOPER

Drafted By Me :-

Prabir Kumar Roy  
Advocate. W. B. 828/81  
Alipore Criminal Court.  
No-27.

Typed By Me :-

SubhadEEP MURTHY  
Sonarpur Sub Registry Office.



↑  
Add. Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

28 JAN 2022