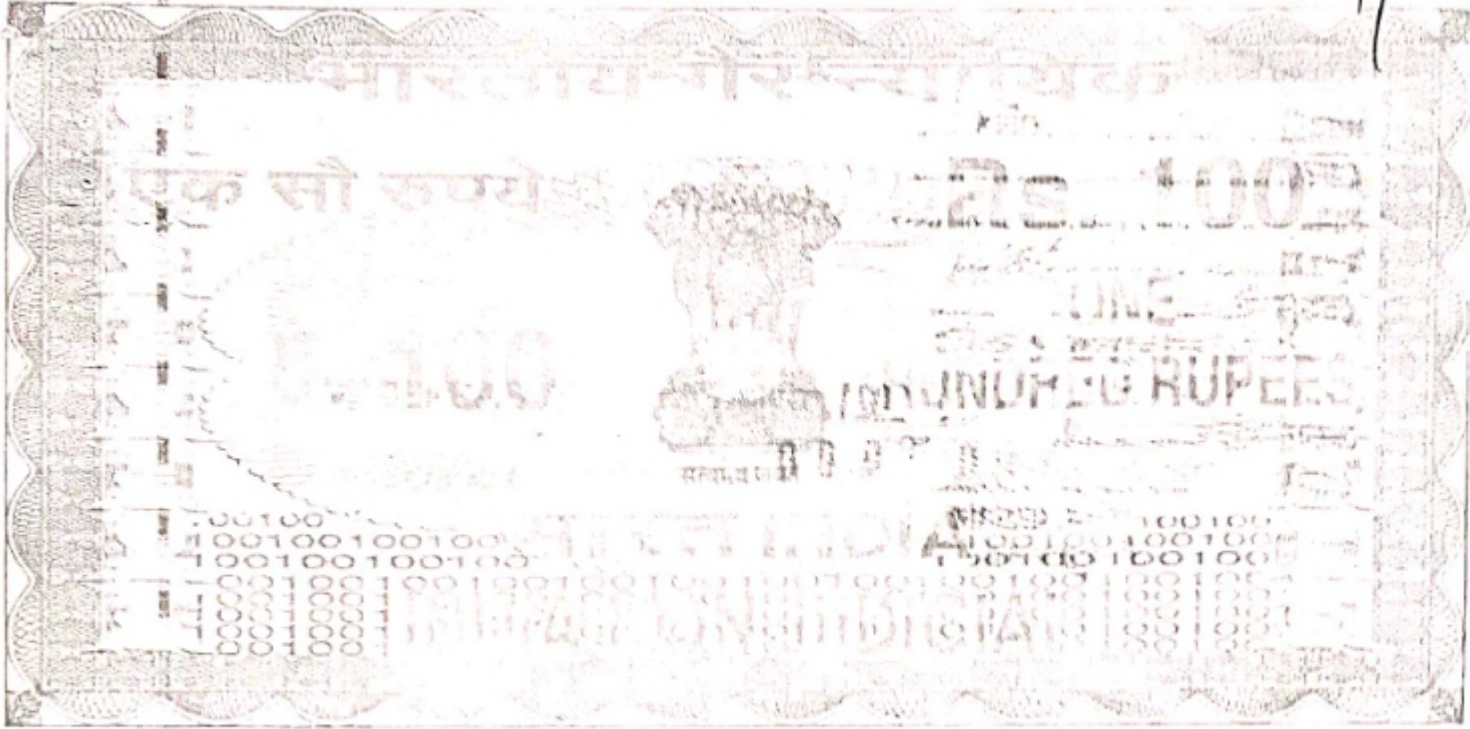


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### DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

...-... North 24-Parganas  
Bardhaman  
D.S.S. & Co.

23 NOV 2021

**KNOW ALL MEN BY THESE PRESENT THAT WE (1)**  
**(1) SRI SUDHAN KUMAR DUTTA**, (PAN – ADUPD3775C, Aadhaar No. – 2859 0581 0319), **(2) SRI ANIL DUTTA @ SUNIL DUTTA**, (PAN – AIHPD4218N, Aadhaar No. – 5320 2643 4139), & **(3) SRI SUSHIL KUMAR DUTTA**, (PAN – GAUPD0260D, Aadhaar No. – 4748 7305 1666), both are sons of Late Sukhamoy Dutta & Late Ava Rani Dutta, all by Nationality – Indian, by religion – Hindu, by occupation – Business and Service respectively, all are residing at Lokenath Bhawan, 32 Durganagar Station Road, P.O. – Rabindranagar, P.S. – Nimta, Kolkata – 700065, District – North 24 Parganas, West Bengal, India, do hereby stated as follows :-

Just  
424

নম্বর 1584 তারিখ 17/11/2021  
ক্রোতা Shyamamoy Mandal  
গ্রাম Adv. Barasat Court  
মূল্য ০০- টকা  
ভেডার শ্রী  
বারাসাত কোর্ট  
উত্তর ২৪ পরগণা  
ক্রয়ের তারিখ 01 NOV 2021  
নোট মূল্য 600000  
ডেপুটি অফিস, বারাসাত  
ভেডার শ্রী সুরভ চ্যাটার্জী



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Muzumdar W.D. 7121  
North 24 Parganas  
West Bengal  
712001

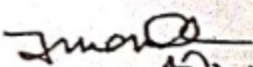
23 NOV 2021

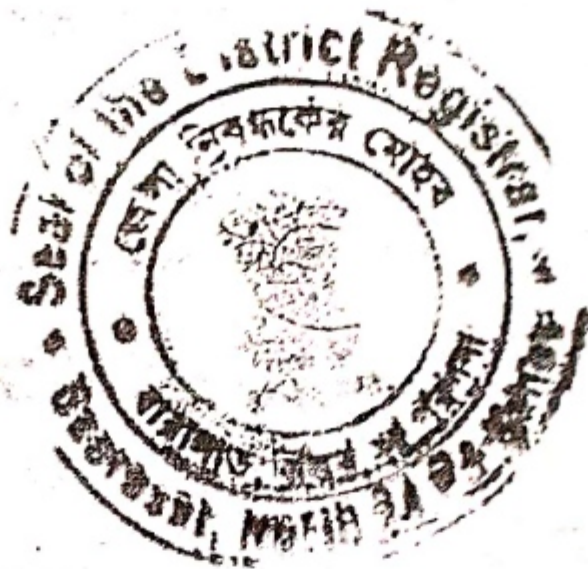


**WHEREAS** ALL THAT piece and parcel of undivided **Bastu Land** measuring about **05 (five) cottah** more or less along with two storied pucca house building, measuring 2800 sq. ft. (1200 sq. ft. in Ground Floor & 1600 sq. ft. in First Floor) [which will be demolished for the purpose of proposed multi-storied construction], lying and situated at **Mouza – Sultanpur**, J.L. No. – 10, Touzi No. – 173, Re.Sa. No. – 148, comprising in **R.S. Dag No. – 92**, corresponding to **R.S. Khatian No. – 480**, within local limits of **North Dum Dum Municipality**, **Ward No. – 21**,  **Holding No. – 32(211) Durganagar Station Road**, under P.S. – the then Dum Dum, now Nimta, A.D.S.R.O. – the then Cossipore, Dum Dum now Belgharia, in the District of North 24 Parganas, is the subject matter of this Registered Development Power of Attorney.

**DEVOLUTION OF TITLE :-**

**WHEREAS** the Schedule below Land along other landed property, lying and situated at Mouza – Sultanpur, J.L. No. – 10,





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REGISTRAR GEN. FILE:  
NORTH 24-PARGANAS  
SAINBARI  
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23 NOV 2021

Touzi No. = 173, Re.Sa. No. = 148 was originally seized and possessed by Saiyadali Sanpui and Ajet Ali Sanpui.

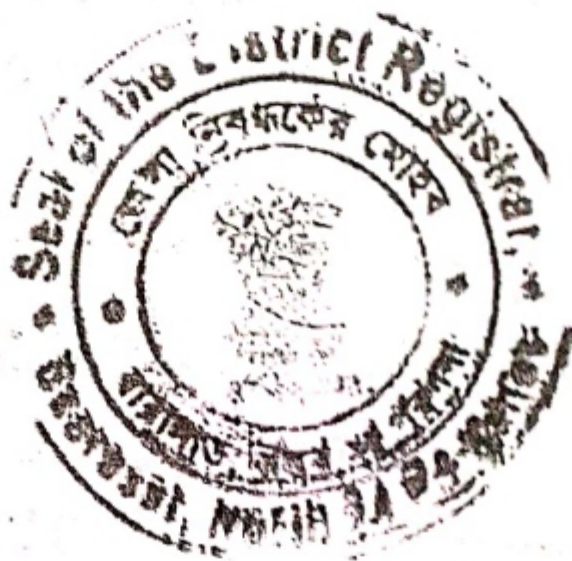
**AND WHEREAS** for the better use and living said Ajet Ali Sanpui filed a Title Suit, being Case No. = 1958/77 before the Ld. 2<sup>nd</sup> Sub Judge at Alipore and later on 23.08.1958 a Compromise Decree (Solenama) was passed in favour of said Saiyadali Sanpui and accordingly an area of 99 decimal of land, comprising in Dag No. = 92, corresponding to Khatian No. = 480 was allotted in favour of said Ajet Ali Sanpui.

**AND WHEREAS** while said Saiyadali Sanpui was enjoying and possessing the aforesaid property he sold, conveyed and transferred his property to Sova Rani Dutta, by way of a Deed of Sale, being No. = 4929, for the year 1963, recorded in Book No. = 1, Volume No. = 80, pages from 26 to 28, which was registered at S.R. = Cossipore, Dumdum on 05.06.1963 and thereafter said Sova Rani Dutta constituted a residential house building thereon and was enjoying and possessing with free from all encumbrances, liens,

[Page 3 of 17]

*Final*  
402





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REGISTERED OFF. FILE  
North 24-Parganas  
Distt  
WB

23 NOV 2021

lispendens, attachments, acquisitions or requisitions and all other liabilities whatsoever.

**AND WHEREAS** while said Sova Rani Dutta was enjoying and possessing the aforesaid property she sold, conveyed and transferred 05 cottah of Land to Sukhomay Dutta and Ava Rani Dutta, by way of a Deed of Sale, being No. – 5232, for the year 1989, recorded in Book No. – I, Volume No. – 111, pages from 473 to 482, which was registered at S.R. – Cossipore, Dumdum on 08.11.1989 and thereafter said Sukhomay Dutta and Ava Rani Dutta constituted a two storied pucca residential house building thereon and was enjoying and possessing with free from all encumbrances, liens, lispendens, attachments, acquisitions or requisitions and all other liabilities whatsoever.

**AND WHEREAS** said Sukhomay Dutta died intestate on 19.08.2009 leaving behind his wife, said Ava Rani Dutta, three sons namely, Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta and four daughters namely, Smt. Dipali

[Page 4 of 17]

*Suman*



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সংখ্যা: ১৩৪. ৭১৪  
North 24-Parganas  
District  
West Bengal

23 NOV 2021



Bhowmick, Smt. Madhabi Ghosh, Smt. Bina Sarkar & Smt. Sabita Sarkar as his only legal heirs and successors as per Hindu Succession of Law in respect of his share of the aforesaid purchased land.

**AND WHEREAS** said Ava Rani Dutta gifted her purchased and husband's inherited share of 02 cottah 13 chittack 15 sq. ft. along with proportionate share of two storied building out of total 05 cottah of land along with two storied pucca house building to her three sons namely, Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta, by way of a Deed of Gift, being No. – 02257, for the year 2013, recorded in Book No. – I, CD Volume No. – 12, pages from 2090 to 2101, which was registered at A.D.S.R. – Cossipore, Dumdum on 01.03.2013.

**AND WHEREAS** said Ava Rani Dutta died intestate on 18.06.2013 leaving behind her three sons namely, Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta, i.e. the present Landowners and four daughters namely, Smt. Dipali Bhowmick, Smt. Madhabi Ghosh, Smt. Bina Sarkar & Smt. Sabita Sarkar as his only

legal heirs and successors as per Hindu Succession of Law in respect of his share of the aforesaid purchased land.

**AND WHEREAS** thereafter said Smt. Dipali Bhowmick, Smt. Madhabi Ghosh, Smt. Bina Sarkar & Smt. Sabita Sarkar gifted their father's inherited  $\frac{1}{4}$ <sup>th</sup> share of 01 cottah 04 chittack 15 sq. ft. along with proportionate share of two storied building, measuring 700 sq. ft. (300 sq. ft. in Ground Floor & 400 sq. ft. in First Floor) out of total 05 cottah of land along with two storied pucca house building, measuring 2800 sq. ft. (1200 sq. ft. in Ground Floor & 1600 sq. ft. in First Floor) to their three brothers namely, Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta, by way of a Deed of Gift, being No. - 12130, for the year 2021, recorded in Book No. - I, Volume No. - 1501, pages from 376474 to 376522, which was submitted and executed on 09.09.2021 and was registered on 18.10.2021 at D.S.R.-I - North 24 Parganas at Barasat.

**AND WHEREAS** aforesaid way Sri Sudhan Kumar Dutta, Sri Anil Dutta @ Sunil Dutta & Sri Sushil Kumar Dutta have become the

*Handwritten signature*



sole and absolute owner of ALL THAT piece and parcel of undivided **Bastu Land** measuring about **05 (five) cottah** more or less along with two storied pucca house building, measuring 2800 sq. ft. (1200 sq. ft. in Ground Floor & 1600 sq. ft. in First Floor) [which will be demolished for the purpose of proposed Geo-owners multi-storied construction], lying and situated at **Mouza – Sultanpur**, J.L. No. – 10, Touzi No. – 173, Re.Sa. No. – 148, comprising in **R.S. Dag No. – 92**, corresponding to **R.S. Khatian No. – 480**, within local limits of **North Dum Dum Municipality**, Ward No. – 21, Holding No. – 32(211) **Durganagar Station Road**, under P.S. – the then Dum Dum, now Nimta, A.D.S.R.O. – the then Cossipore, Dum Dum now Belgharia, in the District of North 24 Parganas by paying taxes and rents properly thereon.

**AND WHEREAS** the Landowners herein declare that they has good marketable title over the said property and the said property is free from all encumbrances, liens, lispens, attachments, acquisitions or requisitions, proceeding order of vesting any

[Page 7 of 17]

*Amal*



prohibitory order and all other liabilities whatsoever, over the First Schedule property and they have every right to sale, transfer, gift, mortgage, lease and develop the said property.

**AND WHEREAS** the Landowners have decided to develop their by raising construction of a Multi-storied building upon the said property but due to their personal difficulties and individual paucity of fund, they have decided to depute Developer for getting development of the said property and one of the brother i.e. Sri Anil Dutta @ Sunil Dutta (i.e. the Proprietor of Developer Firm) have approached the his other two brothers i.e. Sri Sudhan Kumar Dutta & Sri Sushil Kumar Dutta (i.e. the present Executants) to develop their joint property at his own cost and care in the name of his Firm, **Dutta and Sarkar Developer** and said Sri Anil Dutta @ Sunil Dutta made necessary searches before concerned authority in respect of the said property and after his satisfaction he has approached before other co-owners to allow him to carry on the works at **AS IS WHERE IS** basis of the said property and the Owners have agreed with the above proposal.

AND WHEREAS as we, the Executants have no practical experience and sufficient fund for construction of the proposed new buildings, hence by an 'Registered Development Agreement', being No. 14/48/2021, registered at D.S.R.-I – North 24 Parganas at Barasat, we have appointed DUTTA AND SARKAR DEVELOPER, a proprietorship firm having its office at 24(212/1) Durganagar Station Road, P.O. – Rabindranagar, P.S. – Nimta, Kolkata – 700065, District – North 24 Parganas, West Bengal, India, represented by its Proprietor SRI ANIL DUTTA @ SUNIL DUTTA, (PAN – AIHPD4218N, Aadhaar No. – 5320 2643 4139), son of Late Sukhamoy Dutta & Late Ava Rani Dutta, all by Nationality – Indian, by religion – Hindu, by occupation – Business, residing at Lokenath Bhawan, 32 Durganagar Station Road, P.O. – Rabindranagar, P.S. – Nimta, Kolkata – 700065, District – North 24 Parganas, West Bengal, India, as DEVELOPER for the purpose of construction of the proposed new G+3 multi-storied buildings over the said premise or property on the basis of Building Plan which to be approved by the North Dum Dum Municipality and as per

[Page 9 of 17]

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'Development Agreement' with other terms and conditions will be evident thereat.

**AND WHEREAS** for the purpose of proposed new construction various acts, deeds and things to be done by our said **Developer** and also to represent us every where in our name and on our behalf.

**AND WHEREAS** in terms of the said Development Agreement for construction in respect of the proposed new G+3 multi-storied building we have agreed to grant one **Power of Attorney** unto and in favour of our said **Developer** to enable various acts and things regarding construction of the proposed project.

**AND WHEREAS** by these presents and we do hereby nominate constitute and appoint **DUTTA AND SARKAR DEVELOPER**, a proprietorship firm having its office at 24(212/1) Durganagar Station Road, P.O. – Rabindranagar, P.S. – Nimta,

*[Handwritten signature]*



Kolkata - 700065, District - North 24 Parganas, West Bengal, India, represented by its Proprietor **SRI ANIL DUTTA @ SUNIL DUTTA**, (PAN - AIHPD4218N, Aadhaar No. - 5320 2643 4139), son of Late Sukhamoy Dutta & Late Ava Rani Dutta, all by Nationality - Indian, by religion - Hindu, by occupation - Business, residing at Lokenath Bhawan, 32 Durganagar Station Road, P.O. - Rabindranagar, P.S. - Nimta, Kolkata - 700065, District - North 24 Parganas, West Bengal, India, to do the acts, deeds and things in our name and on our behalf as follows :-

1. To look after manage and control our said property or premises together with the proposed new G+3 multi-storied buildings.
2. To appoint Engineer / Architect / L.B.S. for preparing and/or for making building plan or plans or drawing for the proposed new G+3 multi-storied buildings over our aforesaid property and to submit the same to the North Dum Dum Municipality or any other sanctioning authority to have the sanction of the same and to submit and deposit all fees to the Authority concerned and to

*Amal*

endorse or sign on the said plan or plans and drawing as our lawful **Agent / Attorney** and also to sign all papers, application, petitions, affidavit etc in our name and on our behalf.

3. To take delivery of the said sanctioned Building Plan or plans from the concerned Department of the North Dum Dum Municipality or any other sanctioning/competent authority.
4. To represent us all other Government. Offices, Departments, Local Police Station in connection with our aforesaid property and to defend us every where to protect our legitimate or lawful interest and to do everything in our name and on our behalf as the said **Agent / Attorney** thinks fit and proper for our benefit and interest.
5. To make sign, verify, file all Suits, Plaints and Written Statements before any competent Court of Law or to file any appeal arising out of any suit and or defend us everywhere and appoint any Advocate/Advocates, submit Application/s.

*Handwritten signature*

Petition/s, Affidavit/s, Declaration/s etc. in our name and on our behalf.

6. To make the new G+3 multi-storied building as per proposed building plan or plans which to be approved by the North Dum Dum Municipality over the said property or premises as per instruction of the appointed Engineer / Architect / L.B.S.
7. To apply for new electric connection and electric meter to the concerned Electricity Board in our name and on our behalf.
8. To appear before Notary Public, B.L.&L.R.O., A.D.M.&L.R.O., Registrars, Magistrates and all other preparatory works for construction of new Residential Building on the said property.
9. To apply for and obtain soil test, Building Plan, water connection, drainage connection, sewage connection, electricity connection and any other utilities from the concerned authority/authorities.
10. To obtain Fire Clearance Certificate from the fire department.

*Signature*



11. To appear for and obtain Mutation Certificate and Conversion Certificate from the B.L.&L.R.O. and/or its higher authority.
13. Our said **Agent/Attorneys** shall be at liberty to sell the **Developer's Allocated Portion (i.e. after deducting the Executants' Allocated Portion)** (Executants' Allocation and Developer's Allocation has demarcated in the Sanctioned Plan in RED and BLUE colour respectively) in to any intending buyer(s)/ purchaser(s) and to make Agreement for Sale and or to execute and register the same or subsequent Deed of Conveyance or Conveyances unto and in favour of the intending buyer(s)/purchaser(s) in our name and on our behalf after giving the physical possession of the Owner's Allocated Portion to us simultaneously giving the formal possession by executing the 'Letter of Possession' in our favour and submit the said instrument, and all kinds of Deeds before the registration authority such as D.S.R.-I – North 24 Parganas at Barasat, A.D.S.R. – Cossipore, Dum Dum and A.R.A.-II, Kolkata to sign,

*Handwritten signature*

execute and sign on the Deed return receipt to have the registration in our name and on our behalf.

14. To give inspection of all documents of title and other connecting documents to the intending transferee or assignee or assignees in our name and on our behalf.
15. To demolish existing building and structure on the said property and to construct temporary sheds and godown for storage of building materials and to construct new G+3 multi-storied Building and/or any other structure on the said property, in accordance with the said Development Agreement and also as per the Building Plan to be sanctioned by the North Dum Dum Municipality.
16. And generally to do every thing in our name and on our behalf and our **Agent / Attorney** acts to be treated our own acts and we do hereby agree to ratify and confirm all lawful acts done by my said **Agent / Attorney**.

## SCHEDULE OF PROPERTY

ALL THAT piece and parcel of undivided **Bastu Land** measuring about **05 (five) cottah** more or less along with two storied pucca house building, measuring 2800 sq. ft. (1200 sq. ft. in Ground Floor & 1600 sq. ft. in First Floor) [which will be demolished for the purpose of proposed Gco-owners multi-storied construction], lying and situated at **Mouza – Sultanpur**, J.L. No. – 10, Touzi No. – 173, Re.Sa. No. – 148, comprising in **R.S. Dag No. – 92**, corresponding to **R.S. Khatian No. – 480**, within local limits of **North Dum Dum Municipality, Ward No. – 21, Holding No. – 32(211) Durganagar Station Road**, under P.S. – the then Dum Dum, now Nimta, A.D.S.R.O. – the then Cossipore, Dum Dum now Belgharia, in the District of North 24 Parganas, which is butted and bounded by:-

On the North	:	N.C. Patitundu;
On the South	:	22.4' ft. wide Durganagar Station Road;
On the East	:	Haren Biswas;
On the West	:	P.C. Bhowmick & N.C. Bhowmick.



IN WITNESS WHEREOF we, both the PARTIES have hereunto set and subscribed our respective hands and seals on this 23<sup>rd</sup> day of November, 2021.

**WITNESSES :**

1. Anujit Madhu.  
Gurgaon, South Nagar, P.S - Asok Nagar.  
Distt Noor 24 Pgs.
2. Jyotirmoy Mandal  
Advocate

**Drafted & prepared by :**

Jyotirmoy Mandal  
Adv.

**Jyotirmoy Mandal**  
Advocate,

District Judges' Court,  
Barasat, 24 Pgs.(N)

Regt. no. W.B/1808/03

Composed by :-

*Biplab Goswami*

**Biplab Goswami**

District Judges' Court,  
Barasat, North 24 Parganas

1. *Sudhan Kumar Dutta*

2. *Sushil Kumar Dutta*

3. *Anil Dutta @ Smit Dutta*

Signature of the EXECUTORS

APPOINTED/NOMINATED  
CONSTITUTE ATTORNEY  
REPRESENT BY THE OWNERS

*Anil Dutta @ Smit Dutta*  
DUTTA AND BARKAR DEVELOPER

Signature of the ATTORNEY

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ADUPD3775C



नाम / NAME

SUDHAN KUMAR DUTTA

पिता का नाम / FATHER'S NAME

SUKHMOY DUTTA

जन्म तिथि / DATE OF BIRTH

02-09-1962

हस्ताक्षर / SIGNATURE

*B. Das*

आयकर अधिकारी, प. व. व. XI

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

इस कार्ड को खोने मिल जाने पर कृपया तुरंत अपने

घर के प्राधिकारी को सूचित कर प्राप्त कर दें

संयुक्त आयकर आयुक्त (पत्राचार 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.



ভারত সরকার  
Government of India



সুধন কুমার দত্ত  
SUDHAN KUMAR DUTTA

পিতা : সুখময় দত্ত  
Father : Sukhamoy Dutta

জন্মতারিখ / DOB: 02/09/1962  
পুরুষ / Male



2859 0581 0319

আধার - সাধারণ মানুষের অধিকার

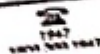


আধার  
প্রকল্প, সচিব কার্যালয়  
স্টেশন রোড, রবীন্দ্র নগর  
রবীন্দ্র নগর, রবীন্দ্র নগর, কলকাতা  
পশ্চিম বঙ্গ,

ভারতীয় একমুদ্রিত পরিচয় প্রাধিকারন  
Unique Identification Authority of India

Address: machya  
durganagar, STATION  
ROAD, RASINDRA NAGAR,  
Rabindra Nagar, Rabindra  
Nagar, Kolkata, West  
Bengal, 700065

2859 0581 0319



help@uidai.gov.in

www.uidai.gov.in





आयकर विभाग भारत सरकार  
 INCOME TAX DEPARTMENT GOVT. OF INDIA

---

ANIL DUTTA  
 SUKHAMAY DUTTA  
 18/01/1963

Permanent Account Number  
**AHDPD4218N**

Signature 



In case this card is lost/ damaged, kindly inform us immediately.  
 Income Tax PAN Service Unit (ITPSU)  
 Plot No. 3, Sector 11, CBD, Belapur  
 Mumbai - 400 514  
 Tel: 2612 2222  
 Fax: 2612 2222



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

চলিমাফবীর আই ডি / Enrollment No. : 1111/98901/05435

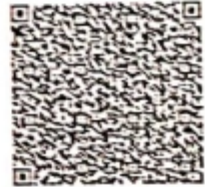
10/03/2014

To  
Sunil Dutta  
সুনীল দত্ত  
madhya durganagar  
STATION ROAD  
RABINDRA NAGAR  
Rabindra Nagar  
Rabindra Nagar, Kolkata  
West Bengal - 700065



KL820979835FT

82097983



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5320 2643 4139**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সুনীল দত্ত  
Sunil Dutta  
পিতা : সুখাময় দত্ত  
Father : SUKHAMAY DUTTA

মহলা/DOB: 18/01/1963  
বঙ্গ / Male

5320 2643 4139



আধার - সাধারণ মানুষের অধিকার

Affected  
9/4  
10/10/18




आयकर विभाग  
 INCOME TAX DEPARTMENT

भारत सरकार  
 GOVT OF INDIA

स्थायी खाता संख्या कार्ड  
 Permanent Account Number Card

GAUPD0280D




SUSHIE KUMAR DUTTA

पिता के नाम / Father's Name  
 SUKHAMOY DUTTA

15/07/1965

(Signature)



The name of the cardholder is:

SUSHIE KUMAR DUTTA

Date of Birth: 15/07/1965

Date of Issue: 15/07/1965

The name of the cardholder's father is:

SUKHAMOY DUTTA

(Signature)

For Income Tax Returns  
 Downloaded from the Income Tax Department



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

(1) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	 Sushil Kumar Dutta ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

*Sushil Kumar Dutta*

**Signature of the Presentant**  
*Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)*

(2) Name :












LITTLE	RING	MIDDLE	FORE	THUMB	 Anil Kumar Dutta ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

*All the above fingerprints are of the above named person and attested by the said person.*

*Anil Kumar Dutta*

**Signature of the Presentant**

(3) Name : .....

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  Sushil Kumar Dutta ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

*Sushil Kumar Dutta*











**Signature of the Presentant**

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 :

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



*Amir Hossain @ Sirif Hossain*

ডান হাত

*Amir Hossain @ Sirif Hossain*

**Signature of the Presentant**

*Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)*

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

*All the above fingerprints are of the above named person and attested by the said person.*

**Signature of the Presentant**



## Major Information of the Daad

Deed No :	1-1501-14154/2021		
Query No / Year	1501-8002421585/2021	Date of Registration	23/11/2021
Query Date	23/11/2021 11:46:14 AM	Office where deed is registered	1501-8002421585/2021
Applicant Name, Address & Other Details	Jyotirmay Mandal Barasat, Jyotirmay Chaudhary Thana, Barasat District, North 24 Parganas, WEST BENGAL PIN - 700124, Mobile No : 9823412120, Status: Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered		
Set Form value	Rs 20,00,000/-	Additional Transaction	1400/ Other than Immovable Property, Declaration (No of Declaration : 0)
Stampduty Paid(SD)	Rs. 100/- (Article:48(g))	Market Value	Rs 17,17,875/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 150114154/2021 Received Rs. 200/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)		
		Registration Fee Paid	Rs. 20/- (Article: E, E, M(i))

### Land Details :

District: North 24-Parganas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Durgamohi Station Road, Mohua Sultanpur, Ward No: 21, Holding No:32/211 Pin Code : 700055



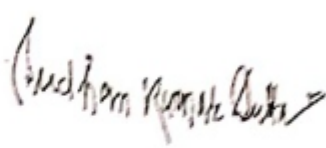


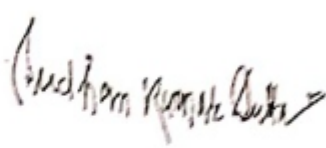


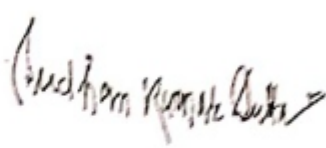


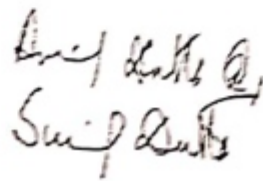


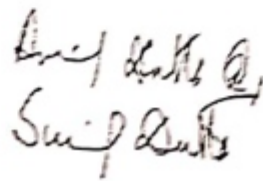


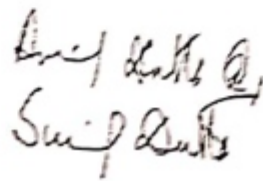


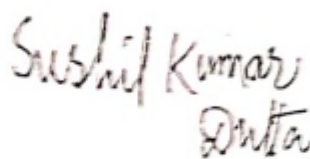


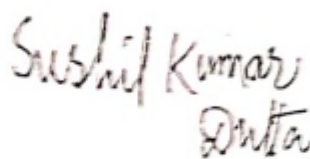


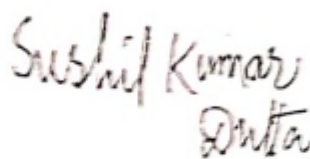
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use	Area of Land	Self Worth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-92	RS-480	Basti	Basti	5 Katha	18,00,000/-	18,00,000/-	Width of Approach Road: 20 Ft, Adjacent to Motor Road.
<b>Grand Total :</b>					8.25000	18,00,000 A	18,00,000 A	

### Structure Details :

Sch No	Structure Details	Area of Structure	Self Worth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	2800 Sq Ft.	5,00,000/-	17,17,875/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 20 Year, Floor Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1600 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 21 Year, Floor Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		2800 sq ft	5,00,000 A	17,17,875 A	





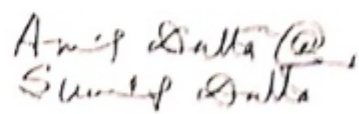


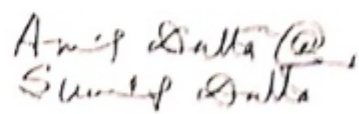


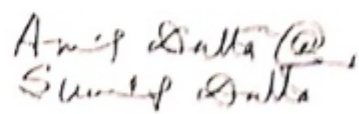
Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Sudhan Kumar Dutta (Presentant)</b>                      Son of Late Sukhamoy Dutta                      Executed by: Self, Date of Execution: 23/11/2021                      , Admitted by: Self, Date of Admission: 23/11/2021 ,Place : Office                 </td> <td>                       23/11/2021                 </td> <td>                       LTI                      23/11/2021                 </td> <td>                       23/11/2021                 </td> </tr> </tbody> </table> <p>Lokenath Bhawan, 32 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:-Nirnta, District:- North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5C, Aadhaar No: 28xxxxxxxx0319, Status :Individual, Executed by: Self, Date of Execution: 23/11/2021 , Admitted by: Self, Date of Admission: 23/11/2021 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Sudhan Kumar Dutta (Presentant)</b> Son of Late Sukhamoy Dutta Executed by: Self, Date of Execution: 23/11/2021 , Admitted by: Self, Date of Admission: 23/11/2021 ,Place : Office	 23/11/2021	 LTI 23/11/2021	 23/11/2021
Name	Photo	Finger Print	Signature						
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Name	Photo	Finger Print	Signature						
<b>Mr Sushil Kumar Dutta</b> Son of Late Sukhamoy Dutta Executed by: Self, Date of Execution: 23/11/2021 , Admitted by: Self, Date of Admission: 23/11/2021 ,Place : Office	 23/11/2021	 LTI 23/11/2021	 23/11/2021						



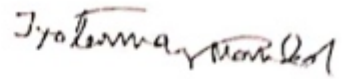


Sl No	Name, Address, Photo, Finger print and Signature
1	<b>DUTTA AND SARKAR DEVELOPER</b> 24/212/1 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 , PAN No.:: Alxxxxxx8N, Aadhaar No Not Provided by UIDAI, Status :Organization 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> <b>Mr Anil Dutta, (Alias Name: Mr Sunil Dutta)</b>            Son of Late Sukhamoy Dutta            Date of Execution - 23/11/2021, , Admitted by: Self, Date of Admission: 23/11/2021, Place of Admission of Execution: Office         </td> <td>   <small>Nov 23 2021 12:25PM</small> </td> <td>   <small>LTI 23/11/2021</small> </td> <td>   <small>23/11/2021</small> </td> </tr> <tr> <td colspan="4">           Lokenath Bhawan, 32 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8N, Aadhaar No: 53xxxxxxxx4139 Status : Representative, Representative of : DUTTA AND SARKAR DEVELOPER (as Sole Proprietor)         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Anil Dutta, (Alias Name: Mr Sunil Dutta)</b> Son of Late Sukhamoy Dutta Date of Execution - 23/11/2021, , Admitted by: Self, Date of Admission: 23/11/2021, Place of Admission of Execution: Office	 <small>Nov 23 2021 12:25PM</small>	 <small>LTI 23/11/2021</small>	 <small>23/11/2021</small>	Lokenath Bhawan, 32 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8N, Aadhaar No: 53xxxxxxxx4139 Status : Representative, Representative of : DUTTA AND SARKAR DEVELOPER (as Sole Proprietor)			
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**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Jyotirmoy Mandal</b> Son of Late Hari Chand Mandal Barasat Judges Court, City:- , P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 <small>23/11/2021</small>	 <small>23/11/2021</small>	 <small>23/11/2021</small>
Identifier Of Mr Sudhan Kumar Dutta, Mr Anil Dutta, Mr Sushil Kumar Dutta, Mr Anil Dutta			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Sudhan Kumar Dutta	DUTTA AND SARKAR DEVELOPER-2.75 Dec
2	Mr Anil Dutta	DUTTA AND SARKAR DEVELOPER-2.75 Dec
3	Mr Sushil Kumar Dutta	DUTTA AND SARKAR DEVELOPER-2.75 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr Sudhan Kumar Dutta	DUTTA AND SARKAR DEVELOPER-933.33333300 Sq Ft
2	Mr Anil Dutta	DUTTA AND SARKAR DEVELOPER-933.33333300 Sq Ft
3	Mr Sushil Kumar Dutta	DUTTA AND SARKAR DEVELOPER-933.33333300 Sq Ft



On 23-11-2021

**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 : (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:30 hrs on 23-11-2021, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Mr Sudhan Kumar Dutta, 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 92,77,877/-

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

Execution is admitted on 23/11/2021 by 1. Mr Sudhan Kumar Dutta, Son of Late Sukhamoy Dutta, Lokenath Bhawan, 32 Durganagar Station Road, P.O: Rabindranagar, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 2. Mr Anil Dutta, Alias Mr Sunil Dutta, Son of Late Sukhamoy Dutta, Lokenath Bhawan, 32 Durganagar Station Road, P.O: Rabindranagar, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Business, 3. Mr Sushil Kumar Dutta, Son of Late Sukhamoy Dutta, Lokenath Bhawan, 32 Durganagar Station Road, P.O: Rabindranagar, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession Service

Indotified by Mr Jyotirmoy Mandal, , Son of Late Hari Chand Mandal, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-11-2021 by Mr Anil Dutta, , Mr Sunil Dutta Sole Proprietor, DUTTA AND SARKAR DEVELOPER, 24/212/1 Durganagar Station Road, City:- , P.O:- Rabindranagar, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700065

Indotified by Mr Jyotirmoy Mandal, , Son of Late Hari Chand Mandal, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

**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 1584, Amount: Rs.100/-, Date of Purchase: 17/11/2021, Vendor name: SUBRATA CHATTERJEE

fin

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



Certificate of Registration under section 60 and Rule 69,

Registered in Book - I

Volume number 1501-2021, Page from 422313 to 422346  
being No 150114154 for the year 2021.



Digitally signed by SATYAJIT BISWAS  
Date: 2021.12.01 17:02:29 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2021/12/01 05:02:29 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)