

conveyances registered and to do all deeds and things which my said attorney shall consider necessary for conveying the title more perfectly in favour of the intending purchaser in respect of the Developer's Allocation of the proposed multistoried building which will be constructed on the schedule property, except owner's allocation.

**14.** To apply for and obtain occupation and/or completion certificate in respect of the said building from the Madhyamgram Municipality.

**15.** To execute from time to time agreements for sale or conveyances of such flats shops or garage which is within Developer's allocation as per development agreement of the building to be constructed on the schedule land, except owner's allocation.

**16.** To receive any sum of money whatsoever which may become due and payable to me or by virtue of any agreement or others and on receipt give sufficient releases or discharges same, except owner's allocation.

**17.** Be it expressly stated that this Power of Attorney does not create, constitute or assume any kind of transfer and/or right, title, interest over the schedule property and also on the new constructed area in favour of the Attorneys.

**18.** To do all acts, deeds and things which will be necessary for raising and completing multi storied building on the schedule property which our attorneys deem fit and proper and we are ready to confirm and ratify and to sign and to agree and undertake to ratify and confirm all acts deeds and thing that shall be lawfully does by my said Attorneys as my own acts, deeds and things as if I were personally present and done the same.



**THE SCHEDULE REFERRED TO ABOVE**

**(Description of the project land to be develop)**

**ALL THAT** piece and parcel of BASTU land measuring about in real physical measurement **8 (Eight) Cottah 11 (Eleven) Chittak 20 (Twenty) Sq.Ft.**, more or less, with a concrete boundary wall over and around landed property, comprised in R.S. Dag No. 532 corresponding to **L.R. Dag No. 830**, under R.S. Khatian No. 166 corresponding to L.R. Khatian No. 1975, 2121/1 & 1864/1 corresponding to present **L.R. Khatian No. 7210 (in the name of SUBASH CHANDRA DUTTA)** (land area 4 Cottah 5 Chittak 8 Sq.Ft.) & **L.R. Khatian No. 5440 (in the name of SUBASH CHANDRA DUTTA)** (land area 4 Cottah 6 Chittak 12 Sq.Ft.), lying and situated at J.L. No. 52, Mouza - HUMAIPUR, Touzi No. 146, Re. Suv. 164, within the municipal limit of Madhyamgram Municipality, in Ward No. 8, under **Amalgamated Holding No. 11, of Sreenagar No. 1**, under P.S.- Barasat at present Madhyamgram, A.D.S.R.O. - Barasat, District- North 24 Parganas, TOGETHERWITH all types of easement rights alongwith all right, title and interest annexed thereto. The annexed Fingerprints and Colour photographs of the parties herein shall be treated as a part of this, being butted and bounded as follows :-

- On the North :-** Land of L.R. Dag No. 824.  
**On the South :-** Land of L.R. Dag No. 831 & 832.  
**On the East :-** Land of L.R. Dag No. 829.  
**On the West :-** 21 Ft. 1 No. Sreenagar Road.



-:12:-

**IN WITNESSES WHEREOF** the parties of this Deed put their signature on the Date, Month and Year herein above first written.

**IN PRESENCE OF**

**WITNESSES :-**

1. Hara Prasad Ghosh  
Barasat Judges Court  
KOL- 700124,
2. Surjit Ghosh  
Madhyamgram  
KOL- 129

*Subash Ch. Dutta*

SIGNATURE OF THE **APPOINTER**

**Drafted by :-**

*Annewshta Dutta*  
Advocate, 29/06/2023

Barasat Judges' Court

**ANNEWSHA DUTTA**  
Advocate  
District Judges' Court, Barasat  
En. No.- F/1869/1538/2011

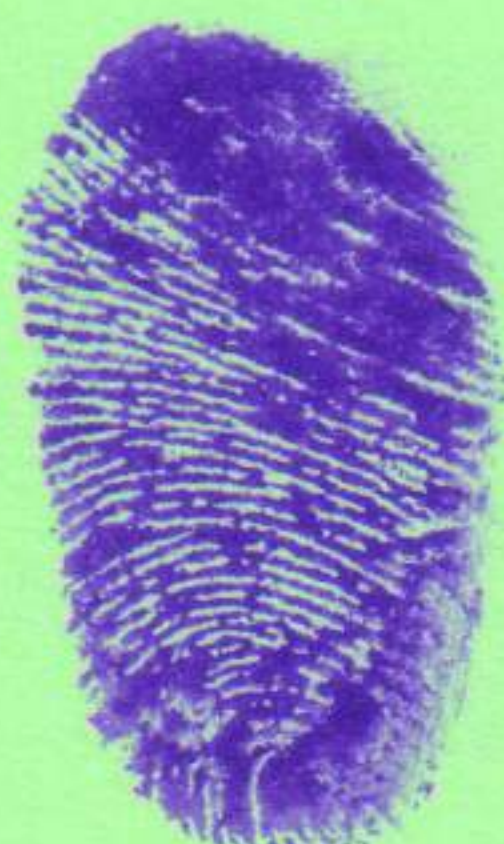
*Shyam Prasad Dutta*

SIGNATURE OF THE  
**APPOINTEE/ATTORNEY**



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

(1) Name : *Subosh ch. Dutta*

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



*Subosh ch. Dutta*

ডান হাত

*Subosh ch. Dutta*

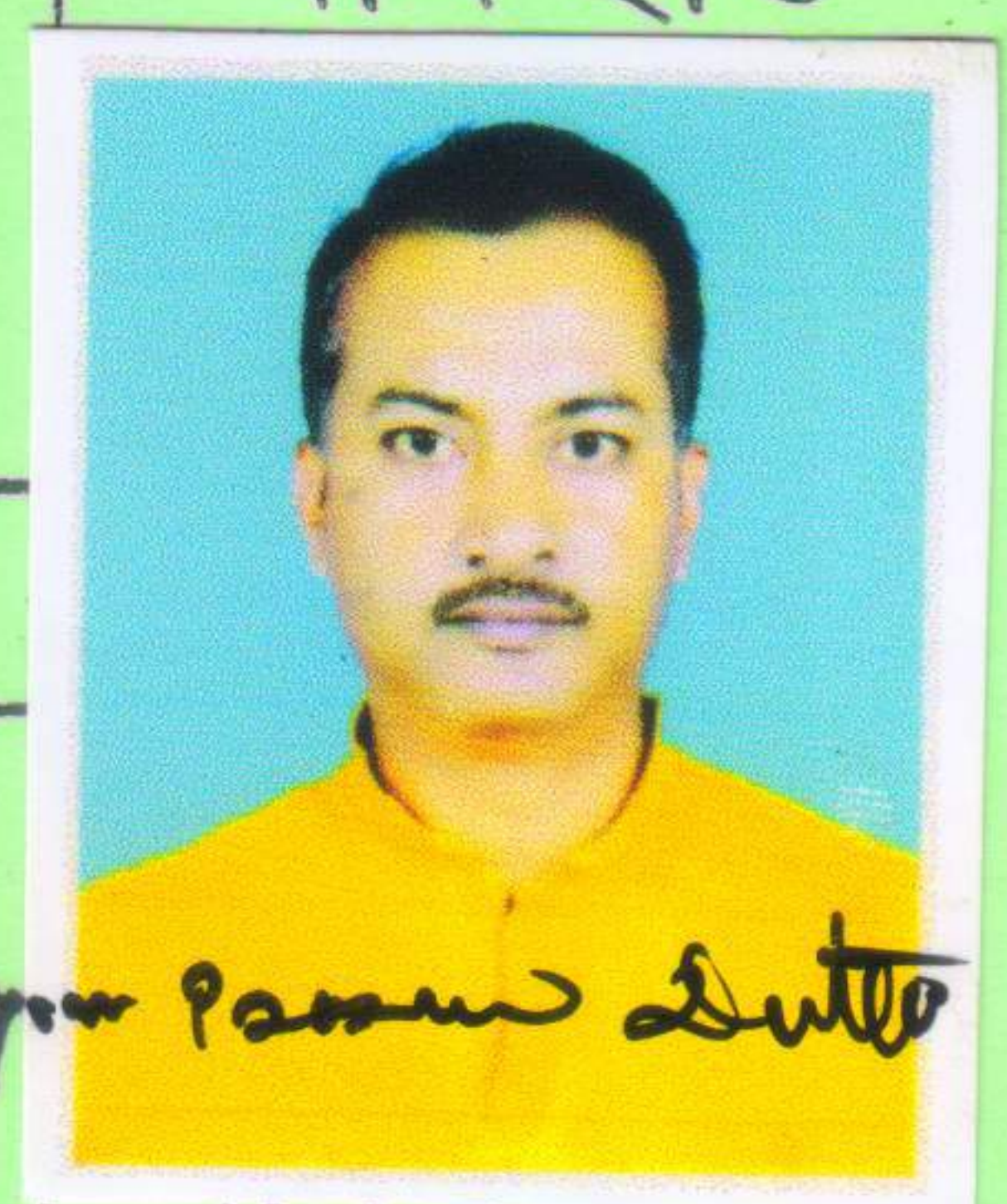
**Signature of the Presentant**

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

(2) Name : *Shyam Prasad Dutta*

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



*Shyam Prasad Dutta*

ডান হাত

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

*Shyam Prasad Dutta*

**Signature of the Presentant**

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



### Major Information of the Deed

Deed No :	I-1503-03741/2023	Date of Registration	30/06/2023
Query No / Year	1503-8001679246/2023	Office where deed is registered	
Query Date	30/06/2023 2:04:36 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Shyam Prasad Dutta Thana : Madhyamgram, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9836006622, Status :Buyer/Claimant		
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. 90,59,531/-		
Stampduty 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]:- 150303738/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



### Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Sreenagar Road, Mouza: Humaipur, Pin Code : 700129

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-830	LR-7210	Bastu	Bastu	4 Katha 5 Chatak 8 Sq Ft		44,94,394/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-830	LR-5440	Bastu	Bastu	4 Katha 6 Chatak 12 Sq Ft		45,65,137/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>14.3802Dec</b>	<b>0 /-</b>	<b>90,59,531 /-</b>	
	<b>Grand Total :</b>				<b>14.3802Dec</b>	<b>0 /-</b>	<b>90,59,531 /-</b>	






**al Details :**

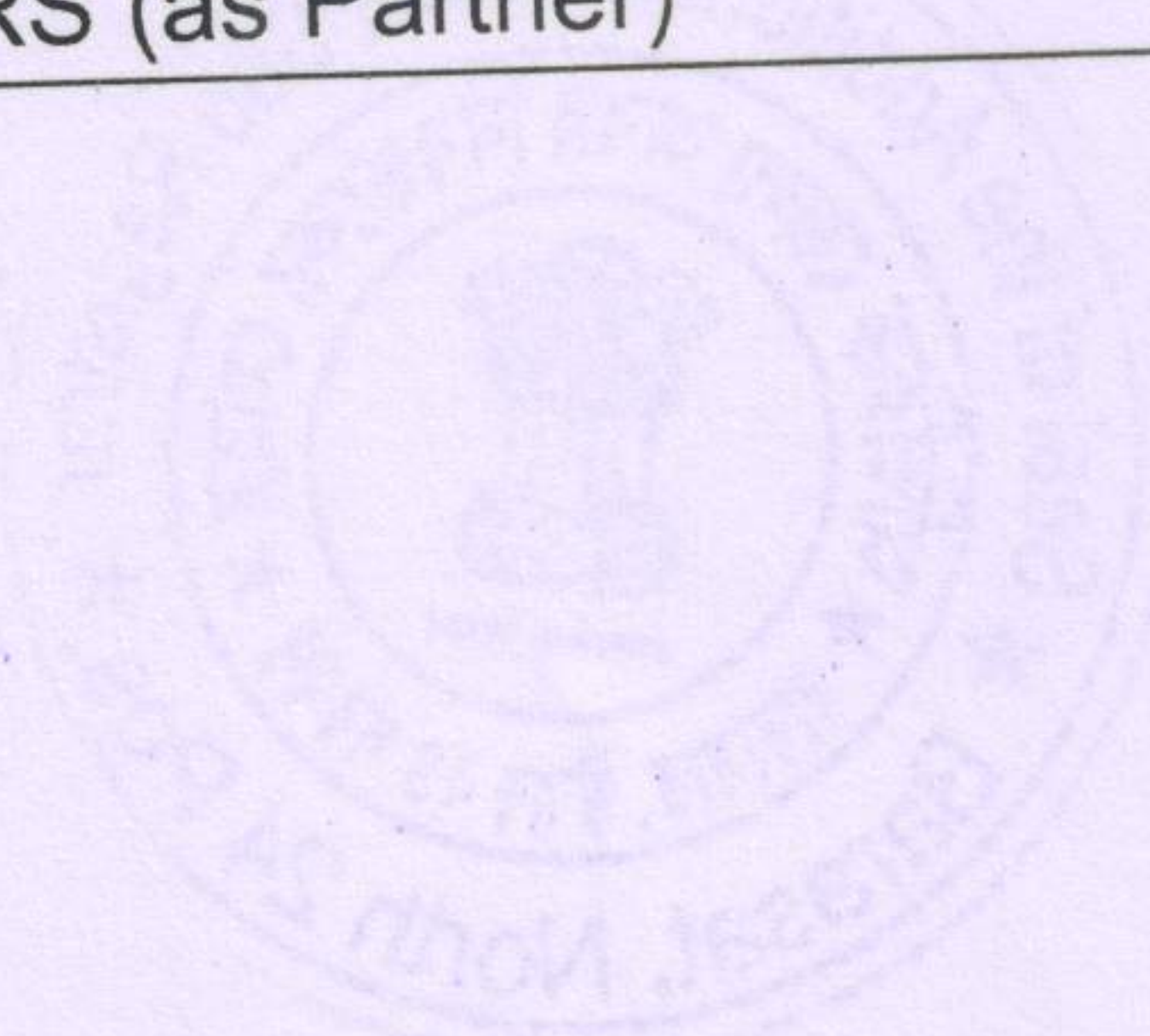
Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	<b>Subash Chandra Dutta (Presentant)</b> Son of Sukumar Dutta Executed by: Self, Date of Execution: 29/06/2023 , Admitted by: Self, Date of Admission: 30/06/2023 ,Place : Office	 30/06/2023	 LTI 30/06/2023
Sreenagar 3 No Gate, City:- , P.O:- Madhyamgram, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx2c, Aadhaar No: 33xxxxxxx3132, Status :Individual, Executed by: Self, Date of Execution: 29/06/2023 , Admitted by: Self, Date of Admission: 30/06/2023 ,Place : Office			

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>S P D CONSTRUCTION &amp; DEVELOPERS</b> SREE KRISHNA CINEMA HALL, City:- , P.O:- BADU, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700128 , PAN No.:: AExxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Finger Print	Signature
1	<b>SHYAM PRASAD DUTTA</b> Son of Late SUKUMAR DUTTA Date of Execution - 29/06/2023, , Admitted by: Self, Date of Admission: 30/06/2023, Place of Admission of Execution: Office	 Jun 30 2023 2:21PM	 LTI 30/06/2023	 30/06/2023
3 NO SREENAGAR, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx3C, Aadhaar No: 56xxxxxxx4305 Status : Representative, Representative of : S P D CONSTRUCTION & DEVELOPERS (as Partner)				





**Details :**

	Photo	Finger Print	Signature
<b>Subash Prasad Ghosh</b> Son of Late Amrita Lal Ghosh , Barasat Judges Court, City:- Barasat, P.O:- Barasat, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124			
	30/06/2023	30/06/2023	30/06/2023
Identifier Of Subash Chandra Dutta, SHYAM PRASAD DUTTA			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Subash Chandra Dutta	S P D CONSTRUCTION & DEVELOPERS-7.13396 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Subash Chandra Dutta	S P D CONSTRUCTION & DEVELOPERS-7.24625 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Sreenagar Road, Mouza: Humaipur, Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 830, LR Khatian No:- 7210	Owner:সুভাষ চন্দ্র দত্ত, Gurdian:সুকুমার দত্ত, Address:নিজ , Classification:বাস্তু, Area:0.07380000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 830, LR Khatian No:- 5440	Owner:সুভাষ চন্দ্র দত্ত, Gurdian:সুকুমার দত্ত, Address:নিজ , Classification:বাস্তু, Area:0.07000000 Acre,	Owner Name not selected by applicant.





30-06-2023

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:16 hrs on 30-06-2023, at the Office of the A.D.S.R. BARASAT by Subash Chandra Dutta ,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 90,59,531/-

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

Execution is admitted on 30/06/2023 by Subash Chandra Dutta, Son of Sukumar Dutta, Sreenagar 3 No Gate, P.O: Madhyamgram, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business

Indetified by Hara Prasad Ghosh, , Son of Late Amrita Lal Ghosh, , Barasat Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 30-06-2023 by SHYAM PRASAD DUTTA, Partner, S P D CONSTRUCTION & DEVELOPERS (Partnership Firm), SREE KRISHNA CINEMA HALL, City:- , P.O:- BADU, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700128

Indetified by Hara Prasad Ghosh, , Son of Late Amrita Lal Ghosh, , Barasat Judges Court, P.O: Barasat, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 5180, Amount: Rs.100.00/-, Date of Purchase: 28/06/2023, Vendor name: S CHATTERJEE

Srijani Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal



(This document is digitally signed.)



Act of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2023, Page from 120559 to 120579  
being No 150303741 for the year 2023.



Digitally signed by Srijani Ghosh  
Date: 2023.07.05 16:10:45 +05:30  
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2023/07/05 04:10:45 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARASAT  
West Bengal.

(This document is digitally signed.)





Additional District Sub-Registrar  
Barasat, North 24 Parganas

30 JUN 2023