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Additional Registrar of Assurances-II
Kolkata

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Additional Registrar
of Assurances II Kolkata

22 JUN 2022

DEVELOPMENT POWER OF ATTORNEY

This Development Power Of Attorney made this 22nd day of June, Two thousand twenty two (2022 A.D.).

BETWEEN

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KNOW ALL MEN BY THESE PRESENTS WE(1) **SRI PRASANTA PAUL** (PAN:DBEPP2965M) son of Late Durga Charan Paul, by faith Hindu, by Nationality Indian, by occupation business, residing at Apartment Flat No.A1. 181/13, B. C. Chatterjee Street, Loknath Park, P.S. Belgharia, Kolkata-700056, P.S. Belghoria, (2) **SRI SUVANKAR DHAR** (PAN:AJXPD0612K) son of Late Sitanshu Dhar, by faith Hindu, by Nationality Indian, by occupation business, residing at P-179, Sec-A, Metropolitan Housing Society (Nimakpattan), P.S. Pragati Maidan, Kolkata-700105, (3) **SRI KAMAL SAHA** (PAN:AWUPS4417P) son of Late Kali Sankar Saha, by faith Hindu, by Nationality Indian, by occupation business, residing at P-57, Sec-B, Metropolitan Housing Society (Nimakpattan), P.S. Pragati Maidan, Kolkata-700105, hereinafter jointly referred to as the "**LANDOWNERS**" (which expression shall mean and include his and each of their heirs, executors, administrators, representatives and/or assigns) **SEND GREETINGS.**

WHEREAS by a Bengali Kobala dated the 28th day of Aswin 1354 B.S. corresponding with the 15th day of October, 1947 made between Sri Sanyasi Charan Biswas as the Vendor of the One Part and the said Smt. Subhasini Roy as the Purchaser of the Other Part and registered in Book No.1, Volume No.92, pages 246 to 260, being No.3652 for the year 1947 of the Calcutta Registry Office the said Sanyasi Charan Biswas for the consideration therein mentioned did thereby grant convey sell and transfer free from all encumbrances whatsoever unto the said Smt. Subhasini Roy the piece or parcel of land hereditaments and premises containing an area of 14 Cottahs 2 Chittacks and 30 Sq.ft. being the divided and demarcated portion of premises no.21/1, Nilmoni

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Mitra Row and premises no.24, Nilmoni Mitra Row situated within the Municipal limits of the town of Calcutta but in the District of 24 Parganas more fully and particularly mentioned and described in the schedule thereunder written and particularly shown in the map or plan annexed thereto with all rights on the common passage within Sarkar Bagan Bustee as mentioned therein.

AND WHEREAS the said Smt. Subhasini Roy since her purchase as aforesaid was absolutely seized and possessed of or otherwise well and sufficiently entitled as and for an undefeasible estate of inheritance in fee simple in possession of an estate equivalent thereto to the said piece or parcel of land.

AND WHEREAS by an Indenture of Mortgage made on and bearing date the 23rd day of November, 1956 made between the said Smt. Subhasini Roy as the Mortgagor of the One Part and one Mon Mohan Roy Chowdhury as the Mortgagee of the Other Part and registered in Book No.I, Volume No.140, pages 48 to 57, being No. 5116 for the year 1956 of the Calcutta Registry Office the said Smt. Subhasini Roy did for the consideration therein mentioned mortgage in favour of the said Mon Mohan Roy Chowdhury the said demarcated portion of premises Nos.21/1 and 24, Nilmoni Mitra Row and 47, Bhupendra Bose Avenue, all belonging to her to secure the repayment of the sum of Rs.16,000/- (Rupees Sixteen thousand) only with interest thereon at the rate of 8 (Eight) percent per annum.

AND WHEREAS by an Indenture of Further Charge made on and bearing date the 16th day of February, 1957 between the said Smt. Subhasini Roy as the Mortgagor of the One Part and Mon Mohan Roy Chowdhury as the Mortgagee of the One Part and registered in Book No.I, Volume No.31, pages 209 to 218, being No.515 for the year 1957 of the Calcutta Registry Office the said Smt. Subhasini Roy did for the consideration therein mentioned mortgage

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and/or further charge in favour of the said Mon Mohan Roy Chowdhury the said demarcated portion of premises No. 21/1 and 24, Nilmoni Mitra Row and 47, Bhupendra Bose Avenue, all belonging to her to secure the repayment of the sum of Rs.6,000/- (Rupees Six thousand) only with interest thereon at the rate of 8 (Eight) percent per annum.

AND WHEREAS thereafter by a Deed of Settlement made on and bearing date the 14th day of July, 1959 between Smt. Subhasini Roy, the First Confirming party herein, as the Settlor of the First Part, the said Nibaran Chandra Roy, the Second Confirming party hereto, as the Second Confirming party of the Second Part and the said Nilratan Bhattacharyya, as the Trustee of the Third Part and registered in Book No.1, Volume No.88, pages 67 to 76, being No.3139 for the year 1959 of the Calcutta Registry Office the said Smt. Subhasini Roy for the consideration and desire therein more particularly mentioned did thereby grant convey transfer and assure unto the said Trustee Nilratan Bhattacharyya, all and singular the said premises more fully and Particularly mentioned and described in the said Indenture including all that the piece or parcel of land or ground including the half part of the common passage on the North containing by measurement an area of 12 Cottahs 2 Chittacks and 25 sq.ft. be the same a little more or less being the remaining portion of the divided and demarcated portion of premises Nos. 21/1 and 24, Nilmoni Mitra Row also known as Nilmoni Mitra Road and 47, Bhupendra Bose Avenue, all belonging to the said Settlor.

AND WHEREAS by the said Deed of Settlement, it was inter alia provided as follows:-

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- (a) That the Trustee shall during the lifetime of the Settlor and her husband Nibaran Chandra Roy or the survivors of them hold the said Trust properties for the benefit of the Settlor and her said husband or the survivors of them.
- (b) That the Trustee shall be entitled to live in and occupy a portion of any of the said premises under the Trust as he shall at his sole discretion decide with his family without payment of any rent.
- (c) The Trustee may, at his sole discretion but during the lifetime of the Settlor and her husband with their consent only, sell and dispose of any of the properties forming the trust or any part thereof, either by Public auction or by Private treaty without being in any way answerable to any loss and may execute a Conveyance and other assurance, give effectual receipts and discharges for the purchase money and do all other acts deeds matters and things whatsoever for completing such sale as he may think fit proper and necessary.

AND WHEREAS subsequently by an Indenture of Re-conveyance made on and bearing date the 4th day of July 1960 and made between the said Mon Mohan Roy Chowdhury as the Mortgagee of the One Part and the said Smt. Subhasini Roy as the Mortgagor of the Other Part and registered in Book No.1, Volume No.38, pages 116 to 124, being No.1582 for the year 1960 of the Sealdah Sub-Registry office the said Mon Mohan Roy Chowdhury gave a Release in favour of the said Smt. Subhasini Roy in respect of a portion of premises No.21/1, Nilmoni Mitra Row measuring 2 Cottahs 4 Chittacks and 26 sq.ft. receiving the payment of Rs.6,000/- (Rupees Six thousand) only.

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AND WHEREAS by a Bengali Cobala made on and bearing date the 4th day of July 1960 between one **Satya Charan Pal** as the **Purchaser** of the First Part, **Nilratan Bhattacharyya** as the **Vendor** of the Second Part, the said **Smt. Subhasini Roy** as the **First Confirming Party** of the Third Part and the said **Nibaran Chandra Roy** as the **Second Confirming party** of the Fourth Part and registered in Book No.I, Volume No.40, pages 90 to 95, being No.1584 for the year 1960 of the Sealdah Sub-Registry office the said vendor Nilratan Bhattacharyya did for the consideration therein mentioned convey unto the said Satya Charan Pal the said divided and demarcated portion of premises No.21/1, Nilmoni Mitra Row measuring 2 Cottahs 4 Chittacks and 26 sq.ft.

AND WHEREAS the remaining portion of the divided and demarcated portion of the premises Nos. 21/1 and 24, Nilmoni Mitra Row being one of the subject matters of the said Deed of Settlement was subsequently known and numbered as Premises No. 24/1, Nilmoni Mitra Row, now known as Nilmoni Mitra Road, Calcutta;

AND WHEREAS for the purpose of paying off the mortgage dues of the said Mon Mohan Roy Chowdhury under the said recited Indenture of Mortgage the Trustee decided to sell a portion of the said premises No. 24/1, Nilmoni Mitra Row, Calcutta and negotiated for sale thereof with the consent and approval of the First Confirming party and the Second Confirming party.

AND WHEREAS by an Agreement for Sale made on and bearing date the 27th day of June 1964 between the Vendor **NILRATAN BHATTACHARYYA** of the One Part and the Purchasers **SUNIL KUMAR PAUL, DURGA CHARAN PAUL AND RAGHU NATH PAUL** of the Other Part, the Vendor with the consent of the First Confirming party **Smt. Subhasini Roy** and the Second Confirming party **Nibaran Chandra Roy** agreed with the Purchasers

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therein, for the absolute sale to the Purchasers and/or their nominees of a demarcated portion of the said premises No. 24/1, Nilmoni Mitra Row, also known as Nilmoni Mitra Road, Calcutta in the Municipal town of Calcutta, with the consideration money mentioned therein.

AND WHEREAS after payment full and final consideration money by the purchasers above named, by virtue of a registered Deed of Conveyance bearing dated 6th day of September, 1965, executed by and between **NILRATAN BHATTACHARYUYA** as the Vendor of the First Part, **SRIMATI SUBHASINI ROY** wife of Nibaran Chandra Roy as the First Confirming Party of the Second Part and **NIBARAN CHANDRA ROY** son of Ram Nath Roy deceased, as the Second Confirming Party of the Third Part and (1) **SUNIL KUMAR PAUL**, (2) **DURGA CHARAN PAUL** and (3) **RAGHU NATH PAUL** all sons of Hari Dhone Paul therein referred to as the **PURCHASERS** of the Fourth Part, and the said Deed was registered in the office of the Alipore Registry office and recorded in Book No.I, Volume No.167, Pages from 119 to 135, being No.5687 for the year 1965, the said Vendor with the consent of the two confirming parties, sold conveyed and transferred the property ALL THAT the piece or parcel of land containing by measurement an area of 7(seven) cottahs 8(eight Chittacks and 29(twenty nine) square feet be the same a little more or less situated lying at and being the divided front portion of **PREMISES NO.24/1, NILMONI MITRA ROW**, also known as Nilmoni Mitra Road, in the town of Calcutta Police Station Chitpore, Sub-Registry office at Sealdah District 24-Parganas now South 24-Parganas, in favour of (1) **SUNIL KUMAR PAUL**, (2) **DURGA CHARAN PAUL** and (3) **RAGHU NATH PAUL** absolutely and forever.

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AND WHEREAS since then the said **Sunil Kumar Paul, Durga Charan Paul and Raghu Nath Paul** became the joint equal owners of the said the piece or parcel of land containing by measurement an area of 7(seven) cottahs 8(eight Chittacks and 29(twenty nine) square feet be the same a little more or less situated lying at and being the **divided front portion of Premises No.24/1, Nilmoni Mitra Row, also known as Nilmoni Mitra Road in the town of Calcutta Police Station Chitpor.**

AND WHEREAS thereafter while the said **Sunil Kumar Paul, Durga Charan Paul and Raghu Nath Paul** were seized possessed off and/or well sufficiently entitled to the said property, they mutated and separated their purchased divided and demarcated front portion of Premises No.24/1, Nilmoni Mitra Row, and the KMC authority has generated a new Premises No.24/1A, Nilmoni Row, (formerly known as Nilmoni Mitra Road) Calcutta being Assessee No.11-005-13-0089-0.

AND WHEREAS since then the said **Sunil Kumar Paul, Durga Charan Paul and Raghu Nath Paul** became the joint owners of the property **All That** the piece or parcel of land containing by measurement an area of 7(seven) cottahs 8(eight Chittacks and 29(twenty nine) square feet be the same a little more or less togetherwith the corrugated tin shed thereon situated lying at and being Premises No.24/1A, Nilmoni Row, also known as Nilmoni Mitra Road and Nilmoni Mitra Row, Kolkata-700002, P.S. Chitpore, within the limits of Kolkata Municipal Corporation under Ward No.005, Sub-Registry office at Sealdah, District South 24-Parganas, morefully described in the First Schedule hereunder.

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AND WHEREAS subsequently for better uses and accommodation the said **Sunil Kumar Paul, Durga Charan Paul and Raghu Nath Paul**, (by virtue of a registered **Deed of Partition** bearing dated 4th day of March, 1975, executed by and between **SRI SUNIL KUMAR PAUL** of the First Party and **SRI DURGA CHARAN PAUL** of the Second Party and **SRI RAGHUNATH PAUL** of the Third Party therein, which was registered in the office of the Sub-Registrar Sealdah and recorded in Book No.1, Volume No.1, Pages from 284 to 296, being No.416 for the year 1975,) were amicably settled and partitioned their property in respect of the said piece and parcel of land with corrugated thin shed situated lying at and being Premises No.24/1A, Nilmoni Row, (formerly known as Nilmoni Mitra Road and Nilmoni Mitra Row) Kolkata-700002, P.S. Chitpore, within the limits of Kolkata Municipal Corporation under Ward No.005, Sub-Registry office at Sealdah, District South 24-Parganas.

AND WHEREAS by virtue of the above mentioned Deed of-Partition, the said **Sunil Kumar Paul** was allotted a separated demarcated and divided **LOT-A**, containing the land area 2 cottah 5 chittacks and 7 square feet more or less of the said Premises No.24/1, Nilmoni Mitra Row (Nilmoni Mitra Road) now 24/1A, Nilmoni Row, Calcutta-700002, P.S. Chitpore, within the limits of Kolkata Municipal Corporation under Ward No.005, morefully and particularly shown in the Schedule therein written and since then the said **LOT-A** hold, enjoyed and possessed by the said **SUNIL KUMAR PAUL** as sole owner in severalty exclusively and absolutely forever.

AND WHEREAS by virtue of the above mentioned Deed of Partition, the said **Durga Charan Paul** was allotted a separated demarcated and divided **LOT-B**, containing the land measuring about 2 cottah 6 chittacks and 4 square feet more or less of the said Premises No.24/1A, Nilmoni Row, Calcutta-

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700002, P.S. Chitpore, within the limits of Kolkata Municipal Corporation under Ward No.005, morefully and particularly shown in the Schedule therein written and since then the said **LOT-B** hold, enjoyed and possessed by the said **DURGA CHARAN PAUL** as sole owner in severalty exclusively and absolutely forever.

AND WHEREAS by virtue of the above mentioned Deed of Partition, the said **Raghunath Paul** was allotted a separated demarcated and divided **LOT-C**, containing the land measuring about 2 cottah 12 chittacks and 38 square feet more or less of the said Premises No.24/1A, Nilmoni Row, Calcutta-700002, P.S. Chitpore, within the limits of Kolkata Municipal Corporation under Ward No.005. morefully and particularly shown in the Schedule therein written and since then the said **LOT-C** hold, enjoyed and possessed by the said **RAGHUNATH PAUL** as sole owner in severalty exclusively and absolutely forever.

AND WHEREAS by virtue of the said Partition Deed, the said Sunil Kumar Paul became the owner of the divided and demarcated **LOT-A** portion situated and lying at Premises No.24/1A, Nilmoni Row, Calcutta-700002, P.S. Chitpore. within the limits of Kolkata Municipal Corporation under Ward No.005. morefully and particularly described in the Schedule hereunder written.

AND WHEREAS subsequently said Sunil Kumar Paul died intestate on 17.12.2000 leaving behind his two daughters namely **Prakriti Halder** and **Manjula Paul** as his only legal heirs and legal representatives and his wife Renuka Paul was predeceased him died intestate on 26.08.1978.

AND WHEREAS since then the said **Prakriti Halder** and **Manjula Paul**. inherited and/or became the joint owner of the property **All That** the piece and parcel of land measuring about 2(two) Cottahs, 5(five) Chittacks and

7(seven) square feet be the same a little more or less togetherwith the corrugated tin shed over the said land situated and lying at Premises No.24/1A, Nilmoni Row, (formerly known as Nilmoni Mitra Road and Nilmoni Mitra Row), Calcutta-700002, P.S. Chitpore, within the limits of Kolkata Municipal Corporation under Ward No.005, which is delineated in the side plan with RED colour border marked as **LOT-A**, morefully and particularly described in the Schedule hereunder written.

AND WHEREAS while the said **Prakriti Halder and Manjula Paul** hold the possession of the divided and demarcated LOT-A, they mutated and separated their portion before the Kolkata Municipal Corporation and their portion was registered being Assessee No.11-005-13-0159-6 and Premises No.24/1A, Nilmoni Row, (formerly known as Nilmoni Mitra Road and Nilmoni Mitra Row), Calcutta-700002, P.S. Chitpore, within the limits of Kolkata Municipal Corporation under Ward No.005 and paying the property taxes in their joint names.

AND WHEREAS thereafter by virtue of a registered Deed of Conveyance dated 10th day of August, 2021 and registered in the office of the A.R.A.II, Kolkata and recorded in Book No.1, Volume No.1902-2021, Page from 155278 to 155313, being No.190202695, for the year 2021, the said **Prakriti Halder and Manjula Paul** sold conveyed and transferred their right title and interest of the property **All That** the piece and parcel of land measuring about 2(two) Cottahs, 5(five) Chittacks and 7(seven) square feet be the same a little more or less togetherwith the corrugated tin shed over the said land situated and lying at Premises No.24/1A, Nilmoni Row, (formerly known as Nilmoni Mitra Road and Nilmoni Mitra Row), Calcutta-700002, P.S. Chitpore,

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Within the limits of Kolkata Municipal Corporation under Ward No.005, Assessee No.11-005-13-0159-6 in favour of **Sri Suvankar Dhar and Sri Kamal Saha, the Owners/Party No.2 & 3 herein.**

AND WHEREAS thereafter the said **Durga Charan Paul** died intestate on 20.02.2007 leaving behind his wife Smt. Archana Paul, one son **Sri Prasanta Paul** and one daughter Smt. Sujata Halder as his only legal heirs and successors and according to the Hindu Succession Act, after the demise of said Durga Charan Paul, his only legal heirs **Smt. Archana Paul, Sri Prasanta Paul and Smt. Sujata Halder,** inherited and/or became the joint owners of the property **All That** a separated demarcated and divided **LOT-B,** containing the land measuring about 2 cottah 6 chittacks and 4 square feet more or less of the said Premises No.24/1, Nilmoni Mitra Row (Nilmoni Mitra Road) now 24/1A, Nilmoni Row, Calcutta-700002, P.S. Chitpore, within the limits of Kolkata Municipal Corporation under Ward No.005, Assessee No.11-005-13-0089-0.

AND WHEREAS subsequently by virtue of a registered Deed of Gift dated 10.12.2021, which was registered in the office of the A.R.A.-I, Kolkata the said **Smt. Archana Paul** gifted and transferred her undivided 1/3rd share in respect of the property **All That** a separated demarcated and divided **LOT-B,** containing the land measuring about 2 cottah 6 chittacks and 4 square feet more or less of the said Premises No.24/1, Nilmoni Mitra Row (Nilmoni Mitra Road) now 24/1A, Nilmoni Row, Calcutta-700002, P.S. Chitpore, within the limits of Kolkata Municipal Corporation under Ward No.005, in favour of her brother **Sri Prasanta Paul** absolute and forever.

AND WHEREAS by virtue of another registered Deed of Gift dated 10.12.2021, which was registered in the office of the A.R.A.-I, Kolkata and

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recorded in Book No.I, Deed No.09874 for the year 2021, the said **Smt. Sujata Halder** gifted and transferred her undivided 1/3rd share in respect of the property **All That** a separated demarcated and divided **LOT-B**, containing the land measuring about 2 cottah 6 chittacks and 4 square feet more or less of the said Premises No.24/1, Nilmoni Mitra Row (Nilmoni Mitra Road) now 24/1A, Nilmoni Row, Calcutta-700002, P.S. Chitpore, within the limits of Kolkata Municipal Corporation under Ward No.005, in favour of her son **Sri Prasanta Paul** absolute and forever.

AND WHEREAS since then the said **Sri Prasanta Paul**, the Owner/ Party No.1, herein became the sole and absolute owners of the property **All That** a separated demarcated and divided **LOT-B**, containing the land measuring about 2 cottah 6 chittacks and 4 square feet more or less of the said Premises No.24/1, Nilmoni Mitra Row (Nilmoni Mitra Road) now 24/1A, Nilmoni Row, Calcutta-700002, P.S. Chitpore, within the limits of Kolkata Municipal Corporation under Ward No.005, Assessee No.11-005-13-0089-0.

AND WHEREAS thereafter the said **Prasanta Paul** separated and mutated his said divided and demarcated portion being **LOT-B**, before the Kolkata Municipal Corporation and new premises number has been registered being Premises No.24/1A/1, Nilmoni Row, Kolkata-700002, P.S. Chitpore, being Assessee No.11-005-13-0187-0 and accordingly he paying the property taxes in his sole name before Kolkata Municipal Corporation, morefully described in the First Schedule hereunder.

AND WHEREAS thus the said **Sunil Kumar Paul** since deceased was the owner of the Plot No.C, being the portion of Premises No.24/1A, Nilmoni Row, Calcutta-700002, P.S. Chitpore, within the limits of Kolkata Municipal Corporation under Ward No.005, Assessee No.11-005-13-0089-0.

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AND WHEREAS thereafter by virtue of a registered Deed of Gift dated 17.06.2022 which was registered in the office of the A.R.A.-II, Kolkata and recorded in Book No.I, Volume No.1902-2022, Pages 247390 to 247414 being No.190206718 for the year 2022, the said **Sri Suvankar Dhar and Sri Kamal Saha** gifted and transferred the undivided 1/10th share of the said property being Premises No.24/1A, Nilmoni Row, (formerly known as Nilmoni Mitra Road and Nilmoni Mitra Row), Calcutta-700002, P.S. Chitpore, within the limits of Kolkata Municipal Corporation under Ward No.005, Assessee No.11-005-13-0159-6, in favour of **Sri Prasanta Paul**, the owner No.1 herein.

AND WHEREAS since then the said **Sri Suvankar Dhar, Sri Kamal Saha and Sri Prasanta Paul** became the joint owners of the property All That the piece and parcel of land measuring about 2(two) Cottahs, 5(five) Chittacks and 7(seven) square feet be the same a little more or less togetherwith the corrugated tin shed over the said land situated and lying at **Premises No.24/1A, Nilmoni Row, Kolkata-700002, P.S. Chitpore, within the limits of Kolkata Municipal Corporation under Ward No.005, Assessee No.11-005-13-0159-6.**

AND WHEREAS by virtue of a registered Deed of Gift dated 17.06.2022 which was registered in the office of the A.R.A.-II, Kolkata and recorded in Book No.I, Volume No.1902-2022, Pages 247415 to 247440, being No.190206719 for the year 2022, the said **Sri Prasanta Paul** gifted and transferred the undivided 1/10th share of the said property being **Premises No.24/1A/1, Nilmoni Row, (formerly known as Nilmoni Mitra Road and Nilmoni Mitra Row), Calcutta-700002, P.S. Chitpore. within the limits of Kolkata Municipal Corporation under Ward No.005, Assessee No.11-005-13-0187-0, in favour of Sri Suvankar Dhar and Sri Kamal Saha, the owner No.2 & 3 herein.**

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AND WHEREAS since then the said Sri Prasanta Paul, Sri Suvankar Dhar and Sri Kamal Saha became the joint owners of the property **All That** the piece and parcel of land measuring about 2(two) Cottahs, 6(six) Chittacks and 04(four) square feet be the same a little more or less togetherwith the corrugated tin shed over the said land situated and lying at **Premises No.24/1A/1, Nilmoni Row, Kolkata-700002, P.S. Chitpore, within the limits of Kolkata Municipal Corporation under Ward No.005, Assessee No.11-005-13-0187-0, morefully described in the First Schedule hereunder.**

AND WHEREAS thus the said SRI PRASANTA PAUL, SRI SUVANKAT DHAR, SRI KAMAL SAHA became the joint owners of the two properties one being Premises No.24/1A/1. Nilmoni Row. Ward No.05. Assessee No.11-005-13-0187-0 and another Premises No.24/1A, Nilmoni Row, Ward No.05, Assessee No.11-005-13-0159-6, morefully described in the First Schedule hereunder and hereinafter referred to as the said "PROPERTY".

AND WHEREAS after amalgamation of the above mentioned two properties morefully described in the First Schedule hereunder, and total land area will be 04 cottahs, 11 chittacks and 11 square fret more or less and the above named owners shall become the joint owners of the said amalgamated property and the terms and conditions mentioned in this Development Agreement shall stands without any changes.

AND WHEREAS thus the above named Landowners, the parties of the First Part herein, are jointly seized possessed of the said property ALL THAT the piece or parcel of land containing by measurement an area of 02(two) cottahs, 6(six) Chittacks and 04(four) chittacks be the same a little more or less

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togetherwith one storied fully tenanted R.T. Shed situated and lying at Premises No.24/1A/1. Nilmoni Row, Kolkata-700002, Police Station Chitpore, P.O. Cossipore, within the limits of Kolkata Municipal Corporation under Ward No.005, Assessee No.11-005-13-0187-0. And **ALL THAT** the piece or parcel of land containing by measurement an area of 02(two) cottahs, 5(five) Chittacks and 07(seven) chittacks be the same a little more or less togetherwith one storied fully tenanted R.T. Shed situated and lying at Premises No.24/1A, Nilmoni Row, Kolkata-700002, Police Station Chitpore, P.O. Cossipore, within the limits of Kolkata Municipal Corporation under Ward No.005, Assessee No.11-005-13-0159-6, Sub-Registry office at Sealdah, District South 24-Parganas., morefully described in the First Schedule hereunder and hereinafter referred to as the said "PROPERTY".

AND WHEREAS for development of their said property. we the above named landowners entered into a Development Agreement dated 22.06.2022 registered in the office of the Additional Registrar of Assurances - II, Kolkata in Book No. 1, Being No. *190206938* for the year 2022 with the Developer **M/S. A. K. DEVELOPER** (PAN:ABVFA9058Q) a Partnership firm having its registered office at P-81A,C.I.T.SchemeNo.SM, Ground floor, Kolkata-700010, represented through its Partners (1) **SRI SUVANKAR DHAR** (PAN:AJXPD0612K) son of Late Sitanshu Dhar, by faith Hindu, by Nationality Indian, by occupation business, residing at P-179, Sec-A, Metropolitan Housing Society (Nimakpattan), P.S. Pragati Maidan, Kolkata-700105, (2) **SRI KAMAL SAHA** (PAN:AWUPS4417P) son of Late Kali Sankar Saha, by faith Hindu, by Nationality Indian, by occupation business, residing at P-57, Sec-B, Metropolitan Housing Society (Nimakpattan), P.S. Pragati Maidan, Kolkata-

*Suvankar Dhar
Dhar sub-fal*

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700105, and the said Developer will develop the said property, more fully described in the Schedule hereunder written by constructing a new multi storied building as per sanction plan so to be approved and sanctioned by the Kolkata Municipal Corporation.

AND WHEREAS due to various unavoidable circumstances it is not possible for us to take necessary steps for the betterment of the said property and as such it becomes necessary for us to appoint the said (1) **SRI SUVANKAR DHAR** son of Late Sitanshu Dhar, by faith Hindu, by Nationality Indian, by occupation business, residing at P-179, Sec-A, Metropolitan Housing Society (Nimakpattan), P.S. Pragati Maidan, Kolkata-700105, (2) **SRI KAMAL SAHA** son of Late Kali Sankar Saha, by faith Hindu, by Nationality Indian, by occupation business, residing at P-57, Sec-B, Metropolitan Housing Society (Nimakpattan), P.S. Pragati Maidan, Kolkata-700105, both are the Partners of **M/S. A. K. DEVELOPER** (PAN:ABVFA9058Q) a Partnership firm having its registered office at P-81A, C.I.T. Scheme No. SM, Ground floor, Kolkata-700010. as our Constituted Attorney to act on our behalf and to look after and to control all affairs in respect of development of the Schedule property in terms and conditions of the Development Agreement, till handover the possession of the Landowners' allocation.

NOW BY THESE PRESENTS we, Sri Prasanta Paul, Sri Suvankar Dhar and Sri Kamal Saha do and each of us doth hereby appoint (1) **SRI SUVANKAR DHAR** (PAN:AJXPD0612K) son of Late Sitanshu Dhar and (2) **SRI KAMAL SAHA** (PAN:AWUPS4417P) son of Late Kali Sankar Saha both are the Partners of **M/S. A. K. DEVELOPER** (PAN:ABVFA9058Q), as our Constituted Attorney act for us in our names and on our behalf and to execute, exercise and perform all and every acts, deeds, matters, things as mentioned hereinafter follows:-

1. To hold, defend, look after, supervise, manage, control and conduct all sorts of administration in respect of the SAID PROPERTY, including the existing building and the Buildings that may be constructed thereon from time to time and to supervise all the matters and affairs relating thereto in such manner as my said Attorney may at his absolute discretion think, fit and proper, till handover the possession of the Landowners' allocation, as per development agreement.
2. To appoint Architects, Engineers, surveyors and to have surveyed and the soil tested of the SAID PROPERTY and for that to make all correspondences with the authorities concerned and to do all other acts, deeds necessary or required with regard to the same.
3. To prepare building plan for the said premises and to sign on our behalf the said building plan and modifications thereof and all drawings and specifications and all other papers and documents, declarations, undertaking, boundary Declaration, Gift of scrip of land etc. as would be necessary for obtaining sanction of the said building plan from the Kolkata Municipal Corporation and to apply for and to collect and receive such plan after sanction from the said the Competent Authority.
4. To appear for and on our behalf in the office of the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, CESC Ltd., and any local or any Statutory and all Government Offices, Registry office and Police Stations and to apply for and obtain amalgamation, sanctions, permits, license, supply service connection etc. as may be required for the said premises from the respective authorities.

Contd.....P/19.

5. To deposit all fees, moneys before the authority concerned in our name and on our behalf for obtaining sanction, modification, and alteration from the Kolkata Municipal Corporation and to receive the sanctioned building plan on our behalf from the said Authority.
6. To receive refund of the excess amount of fees, if any paid for the purpose of modification and/or alteration and/or sanction of the plan from any authority or authorities and deposit the same to our account.
7. To appear and represent the owner before the Kolkata Municipal Corporation, Building Tribunal and other authorities concerned regarding any notice received or served on the owner in respect of the SAID PREMISES and to make representations, prefer appeals, review and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on behalf on behalf of the owner before the authorities concerned.
8. To apply for electricity, gas, water, sewerage, drainage, telephone, lift drainage or other connections of any other utility concerning the "said Property" and/or make alterations in the existing connection and to close down and/or have disconnected the same and for that to sign, answer, execute and submit all papers, applications documents and plans and to do all other acts, deeds and things as may be deemed fit and property by our ATTORNEY.
9. To apply for and obtain building materials from the concerned authorities for construction of building or buildings at the SAID PROPERTY.

Contd.....P/20.

10. To appear and represent the owners before the necessary authorities including the Kolkata Municipal Corporation, Fire Brigade, Kolkata Police, the competent authority in connection with the sanction, modification or alteration of the plans, if required and/or situation so warrants.

11. To utilize or shift the existing utilities in the said property in such manner as our said Attorney may think, fit and proper.

12. To pay all rates, taxes, expenses and other outgoings whatsoever payable in respect of the "Said Property" of any part thereof upon proper adjustments and similarly to receive all incomings receivable for and on account of the Said Property or any part thereof including the materials received after demolitions of the existing structure, abiding by the conditions imposed in the AGREEMENT FOR DEVELOPMENT.

13. To appoint engage and employ, engineers, architects, surveyors, supervisors, caretakers, masons, carpenters, plumbers, mistries, coolies, labours, durwans and all other persons required for the construction, supervision and all other works in connection with the building to be constructed in the Said Property and to pay and settle their terms and conditions as our said Attorney shall at his absolute discretion think, fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.

14. To make construction of such type of building or buildings thereon, on the said Land and Building as the said Attorney may in his absolute discretion think, fit and proper and to make down, demolish, remove and/or repair any house, building and/or structure of whatsoever nature in the Said Land and Building in accordance with the sanctioned plan or any alternations and/or modifications thereon at the cost of our Attorney.

Contd.....P/21.

15. To enter upon Agreement for sale, transfer, lease or otherwise in respect of the Said Property, or any part thereof with regard to Developer's allocation as specified in the said Development Agreement giving each such prospective buyer undivided proportionate variable share of land.

16. To sign and execute in any Deed of Conveyance or Conveyances or transfer as may be necessary or required from time to time with regard to the Developer's allocation as per Development Agreement in respect of the said property after meeting the owners' allocation.

17. To appear and represent us before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other Officer or Officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, conveyances, documents and instruments executed and signed by the Attorney in any manner concerning the Said Property so far as it related to the allocation of Developer as per Agreement for Development.

18. To cause any Deed of Conveyance, document or instruments to be registered and for the said purposes to sign execute and submit all declarations statements, applications, deeds and affirm affidavits as may be necessary or required from time to time with regard to developer's allocation as per Agreement for Development only as per the said Agreement for Development. Our Attorney while dealing with his allocation as per the Agreement for Development togetherwith proportionate impartible variable share of land shall not deal with owner's allocation to be attributable of the owners as per said Agreement for Development. Unless the allocation of the owners is totally fulfilled, our attorney shall not be able to part with his allocation.

Contd.....P/22.

19. To commence, prosecute, enforce, defend, answer and oppose all actions, proceedings and demands concerning in any way the said property or any part thereof including those relating to acquisition and/or requisition and/or tenancies in which the owner is now or may hereafter be interested or concerned and if thought fit and proper compromise, settle, refer to Arbitration, to represent us in any action or proceedings as aforesaid before any court, Civil or Criminal or Revenue including the Rent Controller.
20. To sign and acknowledge all registered and insured letters, parcels and to *receive delivery thereof in respect of the said property.*
21. To receive consideration and/or Earnest money in regard to the said property from interested buyers and to grant them proper and effectual receipts concerning the developer's allocation as per "AGREEMENT FOR DEVELOPMENT" and indemnifying us against any monetary claims. .
22. To apply for annual valuation of the said property and to prefer any appeal or review from annual valuation and for that to sign and execute all papers and documents.
23. To appoint, engage on our behalf pleaders, advocates or solicitors whenever my said Attorney shall think proper to do so and to discharge and/or terminate his or their appointment.
24. To sign, affirm and verify plaint, petition, written statement, tabular statement, review, revisions, affidavit, declaration, Memorandum of Appeal or any other cause paper or pleading including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the Said Property or any part thereof.

Contd.....P/23.

25. To deposit and withdraw fees documents and moneys in and from any court or other persons or authorities and to give valid and effectual receipts and discharges therefore and adjust the same in my account.

26. To select prospective buyers at his own discretion in respect of the said building to be constructed on the said land concerning the developer's allocation as per Agreement for Development.

27. For all or any of the purpose hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign and execute all papers and documents and to use the name of the owner.

28. Be it noted that by this Development Agreement and related Development Power of Attorney, the Developer shall only be entitled to receive consideration money by executing Agreement/Final Document for transfer of property as per provision laid down in the said documents as a Developer, without getting any ownership of any part of the property under Schedule. This Development Agreement and the related Development Power of Attorney shall never be treated as an agreement/final documents for transfer of property between the owners and the Developer in any way. This clause shall have an overriding effect to anything written in these documents in contrary to the clause.

AND GENERALLY to do all acts and things concerning the authorities hereby granted in respect of the said property which the owners could have done lawfully under their own hands, it present personally and as owners we do hereby agree to ratify and confirm whatever all acts, deeds and things lawfully and bona fide done by our said attorney which shall be construed as acts, deeds and things done by us to all intents and purposes as if we were personally present And the said Attorney shall not incur any financial liability in the name of the owners and shall keep the owners indemnified in all respect.

AND We, the undersigned Executants do and each of us doth hereby ratify and confirm and agree or undertake to ratify and confirm all and whatsoever other act or acts, deed or deeds our said Attorney shall do on our behalf and in our names by virtue of this Power be binding on us and be of full force and effect.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT the 30 years old one storied brick built with Tin Shed Structure dwelling house and premises togetherwith the piece or parcel of land measuring about 02(two) cottahs, 06 (six) Chittacks and 04(four) square feet more or less where upon or on part whereof the said structure erected and situated at Premises No.24/1A/1, Nilmoni Row, Kolkata-700002. Police Station Chitpore, P.O. Cossipore, within the limits of Kolkata Municipal Corporation under Ward No.005, Assessee No.11-005-13-0187-0, and constructed cover area of the old Tin Shed structure with cemented floor is 514 square feet more or less and which is butted and bounded as follows:

- | | | |
|---------------|---|---------------------------------------------------------------------------------------------------------------------|
| On the North | : | By common passage and thereafter Premises no. 24, Nilmoni Row, Kolkata; |
| On the South | : | By common passage and thereafter Partly by premises No.23, Nilmoni Row and partly by Premises No.21/1, Nilmoni Row; |
| On the East : | | By 24/1A, Nilmoni Row; (owners Prosanta Paul, Suvankar Dhar, Kamal Saha) |
| On the West : | | By Premises No.24/1A, Nilmoni Row, Kolkata. (LOT-C) |

AND

Contd.....P/25.

ALL THAT the 30 years old one storied brick built with Tin Shed Structure dwelling house and premises togetherwith the piece or parcel of land measuring about 02(two) cottahs, 05 (five) Chittacks and 07(seven) square feet more or less where upon or on part whereof the said structure erected and situated at Premises No.24/1A, Nilmoni Row, Kolkata-700002, Police Station Chitpore, P.O. Cossipore, within the limits of Kolkata Municipal Corporation under Ward No.005, Assessee No.11-005-13-0159-6, and constructed cover area of the old Tin Shed structure with cemented floor is ~~1500~~¹⁵⁰⁰ square feet more or less and which is butted and bounded as follows:

*Suvankar Dhar
Prosanta Paul
11.12.12*

- On the North : By common passage and thereafter Premises no. 24, Nilmoni Row, Kolkata;
- On the South : By common passage and thereafter Partly by premises No.23, Nilmoni Row and partly by Premises No.21/1, Nilmoni Row;
- On the East : By 20 feet wide Nilmoni Row;
- On the West : By Premises No.24/1A/1, Nilmoni Row, Kolkata.
(owners Prosanta Paul, Suvankar Dhar, Kamal Saha)

TOGETHERWITH all right, title and interest rents, profits, benefits, privileges passages, pathways, tenaments, messuages, easements, drainages, sewerage and everything of the same, which is sold transferred and/or conveyed herewith to the purchasers herein free from all encumbrances.

Total Land Area of the two properties is 4 cottahs, 11 chittacks and 11 square feet more or less.

Contd.....P/26.

IN WITNESS WHEREOF both the parties hereunto set and subscribed their hands and seals on the 22nd day of June, 2022.

SIGNED, SEALED & DELIVERED By
The Parties AT KOLKATA in the
presence of:

1. Dipankar Dhar
S/o Late Suktendu Dhar
P-179 Metropolitan co-operative
HSG, Sec-A, Kal-700105

Prasanta Paul
(PRASANTA PAUL)

Suvankar Dhar
(SUVANKAR DHAR)

2. Kamal Saha
S/o Lt Raghunath Saha
32, Banomali Chatterjee
Street, Kol-2

Kamal Saha
(KAMAL SAHA)

SIGNATURE OF THE EXECUTANTS

A. K. DEVELOPER
Suvankar Dhar
Partner

A. K. DEVELOPER
Kamal Saha
Partner

SIGNATURE OF THE ATTORNEY

Drafted and Prepared by:

Dulal Chandra Pal
(Dulal Chandra Pal)
Advocate
High Court, Calcutta,
8, Old Post Office Street
Kolkata-700001.
Reg.No.WB/74/19845

Major Information of the Deed

| | | | |
|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|
| Deed No : | I-1902-06948/2022 | Date of Registration | 22/06/2022 |
| Query No / Year | 1902-8001888465/2022 | Office where deed is registered | |
| Query Date | 22/06/2022 2:17:25 PM | A.R.A. - II KOLKATA, District: Kolkata | |
| Applicant Name, Address & Other Details | SUVAANKAR DHAR P 179, SEC A, Thana : Tiljala, District : South 24-Parganas, WEST BENGAL., PIN - 700106, Mobile No. : 9830382999, Status : Seiler/Executant | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4308] Other than Immovable Property, Agreement [No of Agreement : 2] | | |
| Set Forth value | Market Value | | |
| | Rs. 1,10,43,466/- | | |
| Stamp duty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 101/- (Article:F, E, M(a)) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 190206938/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

Location: South 24-Parganas, P.S.- Tala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: NILMONY ROW, Promises No: 24/1A/1, Ward No: 005 Pin Code : 700002

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------|-----------------------|--------------------------|-------------------------|-----------------------|--------------------------------------|
| L1 | | | Bastu | 2 Katha 6 Chatak 4 Sq Ft | | 53,56,262/- | Property is on Road , Project Name : |

Location: South 24-Parganas, P.S.- Tala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: NILMONY ROW, Promises No: 24/1A, Ward No: 005 Pin Code : 700002

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|--------------------------|-------------------------|-----------------------|--------------------------------------|
| L2 | | | Bastu | 2 Katha 5 Chatak 7 Sq Ft | | 52,25,001/- | Property is on Road , Project Name : |
| Grand Total : | | | | 7.7596Dec | 0/- | 105,81,263 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 514 Sq Ft. | 0/- | 1,17,963/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 514 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type Tin Shed, Extent of Completion: Complete | | | | | |
| | On Land L2 | 1500 Sq Ft. | 0/- | 3,44,250/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type Tin Shed, Extent of Completion: Complete | | | | | |
| Total : | | 2014 sq ft | 0/- | 4,62,213 /- | |







Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| | Name | Photo | Finger Print | Signature |
| 1 | Shri Prasanta Paul Son of Late Durga Charan Paul Executed by: Self, Date of Execution: 22/06/2022 , Admitted by: Self, Date of Admission: 22/06/2022 ,Place : Office |  <small>22/06/2022</small> |  <small>LTI 22/06/2022</small> |  <small>22/06/2022</small> |
| | 181/13, B C Chatterjee Street, Loknath Park, Flat No: A1, City:- Not Specified, P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: dbxxxxxx5m,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/06/2022 , Admitted by: Self, Date of Admission: 22/06/2022 ,Place : Office | | | |
| 2 | Shri Suvankar Dhar Son of Late Sitanshu Dhar Executed by: Self, Date of Execution: 22/06/2022 , Admitted by: Self, Date of Admission: 22/06/2022 ,Place : Office |  <small>22/06/2022</small> |  <small>LTI 22/06/2022</small> |  <small>22/06/2022</small> |
| | 179, Metropolitan Housing Society, Nimakpattan, Block/Sector: A, Flat No: A1, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ajxxxxxx2k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/06/2022 , Admitted by: Self, Date of Admission: 22/06/2022 ,Place : Office | | | |
| 3 | Shri Kamal Saha Son of Late Kali Sankar Saha Executed by: Self, Date of Execution: 22/06/2022 , Admitted by: Self, Date of Admission: 22/06/2022 ,Place : Office |  <small>22/06/2022</small> |  <small>LTI 22/06/2022</small> |  <small>22/06/2022</small> |
| | 57, Metropolitan Housing Society, Nimakpattan, Block/Sector: B, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: awxxxxxx7p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/06/2022 , Admitted by: Self, Date of Admission: 22/06/2022 ,Place : Office | | | |




Journey Details :

| No | Name,Address,Photo,Finger print and Signature |
|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | <p>A. K. Developer B1A C I T Scheme SM, Block/Sector: Ground Floor, City:- Not Specified, P.O:- Belaghata, P.S:- Belaghata, District: South 24-Parganas, West Bengal, India, PIN:- 700010 , PAN No.: abxxxxxbq,Aadhaar No Not Provided Status :Organization, Executed by: Representative</p> |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| | Name | Photo | Finger Print | Signature |
| | <p>Shri Suvankar Dhar (Presentant) Son of Late Sitanshu Dhar Date of Execution - 22/06/2022, , Admitted by: Self, Date of Admission: 22/06/2022, Place of Admission of Execution: Office</p> |  |  |  |
| | <p>P-179, Sec-A, Metropolitan Housing Society, Nimakpattan, City:- Not Specified, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJxxxxx2K,Aadhaar No Not Provided Status Representative, Representative of : A. K. Developer (as partner)</p> | | | |
| 2 | <p>Shri Kamal Saha Son of Late Kali Sankar Saha Date of Execution - 22/06/2022, , Admitted by: Self, Date of Admission: 22/06/2022, Place of Admission of Execution: Office</p> |  |  |  |
| | <p>P-57, Sec-B, Metropolitan Housing Society, Nimakpattan, City:- Not Specified, P.O:- Dhapa, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AWxxxxx7P,Aadhaar No Not Provided Status Representative, Representative of : A. K. Developer (as partner)</p> | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <p>SHRI PARTHA GOPAL PAUL 21/25/30 RAGHUNATH PAUL 27 BANOMALI CHATTERJEE STREET, City - Not Specified, P.O - TALA, P.S.-Tala District-South 24-Parganas, West Bengal India PIN- 700002</p> |  |  |  |
| | 22/06/2022 | 22/06/2022 | 22/06/2022 |

Identifier Of Shri Prasanta Paul, Shri Suvankar Dhar, Shri Kamal Saha, Shri Suvankar Dhar, Shri Kamal Saha

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------|-----------------------------|
| 1 | Shri Prasanta Paul | A. K. Developer-1.30931 Dec |
| 2 | Shri Suvankar Dhar | A. K. Developer-1.30931 Dec |
| 3 | Shri Kamal Saha | A. K. Developer-1.30931 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------|-----------------------------|
| 1 | Shri Prasanta Paul | A. K. Developer-1.27722 Dec |
| 2 | Shri Suvankar Dhar | A. K. Developer-1.27722 Dec |
| 3 | Shri Kamal Saha | A. K. Developer-1.27722 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------|------------------------------------|
| 1 | Shri Prasanta Paul | A. K. Developer-171.33333300 Sq Ft |
| 2 | Shri Suvankar Dhar | A. K. Developer-171.33333300 Sq Ft |
| 3 | Shri Kamal Saha | A. K. Developer-171.33333300 Sq Ft |

Transfer of property for S2

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------|------------------------------------|
| 1 | Shri Prasanta Paul | A. K. Developer-500.00000000 Sq Ft |
| 2 | Shri Suvankar Dhar | A. K. Developer-500.00000000 Sq Ft |
| 3 | Shri Kamal Saha | A. K. Developer-500.00000000 Sq Ft |

Endorsement For Deed Number : I - 190206948 / 2022

22-06-2022

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 14:44 hrs on 22-06-2022, at the Office of the A.R.A. - II KOLKATA by Shri. Suvankar Dhar

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. 10,13,466/-

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

Execution is admitted on 22/06/2022 by 1. Shri Prasanta Paul, Son of Late Durga Charan Paul, 18/15, B C Chatterjee Street, Loknath Park, Flat No: A1, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 2. Shri Suvankar Dhar, Son of Late Sitarishu Dhar, P-175 Metropolitan Housing Society, Nimakpattan, Sector: A, Flat No: A1, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business, 3. Shri Kamal Saha, Son of Late Raj Sanku Saha, P-57, Metropolitan Housing Society, Nimakpattan, Sector: B, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession Business

Indefined by Mr PARTHA GOPAL PAUL, , Son of Late RAGHUNATH PAUL, 32,BANOMALI CHATTERJEE STREET, P.O: TALA, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Service

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

Execution is admitted on 22-06-2022 by Shri Suvankar Dhar, partner, A. K. Developer, P-81A, C I T Scheme 58 Block/Sector: Ground Floor, City:- Not Specified, P.O:- Beloghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Indefined by Mr PARTHA GOPAL PAUL, , Son of Late RAGHUNATH PAUL, 32,BANOMALI CHATTERJEE STREET, P.O: TALA, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Service

Execution is admitted on 22-06-2022 by Shri Kamal Saha, partner, A. K. Developer, P-81A, C I T Scheme 58 Block/Sector: Ground Floor, City:- Not Specified, P.O:- Beloghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700010

Indefined by Mr PARTHA GOPAL PAUL, , Son of Late RAGHUNATH PAUL, 32,BANOMALI CHATTERJEE STREET, P.O: TALA, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101/- (E = Rs 21/-) = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

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 1303, Amount: Rs.100/-, Date of Purchase: 21/06/2022, Vendor name: S C MUKHERJEE

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal



Figure 1

The model is based on the idea that the individual's self-concept is a central component of the self-concept system. The self-concept system is a dynamic system that is constantly being updated and revised. The self-concept system is a dynamic system that is constantly being updated and revised.

The model is based on the idea that the individual's self-concept is a central component of the self-concept system.

The model is based on the idea that the individual's self-concept is a central component of the self-concept system.

The model is based on the idea that the individual's self-concept is a central component of the self-concept system.

SPECIMEN FORM FOR TEN FINGER PRINTS



Prasanth

| | | | | | |
|------------|--------|------|--------|------|--------|
| LEFT HAND | | | | | |
| | LITTLE | RING | MIDDLE | FORE | THUMB |
| RIGHT HAND | | | | | |
| | THUMB | FORE | MIDDLE | RING | LITTLE |



Suresh

| | | | | | |
|------------|--------|------|--------|------|--------|
| LEFT HAND | | | | | |
| | LITTLE | RING | MIDDLE | FORE | THUMB |
| RIGHT HAND | | | | | |
| | THUMB | FORE | MIDDLE | RING | LITTLE |



Narasimhan

| | | | | | |
|------------|--------|------|--------|------|--------|
| LEFT HAND | | | | | |
| | LITTLE | RING | MIDDLE | FORE | THUMB |
| RIGHT HAND | | | | | |
| | THUMB | FORE | MIDDLE | RING | LITTLE |

1942
1943

1944
1945

1946
1947

1948