



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AD 048861

496990/2020

I certify that the document is admitted to registration. The signature sheet / sheets and the endorsement sheet / sheets attached to this document are the part of this document.

Registrar U/S 7(2)  
District Sub Registrar-II  
North 24 Parganas, Barasat

**16 MAR 2020 DEVELOPMENT POWER OF ATTORNEY  
AFTER THE REGISTRATION OF  
DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT POWER OF ATTORNEY is made on  
this the 16<sup>th</sup> day of March, 2020 (Two Thousand Twenty) A. D.



TO ALL TO WHOM THESE PRESENTS SHALL COME, We, SRI HRISHIKESH JANA(PAN – ADFPJ4082P), son of Sri Ananta Kumar Jana, and SMT SNIGDHA JANA (PAN – AEVPJ2704B), W/O Sri Hrishikesh Jana, both are by faith – Hindu, by Nationality – Indian, by Occupation – Business & House wife, both are residing at 12/C Thakurdas Chakraborty Lane, P. O. – Beedon Street, P. S. – Girishpark, Kolkata - 700006, hereinafter called and referred to as the "LAND OWNERS", hereinafter called and referred to as the LAND OWNER/ APPOINTER/ EXECUTANT send greetings:-

WHEREAS Sri Rabindra Nath Mitra purchased a plot of land measuring 19.25 decimals or 11 Cottah 11 Chhataks more or less under Mouza-Ganganagar, JL No 49, RE Su No-1, Touzi no 1562, RS Khatian No. 155, RS Dag No 234 under P.S.-Airport, ADSR – Bidhannagar, under Madhyamgram Municipality, Ward No. 26, from Santosh Kumar Ghosh S/O Lt. Hajer Chandra Ghosh by a deed of Sale which was registered at Sub Registrar Barasat recorded in Book No 1, Volume No 37, Pages from 168-171 being Deed No 2564 for the year 1970 and mutated his name at BL & LRO at Barasat under LR Khatian No 223, LR Dag No 234 and also mutated his name at the Madhyamgram Municipality vide Holding No 7, old Jessore Rd, ward no 26.

AND WHEREAS the Sri Rabindra Nath Mitra had sold the land measuring 5 Cottah 6 Chhataks 41 Sq.ft. or 9 Decimals more or less out of 19.25 decimals or 11 Cottah 11 Chhataks more or less to the present owners namely Sri Hrishikesh Jana and Smt Snigdha Jana by a deed of sale registered at ARA-II, Kolkata recorded in Book No – 1 Volume No. 26, Pages from 4586 – 4598 Deed No 12864 in the year 2009.



**WHEREAS** Sri Rabindra Nath Mitra purchased a plot of land measuring 22.5 decimals or 13Cottah 10Chhataks more or less under Mouza- Ganganagar, JL No 49, RE Su No-1, Touzi no 1562, RS Khatian No. 130, RS Dag No 235 under P.S.-Airport, ADSR- Bidhannagar, under Madhyamgram Municipality, Ward No. 26 from Gostho Bihari Ghosh S/O Lt. Kshetra Mohon Ghosh by a deed of Sale which was registered at District Sub Registrar at Barasat recorded in Book No 1, Volume No 47, Pages from 185-188being Deed No 3864 for the year 1974 and mutated his name at BL & LRO at Barasat under LR Khatian No 223, LR Dag No 235 and also mutated his name at the Madhyamgram Municipality vide Holding No 7, old Jessore Rd, Ward No 26.

**AND WHEREAS** the Sri Rabindra Nath Mitra had sold the land measuring 7 Cottah 00 Chhataks 29 Sq.ft or 11.64 Decimals more or less out of 22.5 decimals or 13 Cottah 10 Chhataks more or less to the present owner namely **SRI HRISHIKESH JANA** and **SMT SNIGDHA JANA** by a deed of sale registered at ARA-II, Kolkata recorded in Book No - 1 Volume No. 1, Pages from 1-27 Deed No 1515 in the year 2007.

**AND WHEREAS** the Sri Rabindra Nath Mitra had further sold the land measuring 6 Cottah 05 Chhataks 20 Sq.ft or 10.5 Decimals more or less out of 22.5 decimals or 13Cottah 10Chhataks more or less to the present owner namely **SRI HRISHIKESH JANA** and **SMT SNIGDHA JANA** by a deed of sale registered at ARA-II, Kolkata recorded in Book No - 1 Volume No. 26, Pages from 4572-4585 Deed No 12863 in the year 2009.



**AND WHEREAS SRI HRISHIKESH JANA** and **SMT SNIGDHA JANA** became the owner of total land measuring 18 (Eighteen) Cottah 13 (Thirteen) Chhataks 00 (Zero) sq. ft., or 31.14 decimals be the same a little more or less, under Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, RS Khatian 155 & 130RS Dag No 234 & 235, P.S.- Airport, A.D.S.R. Bidhan Nagar under Madhyamgram Municipality, Ward No. 26, Holding No. 7 & 7/1 Old Jessore Road. After purchase the above mentioned land, the present land owner mutated their name at BL & LRO at Barasat in respect of 11.65 decimals of land under LR Khatian No 511 & 512, LR Dag No 235 and also mutated their name at the Madhyamgram Municipality vide Holding No 7/1, Old Jessore Rd, ward no 26. The balance land i.e. 19.5 decimals are also recorded still now in the name of Rabindra Nath Mitra under LR Khatian No. 223, LR Dag No. 234 & 235 under Madhyamgram Municipality, vide Holding No. 7, Old Jessore Rd., Ward No. 26.

**AND WHEREAS** thus the Land Owners namely **SRI HRISHIKESH JANA** son of Sri Ananta Kumar Jana and **SMT SNIGDHA JANA** wife of Hrishikesh Jana are absolutely seized and possessed or otherwise well and sufficiently entitled to the said property and the same is free from all encumbrances ALL THAT piece and parcel of land measuring about 18 (Eighteen) Cottah 13 (Thirteen) Chhataks 00 (Zero) sq. ft., or 31.14 decimals more or less (hereinafter called and referred to as the "SAID PROPERTY") with all easements and appurtenances and enjoying the same with good right, full and absolute power of Ownership by paying usual taxes and rents thereof



having every right to transfer the same to anybody in any way free from all encumbrances charges, liens, litigations or action whatsoever, which is more fully described in the First Schedule hereinafter written.

AND WHEREAS the Appointer is now desirous of developing the said premises by constructing a (B+G+4) storied building over the said plot of land as per building plan to be sanctioned by the Madhyamgram Municipality but the Owner due to financial stringency, it will neither be practical nor possible for him to develop the said premises by constructing a (B+G+4) Storied building there at in accordance with the building plan is in the lookout for a responsible and reputable Promoter/Developer/Builder/Contractor in conjunction with the Owner.

AND WHEREAS with a view to construct a (B+G+4) Storied Building over the said second schedule of property the Appointer hereto entered into a Development Agreement, being No. - 150200814/2020, dated - 16/03/2020, registered at the office of D. S. R. - II, North 24 Parganas, with **TILOTTAMA CONSTRUCTION**, a proprietorship firm, having its office at Nababharati, P. O. - Nabapally, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700126, represented by its sole proprietor **SRI DHIMAN DEBNATH (PAN - AGGPD8448P)**, son of Late Narayan Chandra Debnath, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Nababharati, P. O. - Nabapally, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700126, under some terms and conditions embodied therein.



AND WHEREAS the Developer requires an appropriate Power of Attorney for the authorization and conducting the development works with construction of a new (B+G+4) storied building smoothly without any hindrance from any corner whatsoever.

AND WHEREAS NOW THESE PRESENTS that We, the Appointer do hereby nominate constitute and appoint: **TILOTTAMA CONSTRUCTION**, a proprietorship firm, having its office at Nababharati, P. O. – Nabapally, P. S. – Barasat, District – North 24 Parganas, Kolkata – 700126, represented by its sole proprietor **SRI DHIMAN DEBNATH (PAN - AGGPD8448P)**, son of Late Narayan Chandra Debnath, by faith – Hindu, by Nationality – Indian, by Occupation - Business, residing at Nababharati, P. O. – Nabapally, P. S. – Barasat, District – North 24 Parganas, Kolkata – 700126, to be our true and lawful Attorney in our name and on my behalf and We authorize him to do the acts, deeds, matters and things in our name and on our behalf as mentioned hereinafter specifically.

AND WHEREAS it has been agreed in terms of the said Joint Venture Agreement that I shall appoint the Developer as my Attorney for the purposes herein stated.

1. To enter into hold and defend possession of the said property and every part thereof and also manage, maintain and administer the said property and every part thereof subject to a restriction of clauses regarding termination of agreement & consequences of termination.



2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan sanctioned, modified and/or altered by the Madhyamgram Municipality.
3. To appear and represent us before the necessary authorities including the Madhyamgram Municipality, Fire Brigade, Police Commisionarate, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, Airport Authority, National Highway Authority, Local B. L. & L. R. O., S.D.L.R.O and/or other authorities of Government of West Bengal and/ or any other authorities in connection with the mutation, sanction, modification and/or alteration of sanctioned Plan.
4. To pay fees obtain such other orders and permission from the necessary authorities as to be expedient for sanction, modification and/or alteration of the Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
5. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.
6. To develop the said premises by making lawful construction of building thereon as per sanctioned plans which to be approved by the Madhyamgram Municipality and for that purpose to take down, demolish



and/or remove any house, building and/or structure of whatsoever nature on the premises.

7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney incidental to and connected with the development work.
8. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the Owner's allocation, details of which is in the Second Schedule of this indenture.
10. To appear and represent us before all authorities including those under the Madhyamgram Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.



11. To enter into agreement for sale of flats only developer's allocation, details of which is in the Third Schedule of this indenture, with the intending purchaser/ purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers.
12. To apply for mutation and to record the name of respective flat Owner of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
13. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
14. To ~~commence~~, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.
15. To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.
16. To advertise in the newspaper or anywhere for procuring Purchaser for selling the flats in the proposed lawful building.



17. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.
18. To comprise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.
19. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
20. To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture, and in that effect and to sign and execute and register the Deed of Sale/ Conveyance in favour of the prospective purchaser or purchasers, nominee/nominees by writing our names thereto at its own risk and responsibilities.
21. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, Income taxes if any in respect of the said properties.
22. To execute and present the document or documents as required for the transfer of the said property to properties in any Registry Office or A.D.S.R. Office, D.R. Office, ARA Office at Kolkata and



to admit the Execution thereof and to take back the said document after the registration of the same.

23. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
24. To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance receivable by our attorney will not be demanded by us and at the same time We shall not be liable for any such transaction.
25. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbor's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging the project / flat / flats /garages/commercial areas from Developer's Allocation and to sign in



the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and / or car parking spaces in the proposed building in favour of the intending purchaser/s relating to Developer's Allocation.

26. To apply, Sign, execute and submit any documents in the office at WBHIRA for registration of the project.

27. That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.

28 For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.

29. This Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of the developed building except the land Owner's allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owner and the developer and shall be limited within the four corners of the agreement.

**Validity of the Power of Attorney :** The Power of Attorney for development of the premises shall be valid till the subsistence of the



agreement and till the entire development process, recovery of the completion of financial transaction involve thereby. This power of attorney is the part of the development agreement and for this the validity of this power of Attorney will be depended upon the fulfillment the terms and conditions of the development agreement from the part of the developer.

The Power of Attorney shall remain terminated in the event of death of any of the parties involve herein. In that event fresh Power of Attorney in the even terms will be executed by their legal Heirs with same terms and conditions.

### **THE FIRST SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Land measuring an area of 18 (Eighteen) Cottah 13 (Thirteen) Chhataks 00 (Zero) sq. ft., or 31.14 decimals be the same a little more or less, under Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, P.S.- Airport, A.D.S.R. Bidhannagar under Madhyamgram Municipality, Ward No. 26 , Holding No. 7 & 7/1 Old Jessore Road:

(a) where an area of 9 decimals out of 31.14 decimals of land under RS Khatian No. 155, LR Khatian No 223, RS & LR Dag No 234(recorded in the name of Rabindra Nath Mitra ),

(b) where an area of 22.14 decimals out of 31.14 decimals of land under R.S. Khatian No. 130, L.R. Khatian No. 223, 511 & 512, RS & LR Dag 235



(recorded in the name of Rabindra Nath Mitra & Present owner Sri Hrishikesh Jana and Smt Snigdha Jana.)

where the newly proposed (B+G + 4) building in the name and style of **TILOTTAMA NATURAL CITY** is to be constructed in accordance with the building plan sanctioned from the Madhyamgram Municipality, which is butted and bounded as follows:-

On the North : L/O Rabindra Nath Mitra.

On the South : L/O Satya Charan Biswas.

On the East : L/O Organon Co. Ltd.

On the West : Old Jessore Road (Ganganagar Road)

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(Owner's Allocation)**

**LAND OWNERS' ALLOCATION:** The Land Owners hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of the building over and above the same will be entitled to have the allocation in the manner as follows:

It is agreed by and between the parties to this agreement that the land owner's allocation: Shall mean the developer shall liable to hand over the 40% of physical constructed area only in respect of the aforesaid land measuring 18 (Eighteen) Cottah 13 (Thirteen) Chhataks 00 (Zero) sq. ft., or 31.14 decimals of proposed (B+G+4) storied building Which are as follows:-



#### **Tower No-1**

1. South west (Corner front) side on the basement, ground floor & First floor.
2. West (front) side on the third floor
3. East (back) side on the second floor & fourth floor

#### **Tower No-2**

1. West (front ) Side on the ground floor, Second floor and fourth floor
2. East (back) side on the first floor and third floor
3. There is no basement.

#### **THE THIRD SCHEDULE ABOVE REFERRED TO** **(Developer's Allocation)**

The Developer shall be entitled to get all Parts and portions of the proposed B+G+4 storied building save and except the Owner's allocation mentioned in the Second Schedule and proportionate share of the said land fully described in the first schedule **TOGETHER WITH** common areas and facilities.



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

Signed, sealed and Delivered in presents of following :-

WITNESSES :

1. Umd. Jahir Uddin  
Barasat, Barasat
2. Dilip Kumar Saha  
Mukampur, Barasat

Drafted by :

Partha Pratim Mandal

Partha Pratim Mandal  
Advocate

District Judges' Court, Barasat  
Enrollment No. - WB/108/2001

Hoishu Lakshmana

Smita Lakshmana

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SIGNATURE OF  
THE OWNER/ APPOINTER

TIBOTTAMA CONSTRUCTION  
Smita Debbarma  
Proprietor

---

SIGNATURE OF  
THE ATTORNEY



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

(1) Name HRISHI KESH JANA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 Hrishikesh Jana R.H.	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

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

Hrishikesh Jana

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(2) Name SNIGDHA JANA

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 Snigdha Jana	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

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

Snigdha Jana

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

(3) Name DHINAN DEBNATH

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

 Dhinan Debnath	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
		THUMB	FORE	MIDDLE	RING	LITTLE
	R.H.					

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

Dhinan Debnath

Signature of the Presentant / Executant / Claimant / Attorney / Principal / Guardian / Testator. (✓)

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



### Major Information of the Deed

Deed No :	I-1502-00815/2020	Date of Registration	16/03/2020
Query No / Year :	1502-1000496990/2020	Office where deed is registered	
Query Date	16/03/2020 1:43:38 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	PARTHA PRATIM MANDAL BARASAT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831103324, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
SetForth Value	Market Value		
Rs. 10,00,000/-	Rs. 2,07,60,011/-		
Stamp Duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150200814/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		






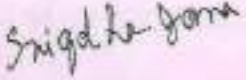
#### Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar, Pin Code : 700132

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-234	LR-223	Bastu	Shali	9 Dec	3,00,000/-	60,00,003/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-235	LR-223	Bastu	Shali	10.5 Dec	3,00,000/-	70,00,004/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-235	LR-511	Bastu	Shali	5.82 Dec	2,00,000/-	38,80,002/-	Property is on Road Adjacent to Metal Road, , Project Name :
L4	LR-235	LR-512	Bastu	Shali	5.82 Dec	2,00,000/-	38,80,002/-	Property is on Road Adjacent to Metal Road, , Project Name :
<b>TOTAL :</b>					<b>31.14Dec</b>	<b>10,00,000 /-</b>	<b>207,60,011 /-</b>	
<b>Grand Total :</b>					<b>31.14Dec</b>	<b>10,00,000 /-</b>	<b>207,60,011 /-</b>	



**Principal Details :**




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Hrishikesh Jana</b> <b>(Presentant)</b> Son of Shri Ananta Kumar Jana Executed by: Self, Date of Execution: 16/03/2020 , Admitted by: Self, Date of Admission: 16/03/2020 ,Place : Office	 <small>16/03/2020</small>	 <small>LTI 16/03/2020</small>	 <small>16/03/2020</small>
12/C Thakurdas Chakraborty Lane, P.O:- Beadon Street, P.S:- Girish Park, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADFPJ4082P, Aadhaar No: 20xxxxxxxx8299, Status :Individual, Executed by: Self, Date of Execution: 16/03/2020 , Admitted by: Self, Date of Admission: 16/03/2020 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Smt Snigdha Jana</b> Wife of Shri Hrishikesh Jana Executed by: Self, Date of Execution: 16/03/2020 , Admitted by: Self, Date of Admission: 16/03/2020 ,Place : Office	 <small>16/03/2020</small>	 <small>LTI 16/03/2020</small>	 <small>16/03/2020</small>
12/C Thakurdas Chakraborty Lane, P.O:- Beadon Street, P.S:- Girish Park, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AEVPJ2704B, Aadhaar No: 34xxxxxxxx0389, Status :Individual, Executed by: Self, Date of Execution: 16/03/2020 , Admitted by: Self, Date of Admission: 16/03/2020 ,Place : Office				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>TILOTTAMA CONSTRUCTION</b> Nababharati, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 , PAN No.:: AGGPD8448P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			



**Representative Details :**

Sl No	Name Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Dhiman Debnath</b> Son of Late Narayan Chandra Debnath Date of Execution - 16/03/2020, Admitted by: Self, Date of Admission: 16/03/2020, Place of Admission of Execution: Office	 <small>Mar 16 2020 2:13PM</small>	 <small>LT 16/03/2020</small>	 <small>16/03/2020</small>
Nababharati, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGGPD8448P, Aadhaar No: 64xxxxxxxx5842 Status : Representative, Representative of : TILOTTAMA CONSTRUCTION (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Md Jahir Uddin</b> Son of Md Amzed Ali Bora, P.O:- Choto Jegulia, P.S.- Barasat, District -North 24-Parganas, West Bengal, India, PIN - 743294	 <small>16/03/2020</small>	 <small>16/03/2020</small>	 <small>16/03/2020</small>
Identifier Of Shri Hrishikesh Jana, Smt Snigdha Jana, Shri Dhiman Debnath			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Hrishikesh Jana	TILOTTAMA CONSTRUCTION-4.5 Dec
2	Smt Snigdha Jana	TILOTTAMA CONSTRUCTION-4.5 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Shri Hrishikesh Jana	TILOTTAMA CONSTRUCTION-5.25 Dec
2	Smt Snigdha Jana	TILOTTAMA CONSTRUCTION-5.25 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Shri Hrishikesh Jana	TILOTTAMA CONSTRUCTION-2.91 Dec
2	Smt Snigdha Jana	TILOTTAMA CONSTRUCTION-2.91 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Shri Hrishikesh Jana	TILOTTAMA CONSTRUCTION-2.91 Dec
2	Smt Snigdha Jana	TILOTTAMA CONSTRUCTION-2.91 Dec



700132/20

### and Details as per Land Record

District: North 24-Parganas, P.S.- Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Gangansgar, Pin Code : 700132

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 234, LR Khatian No:- 223	Owner:রবীন্দ্রনাথ মিত্র, Gurdian:রতীস চন্দর মিত্র, Address:বিজ্ঞ , Classification:শালি, Area:0.26000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 235, LR Khatian No:- 223	Owner:রবীন্দ্রনাথ মিত্র, Gurdian:রতীস চন্দর মিত্র, Address:বিজ্ঞ , Classification:শালি, Area:0.18360000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 235, LR Khatian No:- 511	Owner:হরিকেশ জানা, Gurdian:অনন্ কুমা, Address:12,সি,ঠাকুর দাস চক্রবর্তী পেন কালিকাতা-৬, Classification:শালি, Area:0.05820000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 235, LR Khatian No:- 512	Owner:প্রিন্সা জানা, Gurdian:হরিকেশ , Address:12,সি,ঠাকুর দাস চক্রবর্তী পেন কালিকাতা-৬, Classification:শালি, Area:0.05820000 Acre,	Owner Name not selected by applicant.



DN 16-03-2020

**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 1959.

**Presented for registration Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962**

Presented for registration at 14:00 hrs on 16-03-2020, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri Hrishikesh Jana, 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 2,07,60,011/-

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

Execution is admitted on 16/03/2020 by 1. Shri Hrishikesh Jana, Son of Shri Ananta Kumar Jana, 12/C Thakurdas Chakraborty Lane, P.O: Beadon Street, Thana: Girish Park, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 2. Smt Snigdha Jana, Wife of Shri Hrishikesh Jana, 12/C Thakurdas Chakraborty Lane, P.O: Beadon Street, Thana: Girish Park, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife

Indetified by Md Jahir Uddin, , Son of Md Amzed Ali, Bora, P.O: Choto Jagulia, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743294, by caste Muslim, by profession Business

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

Execution is admitted on 16-03-2020 by Shri Dhiman Debnath, Proprietor, TILOTTAMA CONSTRUCTION (Sole Proprietorship), Nababharati, P.O:- Nabapally, P.S:- Barasat, District-North 24-Parganas, West Bengal, India, PIN - 700126

Indetified by Md Jahir Uddin, , Son of Md Amzed Ali, Bora, P.O: Choto Jagulia, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743294, by caste Muslim, by profession Business

**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 Cesh 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 2407, Amount: Rs.100/-, Date of Purchase: 16/03/2020, Vendor name: Samrat Bose



**Amitava Dutta**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**