

10/18

I-10548/2018 (I-10548/2018)



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 269979

Check for the document to submit to register. The document sheet and endorsement sheet attached to the document for the particular document.

Additional District S.D. Registrar  
 Cuttack, (Am. Dum, 24-Pgs. (New))

10 DEC 2018

10/12  
 1-30 pm

15061/315095/18

DEVELOPMENT POWER OF ATTORNEY  
AFTER REGISTERED DEVELOPMENT AGREEMENT

KOUSIK SAHA  
 District Sub-Registry  
 North 24 Parganas  
 10 OCT 2018  
 S. CH...  
 Licen...  
 2 & 3, K. S. ... Kol-1

*may*

20 OCT 2018  
 10 OCT 2018

*[Signature]*



Kousik Saha  
 Advocate  
 Sr. Mr. B.C. Saha  
 Barasat Judges' Court,  
 P.O. + B.S. Barasat  
 KOL-124  
 Dist-24 Pn (r)

Add. District Sub-Registry  
 Cantonment Dum Dum 24 Pn (r)  
 10 DEC 2018



KNOWN ALL MEN BY THESE PRESENTS WE, (1) **TAPAN KUMAR BANERJEE**(PAN-DCUPB4621M), son of Late Dinesh Chandra Banerjee, by Occupation-Retired, residing at P-60/B, Motijheel Avenue, Post Office-Motijheel, Police Station- Dum Dum, Kolkata- 700074, District- North 24-Parganas, (2) **SABITA BANERJEE** (PAN-APTPB4576J), wife of Late Swapan Kumar Banerjee, by Occupation-Housewife, (3) **SUBHAM BANERJEE** (PAN- APTPB4575M), son of Late Swapan Kumar Banerjee, by Occupation-Service, both are residing at P-67, Motijheel Avenue, Post Office-Motijheel, Police Station- Dum Dum, Kolkata- 700074, District- North 24-Parganas, (4) **DEBAL KUMAR BANERJEE** (PAN-AESP8048K), son of Late Dinesh Chandra Banerjee, by Occupation-Service, residing at P-37A, Motijheel Avenue, Post Office-Motijheel, Police Station- Dum Dum, Kolkata- 700074, District- North 24-Parganas, all are by faith Hindu, by Nationality-Indian, hereinafter jointly referred to and called as the **EXECUTANTS**

**WHEREAS** We, the Executants, are the joint and absolute owners in respect **ALL THAT** piece and parcel of **BASTU** land measuring about 04 Cottahs 10 Chittacks 40 sq ft. more or less, together with Two-storied old dilapidated Building, situated at Mouza-Bagjola, J.L. No.-21, Re Sa No.-68, being Plot No -60B, comprised on C.S. Dag No -476, R.S. & L.R. Dag No.-1888, under C.S. Khatian No -188, R.S. Khatian No 285, L.R. Khatian No.-18 (stands in the name of Anadi Nath Banerjee), having **Municipal Holding No.-347 and 348, Motijheel Avenue**, being Premises No.-60B, Motijheel Avenue, P.O. - Motijheel, Kolkata-700074, under ward No.-9 of South Dum Dum Municipality, under A.D.S.R.O. Cossipore-Dum Dum, under P.S. - Dum Dum, District- North 24-Parganas, morefully described in the Schedule "A" herein below and thus well seized and possessed of the same as without any interruption from any corner whatsoever free from all encumbrances, decided to develop the aforesaid and below mentioned Schedule property but due to insufficient fund and other sufficient reasons and lack of technical expertise, we, could not construct building on said plot.

**AND WHEREAS** We have entered into an Agreement dated 10/12/2018 with **"OM SAI DEVELOPERS"** (PAN-AAFF09508C), a Partnership Firm, having its office at 353, Jessore Road, Post Office-Motijheel, Police Station- um Dum, Kolkata-700 074, District-North 24 -Parganas, represented by its Partners (1) **SRI MANISH AGARWAL**,

(PAN-CCAPA1524M), son of Sri Bajrang Agarwal, residing at 20, Ramdhan Mitra Lane, Post office-Shyambazar, Police Station-Shyampukur, Kolkata-700004, District-Kolkata, (2) **SRI RAJU BISWAS (PAN-ALUPB6184B)**, son of Sri Alope Biswas, residing at 21, Nagerbazar Road, Post office-Motijheel, Police Station-Dum Dum, Kolkata-700074, District-North 24-Parganas, (3) **SRI SAMRAT DUTTA (PAN- AJJPD8022B)**, son of Sri Panchu Gopal Dutta, residing at 50, R.N. Guha Road, Post office & Police Station -Dum Dum, Kolkata-700028, District-North 24-Parganas, all are by faith-Hindu, by occupation-Business, by Nationality-Indian, which was duly registered in the office of the A.D.S.R. Coşsipore-Dum Dum and recorded as in Book No.-I, Volume No.-1506-2018, being **No.-1506-10538** for the year 2018, for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said Agreement.

Deben Kumar Banerjee

**AND WHEREAS** one of the conditions contained in said agreement is that we shall grant Development Power of Attorney in favour of the Developer to carry out the Development work and also for transfer the flats/ Garage/units to the intending Purchaser/s from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. We, therefore appoint said (1) **SRI MANISH AGARWAL**, son of Sri Bajrang Agarwal, residing at 20, Ramdhan Mitra Lane, Post office-Shyambazar, Police Station-Shyampukur, Kolkata-700004, District-Kolkata, (2) **SRI RAJU BISWAS**, son of Sri Alope Biswas, residing at 21, Nagerbazar Road, Post office-Motijheel, Police Station-Dum Dum, Kolkata-700074, District-North 24-Parganas, (3) **SRI SAMRAT DUTTA**, son of Sri Panchu Gopal Dutta, residing at 50, R.N. Guha Road, Post office & Police Station -Dum Dum, Kolkata-700028, District-North 24-Parganas, all are by faith-Hindu, by occupation-Business, by Nationality-Indian, being the Partners of the Partnership Firm "**OM SAI DEVELOPERS**", a Partnership Firm, having its office at 353, Jessore Road, P.O.-Motijheel, P.S.-Dum Dum, Kolkata- 700 074, District-North 24 -Parganas, as our true and lawful Attorneys for the purpose hereinafter mentioned and vesting them with the power and authorities to act and to perform as herein contained.

**NOW KNOW ALL MEN BY THESE PRESENTS WITNESS** that We, said (1) **TAPAN KUMAR BANERJEE** son of Late Dinesh Chandra Banerjee (2) **SABITA BANERJEE**,



wife of Late Swapan Kumar Banerjee, (3) **SUBHAM BANERJEE**, son of Late Swapan Kumar Banerjee, (4) **DEBAL KUMAR BANERJEE**, son of Late Dinesh Chandra Banerjee and their respective legal representatives administrators, executors and assigns do hereby appoint and nominate aforesaid (1) **SRI MANISH AGARWAL**, son of Sri Bajrang Agarwal, residing at 20, Ramdhan Mitra Lane, Post office-Shyambazar, Police Station-Shyampukur, Kolkata-700 004, District-Kolkata, (2) **SRI RAJU BISWAS**, son of Sri Alope Biswas, residing at 21, Nagerbazar Road, Post office-Motijheel, Police Station-Dum Dum, Kolkata-700 074, District-North 24-Parganas, (3) **SRI SAMRAT DUTTA**, son of Sri Panchu Gopal Dutta, residing at 50, R.N. Guha Road, Post office & Police Station -Dum Dum, Kolkata-700028, District-North 24-Parganas, all are by faith- Hindu, by occupation-Business, by Nationality-Indian, as our true and lawful Attorneys for us in our names and on our behalf to do execute and perform all or any of the following Acts, deeds, matter and things jointly or severally that is to say:-

1. To look after, manage, control, supervise and protect the said property in such manner as our said Attorneys shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the South Dum Dum Municipal Authority concern for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion certificate etc., from the South Dum Dum Municipality upon giving proper acknowledgement and/or receipts for the same.-
3. To appear before and represent us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax, GST Council and Income Tax Authority in

respect of land and Tax Matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.

4. To negotiate for sale or disposal of the Developer's Allocation as specified in the **aforsaid Development Agreement** and also fully described in the Schedule "C" herein below and also for development work in respect of entire "A" Schedule property, which includes the Owners' Allocation, fully described in the Schedule "B" herein below and Developer's Allocation, fully described in the Schedule "C" herein below and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorneys and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as our said Attorneys shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorneys and/or in respect of said multi-storied building to be constructed in the said property at such price and on such terms and conditions as our said Attorneys shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale or disposal as aforsaid containing such covenants and conditions as our said Attorneys shall think fit and proper.
5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of said multi-storied building, which belongs to Developer's Allocation as per said Development Agreement as well as proportionate share in the land in said property and to grant valid and effectual receipts and discharges thereof.
6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, colliers, labourers, durwans and all other persons required for the construction supervision and all other works in connection with said multistoried building in said property at such wages.



- remuneration fees or other payments and no such terms and conditions as our said Attorneys shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and no such terms and conditions as our said Attorneys shall think fit and proper.
  8. To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for said multistoried building in said property .
  9. To pay or cause to be paid all Municipal rates, taxes and other outgoing and impositions payable in respect of said property during the construction of said multistoried building.
  10. In terms of the **aforesaid Development Agreement** and to sign and execute all conveyance, deeds or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the newly constructed building and all other documents and writings in respect of the flats or units in said multi-storied building, which or any portion thereof or the flats or units in said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of land in said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorneys shall think fit and proper and to admit receipts of consideration and to execute and to register the same according to the provisions of law.
  11. In case of acquisition or requisitions either by State Government or Central Government of the said land in said property as well as the multi-storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.

12. To make representations to Government, Military Railways public bodies and any other bodies, authorities and persons concerned relating to said property and/or said multistoried building and all matters relating thereto.
13. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property, more fully described in the Schedule "C" herein below, and to give valid and effectual receipts and discharges for the same.
14. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against us individual or joint capacity in and outside the union or India in any court of justice, civil criminal or Revenue, both appellate and original, in respect of said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to us in respect of said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, Advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify plaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent us before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.
15. To adjust, settle, compromise all disputes, accounts or any other matter regarding our property building or documents, which may arise hereafter between us and any other person, firm or company on such terms as our said Attorneys may think fit and proper.



16. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on our behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorneys shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the **aforesaid Development Agreement** and other things, which our said Attorneys shall consider necessary for conveying said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as we, could do the same by us personally, severally or jointly.
17. Generally to do all other acts, deeds, matters and things whatsoever in and about said property and the affairs relating thereto as effectually as we, ourselves could do personally, severally or jointly.
18. We do hereby ratify and confirm and agree and covenant with our said Attorneys shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by our said Attorneys.

**THE SCHEDULE "A" ABOVE REFERRED TO**  
**(DESCRIPTION OF THE ENTIRE PROPERTY)**

**ALL THAT** piece and parcel of **BASTU** land measuring about 04 Cottahs 10 Chittacks 40 sq. ft. more or less, together with Two-storied **42 years old** dilapidated Building (**1162 sq. ft. on each Floor**), **having cemented Flooring**, situated at Mouza-Bagjola, J.L. No.-21, Re Sa No.-68, being Plot No.-60B, comprised on C.S. Dag No.-476, **R.S. & L.R. Dag No.-1888**, under C.S. Khatian No.-188, R.S. Khatian No.-285, **L.R. Khatian No.-18** (stands in the name of Anadi Nath Banerjee), **having Municipal Holding No.-347 and 348, Motijheel Avenue**, being Premises No.-60B, Motijheel Avenue, P.O.-Motijheel, Kolkata-700074, under ward No.-9 of South Dum Dum Municipality, under A.D.S.R.O. Cossipore-Dum Dum, under P.S.- Dum Dum, District- North 24-Parganas. which is butted and bounded as follows: -

ON THE NORTH  
ON THE SOUTH  
ON THE EAST  
ON THE WEST

- Plot No. -60A of House of S.K. Chowdhury
- Plot No. -30 of House of Ambar Biswas & others
- Jheel
- 4 feet wide Common passage leads to Motijheel Avenue

**THE SCHEDULE 'B' ABOVE REFERRED TO**  
**(OWNER'S ALLOCATION)**

**OWNER'S ALLOCATION** shall mean:- The Land Owners will get their Allocation on the proposed Building together with undivided proportionate share and interest in the land and common area and facilities in as follows: -

(A) Vendors No. 1 will get Two Nos. of Flats, out of which one Flat measuring 460 sq. ft. covered area, on the Ground Floor and another Flat measuring 500 sq. ft. covered area on the First Floor and both Flat will be in the South-West direction along with non refundable amount as stated in the Development Agreement, which will be paid at the time of execution and registration of this Agreement. In addition to that Vendor No. 1 will get one No. of Shifting charges per month from the date of delivery of vacant possession of the Premises to till date of delivery of Owners' Allocation in the newly constructed Building as stated in the Development Agreement. (B) Vendor No. 2 & 3 will jointly get Two Nos. of Flats having measurement 550 sq. ft. covered area in each, both on the Second Floor, out of which one on the North-East Side and another on the North-West Side. (C) Vendor No. 4 will get One Flat measuring 960 sq. ft. covered area, on the Second Floor, on the East-South-West Side. (D) If the Developer got sanction over and above G+2-stories, then the extra benefit of the Landowners will be decided by the Landowners and Developer mutually amongst themselves. Be it pertinent to mention here that the owners will execute necessary registered documents for division of their Owners' Allocation, if required. Covered area of Landowners will be calculated excluding the Proportionate area of Stair and Lift (if installed).

**THE SCHEDULE "C" ABOVE REFERRED TO -**  
**(DEVELOPER'S ALLOCATION)**

**DEVELOPERS/PROMOTERS ALLOCATION** shall mean the remaining constructed area after providing for Owners' allocation in the proposed building to be constructed on the said premises including proportionate share of common facilities & amenities.



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 10<sup>th</sup> day of December 2018 A.D.

**SIGNED SEALED AND DELIVERED**

In the presence of the following

WITNESSES: -

1. Subrata Ghosh  
354, Jessore Rd  
Kolkata 700074

Tapan Kumar Banerjee

Sakita Banerjee

Susham Banerjee

Debal Kumar Banerjee

SIGNATURE OF THE EXECUTANTS

Accepted by us: -  
OM SAI DEVELOPERS

Moist Agreement

Partners'

OM SAI DEVELOPERS

Rajeev Bishnoi

Partners'

OM SAI DEVELOPERS

Samit Anith

Partners'

SIGNATURE OF THE ATTORNEYS

2. Tamal Banerjee  
60 B Motisheel Avenue  
Kolkata-700074

Drafted by as per information supplied and as per instruction of the parties hereto and Prepared In my office: -

Kousik Saha  
Advocate  
(KOUSIK ASHA)  
Advocate CB-1699/2001  
District Judges' Court, Barasat  
North 24-Parganas

No. \_\_\_\_\_  
 Signature of the Executants / Presentants



*Tapan Kumar Banerjee*

*Tapan Kumar Banerjee*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Salita Banerjee*

*Salita Banerjee*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Suleham Banerjee*

*Suleham Banerjee*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Sl. No. Signature of the Executants / Presentants



Debal Kumar Banerjee

Debal Kumar Banerjee



Monish Agawal

Monish Agawal



Raju Biswas

Raju Biswas

		(Left Hand)			Fore	Thumb
Little	Ring	Middle				
Thumb	Fore	Middle	(Right Hand)			
Little	Ring	Middle	(Left Hand)			
Thumb	Fore	Middle	(Right Hand)			
Little	Ring	Middle	(Left Hand)			
Thumb	Fore	Middle	(Right Hand)			

Signature of the  
 Executants / Presentants



*Sanjay Rathi*

*Sanjay Rathi*

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				
Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



### Major Information of the Deed

Deed No :	I-1506-10548/2018		
Query No / Year	1506-1000315090/2018	Date of Registration	10/12/2018
Query Date	10/12/2018 2:12:03 PM	Office where deed is registered	
Applicant Name, Address & Other Details	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas		
Transaction	Kousik Saha Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830448242, Status : Advocate		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	Additional Transaction		
Set Forth value	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Rs. 5/-	Market Value		
Stampduty Paid(SD)	Rs. 1,77,68,142/-		
Rs. 100/- (Article.48(g))	Registration Fee Paid		
Remarks	Rs. 21/- (Article.E, E)		
Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150610538/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)			

### Land Details :



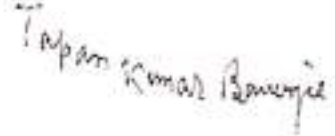


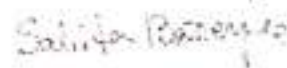
District: North 24-Parganas, P. S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Motijhil Avenue, Mouza: Bagjola

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1888	LR-18	Bastu	Bastu	1123.33 Sq Ft	1/-	54,84,043/-	Width of Approach Road: 1 Ft.
L2	LR-1888	LR-18	Bastu	Bastu	1123.33 Sq Ft	1/-	54,84,043/-	Width of Approach Road: 4 Ft., Adjacent to Metal Road,
L3	LR-1888	LR-18	Bastu	Bastu	561.67 Sq Ft	1/-	27,42,046/-	Width of Approach Road: 4 Ft., Adjacent to Metal Road,
L4	LR-1888	LR-18	Bastu	Bastu	561.67 Sq Ft	1/-	27,42,046/-	Width of Approach Road: 4 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					7.7229Dec	4 /-	164,52,178 /-	
<b>Grand Total :</b>					7.7229Dec	4 /-	164,52,178 /-	

Major Information of the Deed :- I-1506-10548/2018-10/12/2018



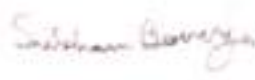


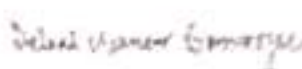
Structure Details :				Other Details
Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Structure Type: Structure
On Land L1, L2, L3, L4	2324 Sq Ft	1/-	13,15,964/-	
Gr. Floor, Area of floor : 1162 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 42 Years, Roof Type: Pucca, Extent of Completion: Complete				
Floor No: 1, Area of floor : 1162 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 42 Years, Roof Type: Pucca, Extent of Completion: Complete				
<b>Total :</b>	<b>2324 sq ft</b>	<b>1/-</b>	<b>13,15,964/-</b>	

**Principal Details :**

Sl No	Name, Address, Photo, Finger print and Signature			Signature
	Name	Photo	Fingerprint	
1	<b>Mr TAPAN KUMAR BANERJEE</b> Son of Late Dinesh Chandra Banerjee Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office	 <small>10/12/2018</small>	 <small>LTI 10/12/2018</small>	 <small>10/12/2018</small>
P-60/B, Motijheel Avenue, P.O:- Mottijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: DCUPB4621M, Status :Individual, Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office				
2	<b>Mrs SABITA BANERJEE</b> Wife of Late Swapan Kumar Banerjee Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office	 <small>10/12/2018</small>	 <small>LTI 10/12/2018</small>	 <small>10/12/2018</small>
P-67, Motijheel Avenue, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APTPB4576J, Status :Individual, Executed by: Self, Date of Execution: 10/12/2018 , Admitted by: Self, Date of Admission: 10/12/2018 ,Place : Office				

Major Information of the Deed :- I-1506-10548/2018-10/12/2018



Name	Photo	Fingerprint	Signature
<b>Mr SUSHAM BANERJEE</b> Son of Late Swapan Kumar Banerjee Executed by: Self, Date of Execution: 10/12/2018 Admitted by: Self, Date of Admission: 10/12/2018, Place: Office			
-67, Motijheel Avenue, P.O - Motijheel, P.S - Dum Dum, District -North 24-Parganas, West Bengal, India. PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. : APTPB4575M, Status Individual, Executed by Self, Date of Execution: 10/12/2018 Admitted by: Self, Date of Admission: 10/12/2018, Place: Office			
Name	Photo	Fingerprint	Signature
<b>Mr DEBAL KUMAR BANERJEE</b> Son of Late Dinesh Chandra Banerjee Executed by: Self, Date of Execution: 10/12/2018 Admitted by: Self, Date of Admission: 10/12/2018, Place: Office			
P-37A, Motijheel Avenue, P.O:- Motijheel, P.S:- Dum Dum, District -North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. : AESPB8048K, Status Individual, Executed by: Self, Date of Execution: 10/12/2018 Admitted by: Self, Date of Admission: 10/12/2018, Place: Office			






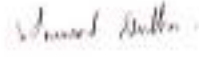
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>OM SAI DEVELOPERS</b> 353 Jessore Road P O - Motijheel, P S - Dum Dum, District -North 24-Parganas, West Bengal, India, PIN - 700074, PAN No. : AAFF09508C, Status Organization, Executed by Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr MANISH AGARWAL</b>            Son of Mr Bajrang Agarwal            Date of Execution - 10/12/2018, Admitted by: Self, Date of Admission: 10/12/2018, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr MANISH AGARWAL</b> Son of Mr Bajrang Agarwal Date of Execution - 10/12/2018, Admitted by: Self, Date of Admission: 10/12/2018, Place of Admission of Execution: Office			
Name	Photo	Finger Print	Signature						
<b>Mr MANISH AGARWAL</b> Son of Mr Bajrang Agarwal Date of Execution - 10/12/2018, Admitted by: Self, Date of Admission: 10/12/2018, Place of Admission of Execution: Office									
20, Ramdhan Mitra Lane, P.O - Shyambazar, P.S - Shyampukur Kolkata District -Kolkata West Bengal, India, PIN - 700004, Sex Male, By Caste Hindu, Occupation Business, Citizen of India, PAN No. : CCAPA1524M Status Representative, Representative of OM SAI DEVELOPERS (as Partner)									

Major information of the Deed :- 1-1506-10548/2018-10/12/2018

Name	Photo	Finger Print	Signature
<b>Mr RAJU BISWAS</b> (Presentant ) Son of Mr Alok Biswas Date of Execution - 10/12/2018, , Admitted by: Self, Date of Admission: 10/12/2018, Place of Admission of Execution: Office	 <small>Doc: 10/2018 3:46PM</small>	 <small>L 11 10/12/2018</small>	 <small>10/12/2018</small>
21, Nagorbazar Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : ALUPBG184B Status : Representative, Representative of : OM SAI DEVELOPERS (as Partner)			
Name	Photo	Finger Print	Signature
<b>Mr SAMRAT DUTTA</b> Son of Mr Panchu Gopal Dutta Date of Execution - 10/12/2018, , Admitted by: Self, Date of Admission: 10/12/2018, Place of Admission of Execution: Office	 <small>Doc: 10/2018 3:46PM</small>	 <small>L 11 10/12/2018</small>	 <small>10/12/2018</small>
50, R.N. Guha Road, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. : AJJPD8022B Status : Representative, Representative of : OM SAI DEVELOPERS (as Partner)			

**Identifier Details :**

Name & address	
Kousik Saha Son of B C Saha Barasat Judges Court, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr TAPAN KUMAR BANERJEE, Mrs SABITA BANERJEE, Mr SUBHAM BANERJEE, Mr DEBAL KUMAR BANERJEE, Mr MANISH AGARWAL, Mr RAJU BISWAS, Mr SAMRAT DUTTA	<small>10/12/2018</small>

Major Information of the Deed :- I-1506-10548/2018-10/12/2018



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	OM SAI DEVELOPERS-0.643575 Dec
2	Mrs SABITA BANERJEE	OM SAI DEVELOPERS-0.643575 Dec
3	Mr SUBHAM BANERJEE	OM SAI DEVELOPERS-0.643575 Dec
4	Mr DEBAL KUMAR BANERJEE	OM SAI DEVELOPERS-0.643575 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	OM SAI DEVELOPERS-0.643575 Dec
2	Mrs SABITA BANERJEE	OM SAI DEVELOPERS-0.643575 Dec
3	Mr SUBHAM BANERJEE	OM SAI DEVELOPERS-0.643575 Dec
4	Mr DEBAL KUMAR BANERJEE	OM SAI DEVELOPERS-0.643575 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	OM SAI DEVELOPERS-0.321791 Dec
2	Mrs SABITA BANERJEE	OM SAI DEVELOPERS-0.321791 Dec
3	Mr SUBHAM BANERJEE	OM SAI DEVELOPERS-0.321791 Dec
4	Mr DEBAL KUMAR BANERJEE	OM SAI DEVELOPERS-0.321791 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	OM SAI DEVELOPERS-0.321791 Dec
2	Mrs SABITA BANERJEE	OM SAI DEVELOPERS-0.321791 Dec
3	Mr SUBHAM BANERJEE	OM SALDEVELOPERS-0.321791 Dec
4	Mr DEBAL KUMAR BANERJEE	OM SAI DEVELOPERS-0.321791 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr TAPAN KUMAR BANERJEE	OM SAI DEVELOPERS-581.00000000 Sq Ft
2	Mrs SABITA BANERJEE	OM SAI DEVELOPERS-581.00000000 Sq Ft
3	Mr SUBHAM BANERJEE	OM SAI DEVELOPERS-581.00000000 Sq Ft
4	Mr DEBAL KUMAR BANERJEE	OM SAI DEVELOPERS-581.00000000 Sq Ft

Major Information of the Deed :- I-1506-10548/2018-10/12/2018



## Details as per Land Record

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No - 1888(Corresponding RS Plot No - 1888), LR Khatian No - 18	Owner জনাবী নাম বন্দোপাধ্যায়, Gurdian অধ্বনি . Address মিঃ . Classification বাস . Area 0 42 Acre.	Owner Name not selected by applicant.
L2	LR Plot No - 1888(Corresponding RS Plot No - 1888), LR Khatian No - 18	Owner জনাবী নাম বন্দোপাধ্যায়, Gurdian অধ্বনি . Address মিঃ . Classification বাস . Area 0 42 Acre.	Owner Name not selected by applicant.
L3	LR Plot No - 1888(Corresponding RS Plot No - 1888), LR Khatian No - 18	Owner জনাবী নাম বন্দোপাধ্যায়, Gurdian অধ্বনি . Address মিঃ . Classification বাস . Area 0 42 Acre.	Owner Name not selected by applicant.
L4	LR Plot No - 1888(Corresponding RS Plot No - 1888), LR Khatian No - 18	Owner জনাবী নাম বন্দোপাধ্যায়, Gurdian অধ্বনি . Address মিঃ . Classification বাস . Area 0 42 Acre.	Owner Name not selected by applicant.

Endorsement For Deed Number : 1 - 150610548 / 2018

On 10-12-2018

**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 13:30 hrs on 10-12-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr RAJU BISWAS

**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 1,77,68,142/-

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

Execution is admitted on 10/12/2018 by 1 Mr TAPAN KUMAR BANERJEE Son of Late Dinesh Chandra Banerjee, P-60/B Motjheel Avenue, P O Motjheel, Thana Dum Dum, North 24-Parganas WEST BENGAL India PIN - 700074 by caste Hindu by Profession Retired Person, 2 Mrs SABITA BANERJEE Wife of Late Swapan Kumar Banerjee, P-67 Motjheel Avenue, P O Motjheel, Thana Dum Dum, North 24-Parganas WEST BENGAL India PIN - 700074, by caste Hindu by Profession House wife, 3 Mr SUBHAM BANERJEE Son of Late Swapan Kumar Banerjee, P-67 Motjheel Avenue, P O Motjheel, Thana Dum Dum, North 24-Parganas WEST BENGAL India PIN - 700074, by caste Hindu, by Profession Service, 4 Mr DEBAL KUMAR BANERJEE Son of Late Dinesh Chandra Banerjee, P-37A, Motjheel Avenue, P O Motjheel, Thana Dum Dum, North 24-Parganas WEST BENGAL India, PIN - 700074 by caste Hindu by Profession Service

Identified by Kousik Saha, Son of B C Saha, Barasat Judges Court, P O Barasat, Thana Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124 by caste Hindu by profession Advocate

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

Execution is admitted on 10-12-2018 by Mr MANISH AGARWAL Partner OM SAI DEVELOPERS 353, Jessore Road, P O - Motjheel, P S - Dum Dum, District - North 24-Parganas West Bengal India Pin - 700074

Identified by Kousik Saha, Son of B C Saha, Barasat Judges Court, P O Barasat, Thana Barasat, North 24-Parganas, WEST BENGAL India, PIN - 700124, by caste Hindu by profession Advocate

Execution is admitted on 10-12-2018 by Mr RAJU BISWAS Partner OM SAI DEVELOPERS 353, Jessore Road, P O - Motjheel, P S - Dum Dum, District - North 24-Parganas West Bengal India Pin - 700074

Identified by Kousik Saha, Son of B C Saha, Barasat Judges Court, P O Barasat, Thana Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124 by caste Hindu by profession Advocate

Major Information of the Deed - 1-1506-10548/2018-10/12/2018

12/12/2018 Query No -15061000315090 / 2018 Deed No - 1 - 150610548 / 2018, Document is digitally signed

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Registration is admitted on 10-12-2018 by Mr SAMRAT DUTTA, Partner, OM SAI DEVELOPERS, 353, Jessore Road, Motijheel, P.S.- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074  
Authenticated by Kousik Saha, , Son of B C Saha, Barasat Judges Court, P.O. Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**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 241023, Amount: Rs.100/-, Date of Purchase: 10/10/2018, Vendor name: S Chatterjee

*Suman*

Suman Basu  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM  
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1506-10548/2018-10/12/2018

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1506-2018, Page from 480658 to 480687  
being No 150610548 for the year 2018.



Digitally signed by SUMAN BASU  
Date: 2018.12.12 11:50:51 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 12/12/2018 11:50:24  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)