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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 293941

3/2  
11-5-20

1502/1/182892/2020

Certified that the document is eligible to registration. The Signature Sheet and endorsement have been affixed to the document as required by law.

*[Signature]*  
Additional District Sub-Registrar  
Coochbehar, Dist. Darj. (North)

03 FEB 2020

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

204310

Name: SUPROTIM SAHA  
ADVOCATE  
Address: JUDGES COURT BARASAT

Rs. ....

Kolkata Collectorate  
11, Netaji Subhas Rd.,  
Kolkata-1

Arjun Kr. Saha  
Licensed Stamp  
Vendor

Date: 25 JAN 2020



Surdanta Devi  
S/o of  
Late Ponnaswami Reddy  
AB-8/26 D.B. Nagar  
Kalyan  
Business.

Sub-Registrar  
Coimbatore Dist. Coimbatore

03 FEB 2020



**TO ALL TO WHOM THESE PRESENTS** shall we, [1] **SRIMATI DIPA MITRA** [PAN CEJPM7575M] [AADHAAR 4431 9112 8187], wife of Late Debasish Mitra and daughter of Late Kamal Ranjan Poddar, by occupation - Housewife, [2] **SRI INDRA NATH MITRA** [PAN AONPM3999K] [AADHAAR 3804 4487 6680], son of Late Debasish Mitra, by occupation - Service, both are residing at 16/2, Baguiati Second Lane, Post Office and Police Station - DumDum, District North 24-Parganas, PIN - 700 028, State - West Bengal, [3] **SRIMATI INDRANI DEY MITRA** [PAN AXAPD5520H] [AADHAAR 2072 1471 4765], wife of Sri Chandan Dey and daughter of Late Debasish Mitra, by occupation - Housewife, residing at EA-6/2, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal and [4] **SRI SANKAR ROY** [PAN AFZPR3898F] [AADHAAR 2164 3411 4277], son of Paresh Chandra Roy, by occupation - Business, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, all by faith - Hindu, by nationality - Indian, **SEND GREETINGS:**

**WHEREAS** we, [1] **SRIMATI DIPA MITRA**, wife of Late Debasish Mitra and daughter of Late Kamal Ranjan Poddar, [2] **SRI INDRA NATH MITRA**, son of Late Debasish Mitra, [3] **SRIMATI INDRANI DEY MITRA**, wife of Sri Chandan Dey and daughter of Late Debasish Mitra and [4] **SRI SANKAR ROY**, son of Paresh Chandra Roy, the **APPOINTERS/PRINCIPALS** hereto absolutely seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of a Mourashi Mokrari land measuring about **3 [three] Cottahs 9 [nine] Chittacks 1 [one] Square Foot** more or less **TOGETHER WITH** a two storied building measuring about **1750 [one thousand seven hundred fifty] Square Feet Covered Area** more or less [Ground Floor: **800 [eight hundred] Square Feet Covered Area** more or less and First Floor: **950 [nine hundred fifty] Square Feet Covered Area** more or less], lying and situated at Mouza - **SATGACHI**, J. L. No. 20, R. S. No. 154, Touzi No. 160, comprised in C. S. Dag Nos. 2448 and 2486 corresponding to R. S. Dag No. 6545 and L. R. Dag No. 6558 [land measuring about **3 [three] Cottahs 4 [four] Chittacks 26 [twenty six] Square Feet** more or less] and R. S. Dag No. 6546 and L. R. Dag No. 6559 [land measuring about **0 [zero] Cottah 4 [four] Chittacks 20 [twenty] Square Feet** more or less] appertaining to C. S. Khatian No. 13 and 303 corresponding to R. S. Khatian No. 1987 corresponding to L. R. Khatian No. 682 and C. S. Khatian No. 14 and 304 corresponding to R. S. Khatian No. 1988 corresponding to L. R. Khatian No. 682, within the local limits of Ward No. 26 of the South DumDum Municipality, Municipal Holding No. 71, Baguiati 4th Lane, Premises No. 16/2, Baguiati 4th Lane, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under Police



Station - DumDum, District North 24-Parganas, PIN - 700 028, hereinafter referred to as the "**SAID PREMISES**".

**AND WHEREAS** we have entered into a **Development Agreement** on **27th** day of **January, 2020** with one **M/S. LOKENATH CONSTRUCTION**, a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole Proprietor namely **SRI SANKAR ROY [PAN AFZPR3898F] [AADHAAR 2164 3411 4277]**, son of Paresh Chandra Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, to develop the aforesaid Premises under some terms and conditions mentioned therein which duly registered at Office of the Additional District Sub-Registrar at Cossipore, DumDum and recorded in Book No. 1, **Being No. 0695** for the year **2020**;

**AND WHEREAS** we are busy with our own day to day business respectively at the same time having no contemplation to construct new building on the land comprised in the SAID PREMISES as per plan to be sanctioned by the local Authority of the above facts it is not possible for us to look after and manage the whole affairs including construction and of the new proposed building in the **SAID PREMISES** hence we, do hereby pleased to nominate, constitute and appoint **M/S. LOKENATH CONSTRUCTION**, a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole Proprietor namely **SRI SANKAR ROY**, son of Paresh Chandra Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, to be our true and lawful **ATTORNEY** to act for us in our names and on our behalf and for the sake of brevity hereinafter referred to as the **ATTORNEY**.

**NOW KNOW YE AND THESE PRESENTS WITNESSETH** we, [1] **SRIMATI DIPA MITRA**, wife of Late Debasish Mitra, [2] **SRI INDRA NATH MITRA**, son of Late Debasish Mitra, [3] **SRIMATI INDRANI DEY MITRA**, wife of Sri Chandan Dey and daughter of Late Debasish Mitra and [4] **SRI SANKAR ROY**, son of Paresh Chandra Roy, the **APPOINTERS/PRINCIPALS** herein, do hereby nominate, constitute and appoint **M/S. LOKENATH CONSTRUCTION**,

a Proprietorship Firm, having its Office at "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, represented by its sole Proprietor namely **SRI SANKAR ROY**, son of Paresch Chandra Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at First Floor of "Gita Bhaban" at Premises No. AB-9/20, Deshbandhu Nagar, Post Office - Deshbandhu Nagar, under Police Station - Baguiati, District North 24-Parganas, PIN - 700 059, State - West Bengal, to be our lawful ATTORNEY for us in our names and on our behalf to do all or any of the acts, deeds, matters and things whatsoever relating to the SAID PREMISES jointly and/or severally hereinafter mentioned that is to say:

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof.
2. To appear and represent us before the any authority and authorities including the South DumDum Municipality, The Calcutta Metropolitan Development Authority, Fire Brigade, West Bengal Police, The Competent Authority under the Urban Land [ceiling and regulation] Act, 1976 and Government of West Bengal in connection with the modification and/or alteration of the sanctioned plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit and take delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.
4. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plan to any authority or authorities.
5. To develop the said Premises making construction of building thereon as per plan which to be approved and sanctioned by the South DumDum Municipality and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
6. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purposes to sign, execute and commit



the 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.

7. To use, shift, or re-adjust the existing electricity connection in the said Premises in such manner, as the said ATTORNEY may deem fit and proper.
8. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or licence fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished as mentioned in the Deed of Agreement for the Development of the said Premises.
9. To appear and represent us before all authorities including those under the South DumDum Municipality for fixation and/or finalization of 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.
10. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
11. To sign, execute and submit and take delivery of site plan, building plan, application of phase II certificate, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered South DumDum Municipality in respect of my property more specifically mentioned in the schedule written hereunder;
12. To enter into any agreement for sale with intending buyer/buyers against my Developer's allocated portion and also do collect advance and/or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
13. To enter into all Agreement for sale with the prospective Purchaser/s save and except Owners' allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said

Premises and also to receive realize and obtain payment of all or any money which may hereafter become payable to us said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said ATTORNEY shall think fit and proper.

14. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said deed of agreement for Development of the said Premises.
15. To take financial assistance from any financial Institution.
16. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of Registration save and except the Owners' allocation as stated in the said Development Agreement.
17. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building save and except Owners' allocation as stated in the said Development Agreement.
18. To sign and execute any deeds, instruments or documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers save and except Owners' allocation as stated in the said Development Agreement.
19. To execute conveyance or conveyances in our names on our behalf to do all acts and deeds in favour of the intending purchaser and to present the said conveyance for registration before the competent registering authority save and except Owners' allocation as stated in the said Development Agreement.
20. To instruct the Advocate/Lawyer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling the schedule mentioned property.
21. To execute and/or negotiate and/or entering into any agreement for selling the schedule-mentioned property in the name of the Attorney as



and on our behalf save and except Owners' allocation as stated in the said Development Agreement.

22. To execute and sign any deeds, agreements, memo of understanding with a view to sale of schedule mentioned property in its own name and on our behalf save and except Owners' allocation as stated in the said Development Agreement.
23. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including 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 hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.
24. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY.
25. To advertise in the newspapers for obtaining Purchaser for selling the flat/commercial and car parking space in the proposed building.
26. To receive compensation becoming receivable in respect of any acquisition and/or requisition of the said constructed building save and except any allocation or any part thereof subject to the conditions stipulated in the deed of agreement for Development.
27. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said Premises and also to present and prosecute writ application in respect thereof.
28. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
29. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the principal.



AND GENERALLY to act as our ATTORNEY or agents in relation to all matters touching our said Premises and building, as we could do if we could personally represent notwithstanding the Power of Attorney, in that particular behalf as contained in these presents.

AND we, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Power in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents including in such confirmation and other works till the completion of the whole deal/transaction as per the said agreement under some terms and conditions mentioned therein which duly registered with the Office of the Additional District Sub-Registrar at Cossipore DumDum, and this Power of Attorney is revocable in nature.

**THE FIRST SCHEDULE ABOVE REFERRED TO  
LAND**

**ALL THAT** piece and parcel of a Mourashi Mokrari land measuring about **3 [three] Cottahs 9 [nine] Chittacks 1 [one] Square Foot more or less TOGETHER WITH** a two storied building measuring about **1750 [one thousand seven hundred fifty] Square Feet Covered Area more or less [Ground Floor: 800 (eight hundred) Square Feet Covered Area more or less and First Floor: 950 (nine hundred fifty) Square Feet Covered Area more or less]**, lying and situated at **Mouza - SATGACHI, J. L. No. 20, R. S. No. 154, Touzi No. 160, comprised in C. S. Dag Nos. 2448 and 2486 corresponding to R. S. Dag No. 6545 and L. R. Dag No. 6558 [land measuring about 3 (three) Cottahs 4 (four) Chittacks 26 (twenty six) Square Feet more or less] and R. S. Dag No. 6546 and L. R. Dag No. 6559 [land measuring about 0 (zero) Cottah 4 (four) Chittacks 20 (twenty) Square Feet more or less]** appertaining to C. S. Khatian No. 13 and 303 corresponding to R. S. Khatian No. 1987 corresponding to L. R. Khatian No. 682 and C. S. Khatian No. 14 and 304 corresponding to R. S. Khatian No. 1988 corresponding to **L. R. Khatian No. 682**, within the local limits of Ward No. 26 of the South DumDum Municipality, Municipal Holding No. 71, Baguiati 4th Lane, Premises No. 16/2, Baguiati 4th Lane, within the jurisdiction of the Office of the Additional District Sub-Registrar at Cossipore, DumDum, under **Police Station - DumDum, District North 24-Parganas, PIN - 700 028**, being butted and bounded in the manner following :-

ON THE NORTH : PRAVAT SMRITI APARTMENT;  
ON THE SOUTH : APARTMENT BUILDING;  
ON THE EAST : FOURTEEN FEET WIDE ROAD;

ON THE WEST : TEN FEET WIDE ROAD;

**THE SECOND SCHEDULE ABOVE REFERRED TO  
LANDOWNERS' ALLOCATION**

**ALL THAT** the Landowners shall be entitled to get **Flat** being **No. "A"** on the **First Floor**, **Flat** being **No. "A"** on the **Second Floor** and **entire Third Floor** of the proposed multi storied building **TOGETHER WITH** proportionate share of land and the common facilities and amenities attributable to the area of said flats to be allocated to the Landowners, as Landowners' Allocation which is fixed, final and conclusive;

**THE THIRD SCHEDULE ABOVE REFERRED TO  
DEVELOPER'S ALLOCATION**

**ALL THAT** the Developer shall be entitled to remaining portion of the proposed multi storied building to be constructed upon the said premises as per plan sanctioned by the South DumDum Municipality save and except the Landowners' allocation stated specifically in the Second Schedule written herein above together with the undivided proportionate share in the land of the said premises.



IN WITNESS WHEREOF we have hereunto set subscribed and affixed our hands and seals on this the 31<sup>st</sup> day of January, 2020 [Two Thousand Twenty].

SIGNED SEALED AND DELIVERED  
At Kolkata, in the presence of:

1. *Suprotim Saha*  
Advocate

2. *Sankanta Das*  
A.B-8/26, D.R. Nagar  
Kal-59

*Dipan Chitra*  
*Indra Nath Mitra*  
*Indrani Dey Mitra*  
*Sanjoy Roy*

SIGNATURE OF PRINCIPALS

Drafted and prepared in my office:  
*Suprotim Saha*  
Advocate  
**SUPROTIM SAHA,**  
Advocate, [W.B. 134/1990,  
Judges Court at Barasat],  
MONOLATA, BA-12/2B,  
Deshbandhu Nagar  
Kolkata - 700 059.

**LOKENATH CONSTRUCTION**  
*Sanjoy Roy*  
Proprietor  
SIGNATURE OF ATTORNEY

SPECIMEN FOR TEN FINGER PRINTS

L. SIGNATURE OF THE  
No. EXECUTANT/PRESENTANT



*Debon Mhlin*



LITTLE RING MIDDLE FORE THUMB  
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE  
[RIGHT HAND]



*Indra Nath Indret*



LITTLE RING MIDDLE FORE THUMB  
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE  
[RIGHT HAND]



*Indrani Dey Mhlin*



LITTLE RING MIDDLE FORE THUMB  
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE  
[RIGHT HAND]



SPECIMEN FOR TEN FINGER PRINTS

Sl. No. SIGNATURE OF THE EXECUTANT/PRESENTANT



*Sankar Roy*



LITTLE RING MIDDLE FORE THUMB  
[LEFT HAND]



THUMB FORE MIDDLE RING LITTLE  
[RIGHT HAND]



PHOTO

LITTLE RING MIDDLE FORE THUMB  
[LEFT HAND]

THUMB FORE MIDDLE RING LITTLE  
[RIGHT HAND]



PHOTO

LITTLE RING MIDDLE FORE THUMB  
[LEFT HAND]

THUMB FORE MIDDLE RING LITTLE  
[RIGHT HAND]





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

INDRANI DEY MITRA  
DEBASHISH MITRA  
05/12/1960

Permanent Account Number  
AXAPD5520H

Signature



Indrani Dey Mitra



Indra Nath Mitra





অনুষ্ঠিত বিকল্প পরিচয় প্রমাণকরণ  
**ভারত সরকার**  
 Unique Identification Authority of India  
**Government of India**

চালিকাভুক্তির আইডি / Enrolment No. : 1111/67542/06166

To  
 Sukanta Dere  
 সুকান্ত দেব  
 AB 8/26  
 DESHBANDHU NAGAR  
 BAGLIATI  
 Rajarhat Gopapur (m)  
 Deah Bandhu Nagar, North 24 Parganna  
 West Bengal - 700059

18/02/2014



KL766096745FT  
 76609674



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8379 4728 4498**

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
 Government of India

সুকান্ত দেব  
 Sukanta Dere  
 পিতা : বিস্বানথ দেব  
 Father : Biswanath Dere

www/sex/DOB: 24/12/1968  
 পুংস / Male

**8379 4728 4498**




আধার - সাধারণ মানুষের অধিকার

*Sukanta Dere*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANKAR ROY

PARESH CHANDRA ROY

12/07/1965

Permanent/Account Number

AFZPR3898F

Sankar Roy

Signature



*In case this card is lost / found, kindly inform / return to :*






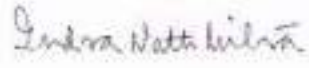


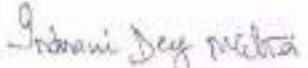
Income Tax PAN Services Unit, UTISI,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाने :  
आयकर पैन सेवा यूनिट, UTISI,  
प्लॉट नं: 3, सेक्टर 11, ए.सी.डी.बेलपुर,  
नवी मुंबई-400 614.



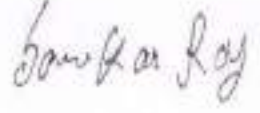
Sankar Roy



## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Smt Dipa Mitra</b> Wife of Late Debasish Mitra Executed by: Self, Date of Execution: 31/01/2020 , Admitted by: Self, Date of Admission: 03/02/2020 ,Place : Office	 03/02/2020	 LTI 03/02/2020	 03/02/2020
16/2, Baguiati 2nd Lane, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CEJPM7575M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/01/2020 , Admitted by: Self, Date of Admission: 03/02/2020 ,Place : Office				
2	<b>Shri Indra Nath Mitra</b> Son of Late Debasish Mitra Executed by: Self, Date of Execution: 31/01/2020 , Admitted by: Self, Date of Admission: 03/02/2020 ,Place : Office	 03/02/2020	 LTI 03/02/2020	 03/02/2020
16/2, Baguiati 2nd Lane, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AONPM3999K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/01/2020 , Admitted by: Self, Date of Admission: 03/02/2020 ,Place : Office				
3	<b>Smt Indrani Dey Mitra</b> Wife of Shri Chandan Dey Executed by: Self, Date of Execution: 31/01/2020 , Admitted by: Self, Date of Admission: 03/02/2020 ,Place : Office	 03/02/2020	 LTI 03/02/2020	 03/02/2020
EA-6/2, D B Nagar, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AXAPD5520H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/01/2020 , Admitted by: Self, Date of Admission: 03/02/2020 ,Place : Office				












Name	Photo	Finger Print	Signature
<b>Shri Sankar Roy</b> Son of Shri Paresh Chandra Roy Executed by: Self, Date of Execution: 31/01/2020 , Admitted by: Self, Date of Admission: 03/02/2020 ,Place : Office	 03/02/2020	 LTI 03/02/2020	 03/02/2020
AB-9/20, D B Nagar, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFZPR3898F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/01/2020 , Admitted by: Self, Date of Admission: 03/02/2020 ,Place : Office			


**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Lokenath Construction</b> AB-9/20, D B Nagar, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 , PAN No.:: AFZPR3898F,Aadhaar No Not Provided, 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>Shri Sankar Roy (Presentant)</b>            Son of Paresh Chandra Roy            Date of Execution - 31/01/2020, , Admitted by: Self, Date of Admission: 03/02/2020, Place of Admission of Execution: Office         </td> <td>   Feb 3 2020 1:15PM         </td> <td>   LTI 03/02/2020         </td> <td>   03/02/2020         </td> </tr> </tbody> </table> AB-9/20, D B Nagar, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFZPR3898F,Aadhaar No Not Provided Status : Representative, Representative of : Lokenath Construction (as Proprietor)	Name	Photo	Finger Print	Signature	<b>Shri Sankar Roy (Presentant)</b> Son of Paresh Chandra Roy Date of Execution - 31/01/2020, , Admitted by: Self, Date of Admission: 03/02/2020, Place of Admission of Execution: Office	 Feb 3 2020 1:15PM	 LTI 03/02/2020	 03/02/2020
Name	Photo	Finger Print	Signature						
<b>Shri Sankar Roy (Presentant)</b> Son of Paresh Chandra Roy Date of Execution - 31/01/2020, , Admitted by: Self, Date of Admission: 03/02/2020, Place of Admission of Execution: Office	 Feb 3 2020 1:15PM	 LTI 03/02/2020	 03/02/2020						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Sukanta Dere</b> Son of Late Biswanath Dere AB-8/26 D B Nagar, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059			



### Major Information of the Deed

Deed No :	I-1506-00810/2020	Date of Registration	03/02/2020
Query No / Year	1506-1000182892/2020	Office where deed is registered	
Query Date	03/02/2020 11:50:10 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Suprotim Saha Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830124656, 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]		
Set Forth value	Market Value		
Rs. 3/-	Rs. 74,06,752/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150600695/2020 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: Baguihati Lane, Mouza: Satgachi, Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-6558	LR-682	Bastu	Bastu	3 Katha 4 Chatak 26 Sq Ft	1/-	56,19,252/-	Width of Approach Road: 14 Ft, Adjacent to Metal Road, , Project Name :
L2	LR-6559	LR-682	Bastu	Bastu	4 Chatak 20 Sq Ft	1/-	4,75,000/-	Width of Approach Road: 14 Ft, Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>5.8804Dec</b>	<b>2 /-</b>	<b>60,94,252 /-</b>	
		<b>Grand Total :</b>			<b>5.8804Dec</b>	<b>2 /-</b>	<b>60,94,252 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1750 Sq Ft.	1/-	13,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 950 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1750 sq ft</b>	<b>1 /-</b>	<b>13,12,500 /-</b>	



03/02/2020

03/02/2020

03/02/2020

Notifier Of Smt Dipa Mitra, Shri Indra Nath Mitra, Smt Indrani Dey Mitra, Shri Sankar Roy, Shri Sankar Roy

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Dipa Mitra	Lokenath Construction-1.35552 Dec
2	Shri Indra Nath Mitra	Lokenath Construction-1.35552 Dec
3	Smt Indrani Dey Mitra	Lokenath Construction-1.35552 Dec
4	Shri Sankar Roy	Lokenath Construction-1.35552 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt Dipa Mitra	Lokenath Construction-0.114583 Dec
2	Shri Indra Nath Mitra	Lokenath Construction-0.114583 Dec
3	Smt Indrani Dey Mitra	Lokenath Construction-0.114583 Dec
4	Shri Sankar Roy	Lokenath Construction-0.114583 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Dipa Mitra	Lokenath Construction-437.50000000 Sq Ft
2	Shri Indra Nath Mitra	Lokenath Construction-437.50000000 Sq Ft
3	Smt Indrani Dey Mitra	Lokenath Construction-437.50000000 Sq Ft
4	Shri Sankar Roy	Lokenath Construction-437.50000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S.- Dum Dum, Municipality: SOUTH DUM DUM, Road: Baguihati Lane, Mouza: Satgachi,  
Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6558, LR Khatian No:- 682	Owner: আভারানী দেবী, Gurdian: স্ক্রিভী চন্দ, Address: বাগুইহাটী রোড, আভাবুক , Classification: বাগু, Area: 0.15440000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 6559, LR Khatian No:- 682	Owner: আভারানী দেবী, Gurdian: স্ক্রিভী চন্দ, Address: বাগুইহাটী রোড, আভাবুক , Classification: ডোবা, Area: 0.13660000 Acre,	Owner Name not selected by applicant.



On 03-02-2020

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

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

Presented for registration at 11:50 hrs on 03-02-2020, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Sankar Roy .

**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 74,06,752/-

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

Execution is admitted on 03/02/2020 by 1. Smt Dipa Mitra, Wfe of Late Debasish Mitra, 16/2, Baguiati 2nd Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Shri Indra Nath Mitra, Son of Late Debasish Mitra, 16/2, Baguiati 2nd Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service 3. Smt Indrani Dey Mitra, Wife of Shri Chandan Dey, EA-6/2, D B Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession House wife, 4. Shri Sankar Roy, Son of Shri Paresh Chandra Roy, AB-9/20, D B Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Sukanta Dere, , Son of Late Biswanath Dere, AB-8/26 D B Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

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

Execution is admitted on 03-02-2020 by Shri Sankar Roy, Proprietor, Lokenath Construction, AB-9/20, D B Nagar, P.O:- D B Nagar, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Indetified by Sukanta Dere, , Son of Late Biswanath Dere, AB-8/26 D B Nagar, P.O: D B Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

**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 204310, Amount: Rs.100/-, Date of Purchase: 25/01/2020, Vendor name: Amal Kr Saha



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

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1506-2020, Page from 42356 to 42379  
being No 150600810 for the year 2020.



Digitally signed by SUMAN BASU  
Date: 2020.02.05 13:28:35 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 2020/02/05 01:28:35 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)