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T-02792/2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 969199

For stamp duty the document is admitted to registration. The signature sheet / sheets & the endorsement sheet / sheets attached with this document are the part of this document.

POWER OF ATTORNEY FOR DEVELOPMENT

Additional District Sub-Registrar
Sodepur, North 24-Parganas
11 MAY 2018

TO ALL TO WHOM THESE:

We, (1) **SMT. RITA CHATTERJEE**, Wife of Late Sukumar Chattopadhyay @ Chatterjee, by Nationality- Indian, by Religion-Hindu, by occupation-Housewife, residing at: Pathagar Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114, **PAN : AQXPC8741R.**

Contd...2


Alokendu Bandyopadhyay
Attorney

11.5.18
8-1-131823/18

(2)

(2) SMT. UMA CHATTERJEE, Wife of Late Jyoti Kumar Chattopadhyay, by Nationality- Indian, by Religion- Hindu, by occupation-Housewife, residing at: Pathagar Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114, **PAN : BQFPC2018G.**

(3) SRI SUBHRA CHATTERJEE, Son of Late Jyoti Kumar Chattopadhyay, by Nationality- Indian, by Religion- Hindu, by occupation-Business, residing at: Pathagar Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114, **PAN : AEOPC1581L** do hereby appoint, constitute and nominate "**M/S. B. D. CONSTRUCTION**" having its present place of, Business at 39, Sukchar, Ambagan, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN no. AATFB3635P**, represented by its partner namely:

(1) SRI NIRMALENDU BOSE, Son of Late Nikhil Ranjan Bose, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 39, Sukchar, Ambagan, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(2) SRI SANKHADEEP DEY, Son of Sri Sahadeb Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: 127, T.N.Banerjee Road, P.O.- Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700114,

SEND GREETINGS:-

WHEREAS originally Sukumar Chattopadhyay @ Chatterjee and his full blooded brother namely Jyoti Kumar Chattopadhyay both are sons of Late Hrishikesh Chattopadhyay was the joint owners of 8 Cottahs of "BASTU" land, bearing Sub Plot no. 2 and structure standing thereon within Mouza - Panihati, J.L. No. 10, Re.Su. No. 32, Touzi No. 155, comprised and contained in R.S. Dag No. 74, under Jaminder Khatian 19,

(3)

corresponding to R.S. Khatian No. 195, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas by virtue of a Bengali Deed of Sale being Deed no. 3647, which was Executed and Registered by their predecessor-in-title Sri Bimal Krishna Bandyopadhyay, Sri Brojendra Nath Bandyopadhyay, Sri Narendra Nath Bandyopadhyay, Sri Shankar Nath Bandyopadhyay all Sons of Late Bhudeb Chandra Bandyopadhyay) on 11.08.1961 at the Office of Sub Registrar Barrackpore, 24 Parganas and the same was recorded in Book no. I, volume no. 55, noted within the pages from 131 to 135, being no. 3647, for the year 1961 and they jointly possessing the said landed property as the lawful owners.

AND WHEREAS the said Jyoti Kumar Chattopadhyay while has been enjoying the actual physical possession of the said landed property with his Co-Shearer he died intestate on 30.10.2013 leaving behind him his wife Smt. Uma Chatterjee and only son Sri Subhra Chatterjee (The land owner/executant no. 3 hereof) as his surviving legal heirs and successors in respect of undivided 1/2 share of the said landed property and they inherited the undivided 1/2 share of the total landed property as the Class-I legal heirs of Late Jyoti Kumar Chattopadhyay @ Chatterjee as per the Law of Hindu Succession Act, 1956.

AND WHEREAS the said Sukumar Chattopadhyay @ Chatterjee while has been enjoying the actual physical possession of the said landed property with his Co-Shearers he died intestate on 25.11.2017 leaving behind him his wife Smt. Rita Chatterjee, as his surviving legal heirs and successors in respect of undivided 1/2 share of the said 8 Cottahs of land and building and she inherited the said landed property as 1/2 undivided share in her part as the

(4)

Class-I legal heirs of Late Sukumar Chattopadhyay @ Chatterjee as per the law of Hindu Succession Act-1956.

AND WHEREAS in the manner aforesaid the present owners/executants hereof conjointly while enjoying the said 8 Cottahs of land and building as joint and lawful owners, they mutated their names in the Assessment Register of the Panihati Municipality bearing holding no. 1 & 2 situated at Pathagar Road, under Wård No. 3, and conjointly enjoying the same peacefully, quietly and without interruption of others by paying the relevant rents and taxes regularly to the authority concern.

AND WHEREAS the Land Owners/Executants Nos. 1 to 3 hereof jointly acquired the aforesaid plot of "Bastu" land measuring more or less 8 Cottahs of land togetherwith a Two storied residential building standing thereon togetherwith all easements rights appertaining thereto.

AND WHEREAS the Owners/Executants is now desirous of developing the land measuring more or less **3Cottahs 8Chittaks** (from the Southern Part) togetherwith a structure standing thereon into and out of the total landed property measuring an area about 8 cottahs of land and building by constructing a Multi Storeyed building (G+4) with Lift facility in accordance with the plan sanctioned by the Panihati Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executants.

AND WHEREAS We the executants hereof have entered into a **Registered Development Agreement, being no.**

(5)

152402772, in Book no. I which was executed and Registered by us on 11th day of May, 2018 at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas with the developer "**M/S. B. D. CONSTRUCTION**" having its present place of, Business at 39, Sukchar, Ambagan, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, represented by his partner namely: **(1) SRI NIRMALENDU BOSE**, Son of Late Nikhil Ranjan Bose, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 39, Sukchar, Ambagan, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **(2) SRI SANKHADEEP DEY**, Son of Sri Sahadeb Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: 127, T.N.Banerjee Road, P.O.- Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700114, for construction of a Multistoried Building/Complex (G+4), upon the said property consisting of several Numbers of Self Contained and independent Flats, Shop rooms, Godowns, Garages, Car Parking Space etc. on the terms, conditions and considerations mentioned in the said Agreement.

AND WHEREAS at the treaty of the said Agreement We have agreed to give a Power of Attorney for Development in favour of the said Developer or as they may direct in order to enable them to get the plan sanctioned by the Panihati Municipality and other appropriate Authority to do all other acts and things.

AND WHEREAS the Developers have requested us to grant the said power of Attorney in favour of "**M/S. B. D. CONSTRUCTION**" having its present place of, Business at 39, Sukchar, Ambagan, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, represented by its partner namely:

(6)

(1) SRI NIRMALENDU BOSE, Son of Late Nikhil Ranjan Bose, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 39, Sukchar, Ambagan, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(2) SRI SANKHADEEP DEY, Son of Sri Sahadeb Dey, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: 127, T.N.Banerjee Road, P.O.- Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700114, which we hereby do :-

NOW KNOW YE AND THESE PRESENTS WITNESS that We, **(1) SMT. RITA CHATTERJEE**, Wife of Late Sukumar Chattopadhyay @ Chatterjee, by Nationality- Indian, by Religion-Hindu, by occupation-Housewife, residing at: Pathagar Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114.

(2) SMT. UMA CHATTERJEE, Wife of Late Jyoti Kumar Chattopadhyay, by Nationality- Indian, by Religion- Hindu, by occupation-Housewife, residing at: Pathagar Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114.

(3) SRI SUBHRA CHATTERJEE, Son of Late Jyoti Kumar Chattopadhyay, by Nationality- Indian, by Religion- Hindu, by occupation-Business, residing at: Pathagar Road, P.O. Panihati, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700114 do hereby nominate, constitute and appoint the within named Developer to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To appear and represent us before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting our holding property and sign the relevant applications for that purpose on behalf of us AND to prepare plan on behalf of the Executants for development of the said


Ananda Banerjee
Attorn

Contd...7

(7)

property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.

2. To approach on behalf of Executants all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

3. To enter upon the said property either alone or alongwith others for the purpose of commencing construction work on the said property.

4. To supervise the development work in respect of Building/s on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Panihati Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Panihati Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

(8)

- 5.** To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).
- 6.** To appear and represent us before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.
- 7.** To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration monies salaries and/or wages.
- 8.** To pay various deposits to the Panihati Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give and effectual receipts in our name and on our behalf in connection with the refund of such deposits.
- 9.** To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Panihati Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.
- 10.** To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati Municipality a lease in respect of any portion of the said property for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co.

(9)

Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.

11. To make necessary applications to the W.B.S.E.D.C.L./C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.

12. To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.

13. To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.

14. To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Panihati Municipality and other concerned authorities.

15. To give such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/or completion Certificate in respect of the said building/s or any part or parts thereof.

16. To give necessary letters, writings and undertakings to the Panihati Municipality Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.

(10)

17. To approach the Panihati Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).

18. To approach the Government of West Bengal in all its Departments including the B.L. & L.R.O. office as well as the Panihati Municipality for the purpose of mutation of the subject landed property and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Panihati Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.

20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.

(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such

(11)

other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

21. (i) To enter into Agreement for sale of Building as per Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

(iii) The Land owners shall handover physical possession of the land with the existing structure to the developer and/or its representatives within 7 days after execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

(iv) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

(12)

(v) The owners shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any, in respect of the said land will be borne by the developer for sale of such flats, shops or Garages in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance-IV at Kolkata.

22. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof (except Owner's allocation) in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

23. To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.

24. To make application on the Panihati Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance. Lease and/or other documents of transfer as aforesaid may have been executed.

(13)

25. To execute Lease in respect of the said property and/or portion or portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.

26. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by us of any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as we could do.

27. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as our said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

28. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) We do hereby agree and undertake that we shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Panihati Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. We do hereby expressly agree and undertake that if any such instructions shall be issued by us the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by us.

(14)

29. For us and in our name to accept service of any write of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to us by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.

30. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

31. To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or

think proper and also to bid at the Auction Sales that may be held by or on our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

32. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to us either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.

33. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as we could in our person do.

34. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

35. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon the Developer Firm.

36. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND WE HEREBY DECLARE that WE shall not do anything inconsistent with this Power of Attorney.

37. AND we hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Panihati Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

Words in this indenture importing singular shall include plural and vice-versa.

(16)

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT the piece or parcel of land classified as "Bastu" having rayat possessory right admeasuring more or less **3Cottahs 8Chittaks** (from the Southern part) togetherwith a 100sq.ft. R. T. Shed standing thereon into and out of the total landed property measuring an area about 8 cottahs of land togetherwith two storied building standing thereon within **Mouza-Panihati**, J.L. No. 10, Re.Su. No. 32, Touzi No. 155, comprised and contained in **R.S. Dag No. 74**, under Jaminder Khatian 19, corresponding to **R.S. Khatian No. 195**, P.S. Khardah, A.D.S.R.O. Sodepur, Dist: North 24 Parganas within the local limit of Panihati Municipality, being Holding no. 1 & 2, Pathagar Road, under Ward No. 3. **TOGETHERWITH** all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Power of Attorney for Development.

BUTTED AND BOUNDED

On the North : House of Land Owners.
On the South : House of Sri Ashutosh Bose
On the East : House of Sri Pran Gopal Saha.
On the West : 23ft. Wide T. N. Banerjee Road.

(17)

IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this 11th day of May, 2018 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES:

1. Sandip Das
R.K. Pally, Jamindar

Rita Chatterjee
Uma Chatterjee

2. Arishen Das
Sriram Nagar
407-113

Subhojit Das

**SIGNATURE OF THE
EXECUTANTS/OWNERS**

M/s. B. D. CONSTRUCTION

Sankar Das
Partner

SIGNATURE OF THE ATTORNEY

Drafted by:

Alokendu Bandyopadhyay
Adv

Alokendu Bandyopadhyay
Enl. No - WB - 570/2004, Advocate
District Judges' Court, Barasat
North 24 Parganas (W.B.)

Laser Setter:

Prasanna Paul

Alokendu Bandyopadhyay

Advocate

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



Rita Chatterjee

(1) Name : **SMT. RITA CHATTERJEE**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Rita Chatterjee

SIGNATURE OF THE PRESENTANT



Uma Chatterjee

(2) Name : **SMT. UMA CHATTERJEE**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Uma Chatterjee

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

SIGNATURE OF THE PRESENTANT

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

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



SRI SUBHRA CHATTERJEE

(1) Name :

LEFT HAND FINGER PRINT

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

Subhra Chatterjee

SIGNATURE OF THE PRESENTANT

X
PHOTO
PASTED

X

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

SIGNATURE OF THE PRESENTANT

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

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



(1) Name : **SRI NIRMALENDU BOSE**

Nirmalendu Bose

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Nirmalendu Bose

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI SANKHADEEP DEY**

Sankhadeep Dey

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Sankhadeep Dey

SIGNATURE OF THE PRESENTANT

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

N.B. : L.H. = Left Hand Finger Prints & R.H. = Right Hand Finger Prints.

आयकर विभाग

INCOME TAX DEPARTMENT

RITA CHATTERJEE

PURNA CHANDRA BANERJEE

08/03/1950

Permanent Account Number

AQXPC8741R

Rita Chatterjee



भारत सरकार

GOVT. OF INDIA





Uma Chatterjee



Subhra Chatterjee



ভারতীয় বিশিষ্ট পরিচয় আধিকার

ভারত সরকার
Unique Identification Authority of India
Government of India

পঞ্জীয়ন নং / Enrollment No. : 1111/11659/02987

To
Nirmalendu Bose
নির্মালেন্দু বোস
S/O: Nikhil Ranjan Bose
AMBAGAN
Panihat (M)
Sukchar, North 24 Parganas
West Bengal - 750115



KL828634934FT
82863493



আপনার আধার সংখ্যা / Your Aadhaar No. :
3881 2827 6390

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

নির্মালেন্দু বোস
Nirmalendu Bose

জন্ম তারিখ/DOB: 15/10/1961
পেশা / Male

3881 2827 6390

আধার - সাধারণ মানুষের অধিকার



Nirmalendu Bose



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

চলিতকার্যক্রম আই ডি / Enrolment No. : 1111/11660/02369

To
 Sankhadeep Dey
 শঙ্করদেব দে
 S/O: Sahaheb Dey
 T.N. BANERJEE ROAD
 PANIHATI
 Panihati (II)
 Panihati, North 24 Parganas
 West Bengal - 700114

09/03/2014



KL810620726FT

81062072



আপনার আধার সংখ্যা / Your Aadhaar No. :

3054 7303 1048

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

শঙ্করদেব দে
 Sankhadeep Dey
 পিতা : শাহাভ দে
 Father : SAHADEB DEY

সংক্রান্ত ID: 09/03/1999
 পুংস / Male

3054 7303 1048




আধার - সাধারণ মানুষের অধিকার

Sankhadeep Dey

Major Information of the Deed

Deed No :	I-1524-02792/2018	Date of Registration	11/05/2018
Query No / Year	1524-1000131823/2018	Office where deed is registered	
Query Date	11/05/2018 1:13:06 PM	A.D.S.R. SODEPUR, District North 24-Parganas	
Applicant Name, Address & Other Details	A Bandyopadhyay Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, 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. 40,00,000/-	Rs. 46,23,753/-		
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]- 152402772/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: T. N. Banerjee Road, Mouza: Panihati, Ward No: 3, Holding No:1

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-74	RS-195	Bastu	Bastu	3 Katha 8 Chatak	39,70,000/-	45,93,753/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
Grand Total :					5.775Dec	39,70,000 /-	45,93,753 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	





















Major Information of the Deed :- I-1524-02792/2018-11/05/2018

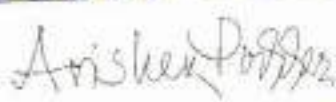
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B D Construction 39, Sukchar, Ambagan, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115 , PAN No.:: AATFB3635P, 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> Mr NIRMALENDU BOSE Son of Late Nikhil Ranjan Bose Date of Execution - 11/05/2018, , Admitted by: Self, Date of Admission: 11/05/2018, Place of Admission of Execution: Office </td> <td>  <small>May 11 2018 3:24 PM</small> </td> <td>  <small>LTI 11/05/2018</small> </td> <td>  <small>11/05/2018</small> </td> </tr> </tbody> </table> <p>39, Sukchar, Ambagan, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : B D Construction (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr NIRMALENDU BOSE Son of Late Nikhil Ranjan Bose Date of Execution - 11/05/2018, , Admitted by: Self, Date of Admission: 11/05/2018, Place of Admission of Execution: Office	 <small>May 11 2018 3:24 PM</small>	 <small>LTI 11/05/2018</small>	 <small>11/05/2018</small>
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Identifier Details :

Name & address	
Mr Avishek Podder Son of Mr Basudeb Podder Sriram Nagar, P.O:- Natagarh, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700113, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs Rita Chatterjee, Mrs Uma Chatterjee, Mr Subhra Chatterjee, Mr NIRMALENDU BOSE, Mr SANKHADEEP DEY	11/05/2018
	



Major Information of the Deed - I-1524-02792/2018-11/05/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rita Chatterjee	B D Construction-1.925 Dec
2	Mrs Uma Chatterjee	B D Construction-1.925 Dec
3	Mr Subhra Chatterjee	B D Construction-1.925 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rita Chatterjee	B D Construction-33.33333300 Sq Ft
2	Mrs Uma Chatterjee	B D Construction-33.33333300 Sq Ft
3	Mr Subhra Chatterjee	B D Construction-33.33333300 Sq Ft

Endorsement For Deed Number : I - 152402792 / 2018

On 11-05-2018

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) 48(1),W.B. Registration Rules,1962)

Presented for registration at 13:59 hrs on 11-05-2018, at the Office of the A.D.S.R. SODEPUR by Mr Subhra Chatterjee, 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 46,23,753/-

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

Execution is admitted on 11/05/2018 by 1. Mrs Rita Chatterjee, Wife of Late Sukumar Chattopadhyay Chatterjee, Pathagar Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession House wife, 2. Mrs Uma Chatterjee, Wife of Late Jyoti Kumar Chattopadhyay, Pathagar Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession House wife, 3. Mr Subhra Chatterjee, Son of Late Jyoti Kumar Chattopadhyay, Pathagar Road, P.O: Panihati, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by Profession Business

Indetified by Mr Avishek Podder, , Son of Mr Basudob Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113; by caste Hindu, by profession Service

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

Execution is admitted on 11-05-2018 by Mr NIRMALENDU BOSE, Partner, B D Construction, 39, Sukchar, Ambagan, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115

Indetified by Mr Avishek Podder, , Son of Mr Basudob Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113; by caste Hindu, by profession Service

Execution is admitted on 11-05-2018 by Mr SANKHADEEP DEY, Partner, B D Construction, 39, Sukchar, Ambagan, P.O:- Sukchar, P.S:- Khardaha, Panihati, District:-North 24-Parganas, West Bengal, India, PIN - 700115

Major Information of the Deed :- I-1524-02792/2018-11/05/2018

Identified by Mr Avishek Podder, , Son of Mr Basudeb Podder, Sriram Nagar, P.O: Natagarh, Thana: Ghola, , North 24 Parganas, WEST BENGAL, India, PIN - 700113: by caste Hindu, by profession Service

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: Court Fees, Amount: Rs. 10/-
2. Stamp: Type: Impressed, Serial no 867, Amount: Rs. 100/-, Date of Purchase: 05/05/2018, Vendor name: R Sur

Maitreyee Ghosh

Maitreyee Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



Major Information of the Deed :- I-1524-02792/2018-11/05/2018

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2018, Page from 89293 to 89327
being No 152402792 for the year 2018.



Digitally signed by Maitreyee Ghosh
Date: 2018.05.18 15:50:24 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 18-05-2018 15:48:50
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)