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2-2597/19



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
25/2/19

48320/19

AB 774450

Certified that the document is admitted to registration. The signature sheet/sheet's & the endorsement sheet/sheet's attached with this document's are the part of this document.

[Signature]

Registrar, West Bengal, Kolkata, New Town, North-24 Parganas

01 MAR 2019

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

Sole to:	SWARNADIP DAS
Address:	Advocate 8, Old Post Office Street (1st Floor) Room No. 58 Kolkata-700 001
Value of:	
19 FEB 2019	
L.S.V. High Court Abhihi Sarker High Court, A.S.	

- Arindam Banerjee

1361

- Arindam Banerjee

1362

- Alok Banerjee

1363

- Chandras Mukherjee

1364

- Bimal Mukherjee

1365



Additional District Sub-Registrar
Kolkata, West Bengal, India

75 FEB 2019

Identity by me -
Srnadip Das
Advocate.

That We, (1). **CHANDIDAS MUKHERJEE**, (PAN no. AEWPM2021D) & (MOBILE NO. 9830162673) and (2). **BIMAL MUKHERJEE** (PAN no. AEWPM2023B) & (MOBILE NO. 9830162673), both are the son of late Hazari Lal Mukherjee, both are by faith - Hindu, by occupation - Retired Person, by Nationality - Indian, residing at Village - Bhatenda, Post Office and Police Station Rajarhat, District North 24 Parganas, Pin - 700 135, West Bengal, do hereby nominate, constitute and appoint (1). **SRI. ALOK BANERJEE**, (PAN no. AEDPB9475K), son of Late Tinkori Banerjee, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at premise no. 15/3A, Chinar Park, P.O. Hatiara, P.S. Baguati, Kolkata - 700 157, District - 24Parganas (North) and (2). **SRI ARINDAM BANERJEE**, (PAN no. AEFPB8754F), son of Sri. Alok Banerjee, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at premises no. 23, Chinar Park, "Star Enclave", Block - A, 3rd Floor, P.O. Hatiara, P.S. Baguati, Kolkata - 700 157, District - 24Parganas (North) both are the Directors of the **SWEET HUT INFRASTRUCTURE PRIVATE LIMITED**, PAN no. AAOCSS9984L), as our true and lawful "**CONSTITUTED ATTORNEY**" for us, in our name and on our behalf to do, inter alia the following acts, deeds, matter and things as follows :-

WHEREAS we are the absolute owners of **ALL THAT** a piece or parcel of **Bastu** land measuring an area of **10 Katha 13 Chitak** more or less and **600 Sq. ft. tile shed structure** comprised in **R.S. / L.R. Dag Nos. 588 & 589** appertaining to **R.S. / L.R. Khatian Nos. 208 & 474/1** in **Mouza - Bhatenda, P.S. Rajarhat, J.L. No.28, Re.Sa No. 50, Touzi No. 2998**, within the local limit of **Rajarhat -Bishnupur 1 No. Gram Panchayat**, under **A.D.S.R.O. Rajarhat, District North 24-Parganas, West Bengal**, morefully and clearly described in the Schedule herein below.

AND WHEREAS We, (1). **CHANDI DAS MUKHERJEE** and (2). **BIMAL MUKHERJEE**, being the land owners, are desirous of developing and commercially exploiting the Said Property by constructing thereon a new **Multistoried Building** with apartments/units, open and covered parking spaces together with undivided and undemarcated common portions and appurtenances adjacent thereto (**Said Building**) on ownership basis and in this regard we have entered into a **Agreement for Development being no. 2090 for the year 2019** with **SWEET HUT INFRASTRUCTURE PRIVATE LIMITED**, (PAN No. AAOCSP84L), having its office at 41, B.B. Ganguli Street, Kolkata - 700 012 and also at 25A, Park Street, Karnani Mansion, 1st Floor, Room No - 113, P.O. & P.S. Park Street, Kolkata - 700 016, represented through its Directors namely (1). **SRI ALOK BANERJEE** and (2). **SRI ARINDAM BANERJEE**, (hereinafter called the "**Developer**") and in terms of the said Agreement and for that purpose and for the purpose of attending to several formalities, **WE** are appointing the Said Attorneys in connection with general, miscellaneous and for obtaining sanctions, statutory clearances, licenses, permissions for development of the Said Property and have conferred right upon them for selling of apartments/units, open and covered parking spaces comprised in the Said Building herein in respect of Developer's allocation, be it also hereunder expressly mentioned that the Said Attorneys shall also be entitled to create simple mortgage in respect of the Said Property without prejudicing or jeopardizing the interest of the **Owners** in any manner whatsoever or howsoever in nature,

AND WHEREAS in pursuance of the said **Development Agreement being no. 2090 for the year 2019**, We hereby executed this **Power of Attorney** in favour of (1). **SRI ALOK BANERJEE** and (2). **SRI ARINDAM BANERJEE**, are hereby appointed as our lawful **CONSTITUTED ATTORNEY** in our names and on our behalf to do execute and perform the following acts, deeds, matters and things without prejudice to our rights :-

1. To construct the **Multistoried Building** upon the said property mentioned in the Schedule herein below in accordance with the Plan to be sanctioned in our names by the appropriate authority or authorities and to sign on our behalf in the building plan and to file and obtain the same from said Authority or authorities and

to take all other necessary steps in the **Rajarhat - Bishnupur 1 No. Gram Panchayat**, in the District of 24-Parganas (North), West Bengal or any other Office or Offices.

2. To correspond with all concerned authorities and bodies in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried on the land of the said Property and any other matters pertaining to the said Property.

3. To sign transfer forms, documents and writings for transferring the Land in the records of Government or Panchayat authorities and other public authorities and to do all other acts in connection therewith on **our** behalf.

4. To amalgamate the said Property with any adjoining plot or plots for the purpose of development and to sign and execute all deeds and documents in this behalf on **our** behalf.

5. To deal and correspond with the concerned Authorities in connection with or relating to the development of the said Property and in particular to do the following acts, deeds, matters and things including but not limited to:

(a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as our said Attorney(s) may require;

(b) To apply for and obtain the occupation and/or completion certificate(s) in respect of the buildings to be constructed and completed on the land of the said Property;

(c) To apply for and obtain, necessary clearances and/or No Objections from Statutory Authorities including but not limited to Fire Brigade, Electricity Supply Agency, Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Land Revenue & Land Reforms Authority, concerned local authority, North 24-Parganas Zilla Parishad and/or any other authority or authorities and sign all papers, documents, writings, declarations on our behalf in connection with and other Concerned Authorities under any Statute as may be in force from time to time.

6. To make and prepare and/or cause to be made and prepared all such layout, sub-division, plans, specifications and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable at the discretion of **our** said Attorneys for the purpose of constructing the buildings on the land of the '**Said Property**' and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of **our** said attorneys and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the concerned authority and/or any other statutory authorities.

7. To appear and represent us before any and all concerned authorities and parties as may be required and/or advisable for or in connection with the development of the said Property and to make such agreement(s) arrived at such arrangement as may be conducive to the development work and completing the same.

8. To pay and discharge all rents, Khajna, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the Land from the date of the execution of the said Agreement onwards.

9. To commence, carry out and complete and/or cause to be commenced and completed, construction work on the said Land in accordance with the sanctioned plans, specifications and/or the permissions granted by the Competent Authority under the Urban Land (Ceiling and regulation) Act 1976 and/or the permissions of any other statutory authority to be granted under the laws for the time being in force and so far as any construction work is concerned, to see that all applicable rules and regulations are strictly observed.

10. To invite tenders and offer for the purpose of construction of one or more building(s) or structure(s) on the land of the said Property, to accept such tenders or

offers and such consideration and on such terms and conditions as the said attorney(s) may in its absolute discretion deem fit and proper and also to engage, appoint the contractors, Architect, labour, labour contractor (Rajmistri), Carpenter, Plumber etc and enter into the contract with such person(s) as our said Attorney may deem fit and proper to get all such building(s) or structure(s) duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of and/or construction on the land of the said Property wholly, partly or in stages and for construction(s) of buildings or structure(s) thereon and/or furnishing the Property therein as the said Attorney may in its absolute discretion deem fit and to pay the cost of construction and development of the said building(s) or structure(s) and furnishing of the Property to such contractors and other persons or bodies and to obtain valid receipts and discharges therefore and to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the building(s) or structure(s) on the Land on such terms and conditions as our said Attorney(s) may in its absolute discretion deem fit and proper.

11. To appoint Contractors/sub-contractors/dealers/sub-dealers and to negotiate and decide the terms and conditions thereof concerning the land and/or the building(s) or block(s) to be constructed thereon and/or for carrying on the interior works therein and also for suppliers of materials required in connection therewith, from time to time and to revoke their appointments and pay their remunerations/bills to be raised, time to time, including miscellaneous charges.

12. To nominate, appoint, engage and authorize solicitors, advocates, attorneys, pleaders in respect of any litigation concerning the said land and/or any structure, building, or block, or any self contained flats or commercial spaces to be constructed on the said land and to execute Vakalatnamas or other necessary authorities in their favour from time to time and instruct them to initiate and/defend any proceedings before any judicial and quasi-judicial authority and/or any other statutory department and pay their remuneration/bills/fees including special fees and other charges to discontinue them and also to appoint and engage other solicitors, advocates, attorneys, pleaders afresh and instruct them accordingly.

13. To appoint and engage Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, and other professional agents in respect of the project to be constructed on the land of the said Property.

14. To enter upon the Land at any time, affix board, put the barbed wire fencing or construct a compound wall on the land of the said Property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.

15. To represent before the public, local and/or private authorities in respect of the development of the said Property and to make such of the actions and things as may be necessary for effectually commencing the said construction and/or development work and completing the same.

16. To make, sign and submit applications, petitions, letters and memorandum of appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under any law, for the time being in force, for all and any licenses, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development and construction in the said Property.

17. To attend any Court of Law either Civil or Criminal and to represent in all Government Offices including BLRO office on our behalf in connection with the construction of the proposed building upon the said properties mentioned in Schedule below.

18. To sign all plaints, petition, application, forms, affidavit etc. and to file the same in any Court of Law or any other Office or Offices, if required.

19. In connection with or relating to the Land to take action against person or tenants, occupiers, etc. if any, in any court, to represent us in any Court of Law and

to sign all applications, plaints, written statements, affidavits, review, appeal, petitions, on our behalf from time to time be found necessary and proper and/or enter into any agreement relating to development of the said Property and to otherwise deal with the same effectively for all intents and purposes as aforesaid.

20. To make applications for obtaining certified copies of the proceedings in the Court, tribunal and other statutory authority whatsoever including Judgment, decree, Order, applications, pleadings, etc. and to receive the same on our behalf.

21. In the event any understanding or compromise reached between the parties, to negotiate and settle the terms of compromise and to sign and execute such compromise deed etc. and to file the same in the courts.

22. To appear and represent before the B.L.R.O. and S.L.R.O. and before the D.L.R.S. or any other Office or Offices for the purpose whatsoever in respect of the land mentioned in the Schedule below.

23. In case the said Property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file or submit applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ petition, summons or other legal proceedings or motion and to appear and represent us in any court of justice including Tribunal and other statutory authority and before all magistrates, judges, judicial officers whatsoever as by the Attorney(s) shall be thought advisable and to commence and continue any such proceedings in any court of law and before any public officers or tribunals or other statutory authorities, as aforesaid, for receiving compensation, acquisition, requisition, reservation and/or relief for de-acquisition or derequisitioning or de-reservation or otherwise whatsoever.

24. To refer any dispute touching and arising out of the said Property and/or any structure, building, or block, or any self contained flats or commercial spaces to be constructed on the said land to arbitration and also to take steps on our behalf and represent us before the arbitrator accordingly.

25. To appear in any suit, proceedings, motion, L.A. Office, I.T. Office etc. on our behalf and to file the statement or objection, Affidavit, Affidavit - in - opposition etc. if required, in connection with the land mentioned in the Schedule herein below.

26. To call the tender, quotation etc. from the supplier for supply of cement, iron rod, sand, wood, iron grill etc.

27. To deal with the electricity and water supply authorities for the supply of electricity and water to the buildings that may be constructed on the Land and for that purpose to sign and/or execute all letters, applications, undertakings, or subscribed to terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.

28. To make application to the authorities and such other private and public authorities for making availability of water, electricity, etc. on the land of the said Property that may be required for commencing the development work and to complete the same and for that to execute necessary documents including undertakings.

29. To empower on our behalf and in our names and to represent our interest before the concerned officers for the grant of the licenses or permits or for any other purpose or renewal thereof as may be necessary under any Act, Rules, Regulations or Bye-laws, for the time being in force, and also to appear before any public or Government officer or other Authorities whatsoever and to execute the necessary documents in connection therewith.

30. To apply for refund of deposits made or to be made with the concerned Authorities and receive the said refunds.

31. To make applications to the government or quasi-government authorities for sanction of cement and steel and/or such other building materials as may be

required for the said development work and for that purpose to execute necessary documents including undertakings and bonds and to furnish necessary deposits including bank guarantee for the same.

32. To manage and supervise the said Property and to take such of the steps as may be necessary to manage and supervise the said Property till the time of completion of its development.

33. To attend and to represent us before any Collector, Authorities or officers of Government of India or any other State or States, before all Revenue, Municipal, Public or other officers including those of Income-tax as and when occasion shall arise for any purpose connected with the said development work.

34. To negotiate on terms for and to agree for sale of Flats to any intending purchaser or purchasers at such price or prices at any time which **our** said Attorney in **their** absolute discretion thinks fit and proper in respect of Developer's allocation.

35. To advertise in the newspapers for the sale of the Units and to enter into agreements for the sale of such Units with the prospective purchasers on and for such price or consideration and upon such terms and conditions as **our** said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said agreements for sale of the Units and to do all such necessary acts and things as may be necessary or proper in that behalf.

36. To develop and negotiate sale of the buildings consisting of apartments/flats ("Units") for residential purpose, commercial units and/or ancillaries in the said Property and for that purpose to negotiate and execute agreement for sale with the prospective purchasers on such terms and conditions as the Attorney(s) may think fit and proper and to receive and appropriate the entire consideration for and in respect of the aforesaid sale and to give receipt for the same except owner's allocation.

37. To book flats and to enter into all Agreements for sale or sales of flats which are to be constructed on the said properties mentioned in the Schedule below in respect of Developer's allocation.

38. To receive from the intending Purchaser or Purchasers any earnest money and / or advances and also the balance of purchase money on completion of such sale or sales and to give good and valid receipt for the same in respect of Developer's allocation.

39. Upon such receipt as aforesaid to sign and execute on **our** behalf any deed or deeds of sale, conveyance or conveyances of the said properties in favour of purchaser or purchasers or **their** nominee or nominees or assigns in respect of Developer's allocation.

40. To receive any such amount for the purpose of sale, transfer and convey the respective flats, either by the Cash or by Cheques and to deposit the same in **their** own account and to spend the same in **their** absolute discretion think best fit and proper in respect of the Sale / Transfer of the Developer's Allocation of the said building.

41. To sign and execute conveyance or conveyances of the said proposed building to be constructed thereon or any part thereof in respect of Developer's allocation.

42. To lodge the conveyance, lease and/or other documents for Registration and to admit, Execution thereof before the Authority concerned and to sign, execute and Register the Deed of Conveyance in respect of said flats, garages, offices and other together with undivided proportionate share of the said land in respect of Developer's allocation.

43. To attend before any office of the Registrar and / or to execute and present for Registration and admit, Execution of any Agreement, Deed, Conveyance, Transfer, Assignment, Assurance Release, indemnity or other instrument which is compulsory under the Registration Act and generally to do all things necessary or expedient for Registration in respect of Developer's allocation.

44. To ask for, demand, recover, receive and collect all money due and payable in

connection with the said proposed building from the intending purchaser / purchasers or any other person or persons in connection with the said building or construction and to settle, compromise and compound any debt or claim whatsoever in respect of Developer's allocation.

45. To sell, transfer, convey and to deliver the possession of Flat / flats, shop, garages and offices etc. with undivided proportionate share of land along with other amenities relating thereto either complete or incomplete, finished or semi finished condition from Developer's Allocation.

46. To appear or to represent before the Registrar / Sub-Registrar or any other offices at any jurisdiction at all times which may be necessary for Registration of the Sale Deeds of the Flats, Shops, Garages and others to be constructed on the land mentioned in the Schedule hereunder.

47. To sign and execute all papers, correspondence and all other documents and assurances and documents of any kind whatsoever which **We** could have done for the completion of the said development work.

48. To do any act, deed or thing, as our said Attorney(s) may deem fit and proper and necessary in the best interest of the development of the said Property and construction thereon and sale of the Units, including all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.

49. To execute Deed of Rectification, Declaration and register the same before any concerned registration offices in connection with said properties.

50. To apply for No Objection Certificate or necessary permissions from the Panchayat/Municipal authority for occupying the building and to do all acts deeds or things for the said purpose.

51. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as our Attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and I hereby agree at all times to ratify and confirm whatever our Attorney(s) or any such substitutes or substitute shall lawfully do or cause to be done in or about the said Property and the development of the same.

52. For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time.

53. And to do all such acts, things, deeds which are necessary for the aforesaid purpose.

54. To all acts and things in contemplation of and in achievement of the objects and purposes contained in the said Development Agreement which are otherwise mentioned hereinabove.

55. **AND We HEREBY** agree to ratify and confirm whatsoever **our** said Attorneys shall do in the premises by virtue of these presents **AND We HEREBY DECLARE** that **We** have not done anything inconsistent with this Power of Attorney.

56. **AND We DO HEREBY** agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by **our** said Attorney which shall be construed as **our** acts, deeds and things done by **them** to all intents and purpose notwithstanding the facts that no special power in that behalf is contained in these presents.

SCHEDULE 'A' REFERRED TO ABOVE

ALL THAT a piece or parcel of **Bastu** land measuring an area of **10 Katha 13 Chitak** more or less and **600 Sq. ft. tile shed structure** comprised in **R.S. / L.R. Dag Nos. 588 & 589** appertaining to **R.S. / L.R. Khatian Nos. 208 & 474/1** in **Mouza - Bhatenda, P.S. Rajarhat, J.L. No.28, Re.Sa No. 50, Touzi No. 2998**, within the local limit of **Rajarhat -Bishnupur 1 No. Gram Panchayat**, under **A.D.S.R.O. Rajarhat**, District North 24-Parganas, West Bengal, which is butted and bounded as follows :-

ON THE NORTH	R.S. Dag no. 587 (P)
ON THE SOUTH	Land of Ranu Mukherjee
ON THE EAST	25 Ft Rajarhat School Road
ON THE WEST	R.S. Dag no. 586 (P) & 597 (P)

IN WITNESS WHEREOF We, (1). **CHANDI DAS MUKHERJEE** and (2). **BIMAL MUKHERJEE**, the Executants hereto set and subscribed OUR respective hands and seal and on the 25th day of February, 2019.

SIGNED, SEALED AND DELIVERED

at Kolkata in the presence of following

WITNESSES :-

1. Anmol Mukherjee
S/O - Paarnal Mukherjee
Vill - Bhutenda, P.O. & P.S. -
Rajouhat, 741-135.
2. Swapnadip Das.
C/o. Mr. D. B. Das.
98, Mahajati Road,
Kolkata - 700028.

1) Chandi Das Mukherjee
2) Bimal Mukherjee
Signature of the Executants.

Atok Banerjee Arindam Banerjee
Signature of the Attorney

Read over, Explained, Drafted
& Prepared By me as per documents
and information supplied to me :-

Swapnadip Das

Sri. Swapnadip Das,
Advocate.

6, Old Post Office Street,
Gr. Floor, Room No. 56
Kolkata - 700 001
☎ 9830168651 ☎

☎ (033) 22481990 ☎

E-Mail : swapnadip_das@yahoo.com
Enrolment no. WB/1792/02

SPECIMEN FORM FOR THE FINGERPRINTS

Signature of the
Person: Present only:



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

SPECIMEN FORM FOR THE FINGERPRINTS

Identification of the
Specimen (Name and Date)



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

Major Information of the Deed

Deed No :	I-1523-02597/2019	Date of Registration	01/03/2019
Query No / Year	1523-1000048320/2019	Office where deed is registered	
Query Date	20/02/2019 12:50:21 PM	A.D.S.R. RAJARHAT, District North 24-Parganas	
Applicant Name, Address & Other Details	S DAS HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8697277577, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immoveable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 1,35,80,469/-		
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]:- 152302090/2019		

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-589	LR-208	Bastu	Bastu	3 Katha 3 Chatak	1/-	39,44,531/-	Width of Approach Road: 25 Ft, Adjacent to Metal Road, , Project Name :
L2	LR-588	LR-474/1	Bastu	Bastu	7 Katha 10 Chatak	1/-	94,35,938/-	Width of Approach Road: 25 Ft, Adjacent to Metal Road, , Project Name :
TOTAL :					17.8406Dec	2 /-	133,80,469 /-	
Grand Total :					17.8406Dec	2 /-	133,80,469 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	400 Sq Ft	1/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		600 sq ft	2 /-	1,80,000 /-	

Major Information of the Deed :- I-1523-02597/2019-01/03/2019

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr CHANDI DAS MUKHERJEE Son of Late HAZARI LAL MUKHERJEE BHATENDA, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AEWPM2021D, Status: Individual, Executed by: Self, Date of Execution: 25/02/2019 , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/02/2019 , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Pvt. Residence
2	Mr BIMAL MUKHERJEE Son of Late HAZARILAL MUKHERJEE BHATENDA, P.O:- RAJARHAT, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AEWPM2023B, Status: Individual, Executed by: Self, Date of Execution: 25/02/2019 , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/02/2019 , Admitted by: Self, Date of Admission: 25/02/2019 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SWEET HUT INFRASTRUCTURE 41, B B GANGULI STREET, 25 A PARK STREET, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016 , PAN No.: AAOC9984L, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ALOK BANERJEE Son of Late TINKORI BANERJEE 15/3A, CHINAR PARK, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEDPB9475K Status : Representative, Representative of : SWEET HUT INFRASTRUCTURE (as DIRECTOR)
2	Mr ARINDAM BANERJEE (Presentant) Son of Mr ALOK BANERJEE 23, CHINAR PARK, STAR ENCLAVE, BLOCK A ,3RD FLOOR,, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AEFPB8754F Status : Representative, Representative of : SWEET HUT INFRASTRUCTURE (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr S DAS Son of Late D DAS HIGH COURT, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Mr CHANDI DAS MUKHERJEE, Mr BIMAL MUKHERJEE, Mr ALOK BANERJEE, Mr ARINDAM BANERJEE			

Major information of the Deed :- I-1523-02597/2019-01/03/2019

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr CHANDI DAS MUKHERJEE	SWEET HUT INFRASTRUCTURE-8 25838 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr BIMAL MUKHERJEE	SWEET HUT INFRASTRUCTURE-12 5813 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Mr CHANDI DAS MUKHERJEE	SWEET HUT INFRASTRUCTURE-200.00000000 Sq Ft
Transfer of property for S2		
SI.No	From	To. with area (Name-Area)
1	Mr BIMAL MUKHERJEE	SWEET HUT INFRASTRUCTURE-400.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S. - Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 589, LR Khatian No:- 208	Owner:চণ্ডীদাস মুখোপাধ্যায়, Gurdian:হাজারীলা, Address:নিজ , Classification:বাড়, Area 0.12000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 588, LR Khatian No:- 474/1	Owner:বিসল কুমার মুখোপাধ্যায়, Gurdian:হাজারীলা, Address:নিজ , Classification:বাড়, Area 0.18000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152302597 / 2019

On 20-02-2019

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 1,35,60,469/-

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 25-02-2019

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

Presented for registration at 18:24 hrs on 25-02-2019, at the Private residence by Mr ARINDAM BANERJEE.

Major Information of the Deed :- I-1523-02597/2019-01/03/2019

06/03/2019 Query No:-15231000048320 / 2019 Deed No : I - 152302597 / 2019, Document is digitally signed.

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

Execution is admitted on 25/02/2019 by 1. Mr CHANDI DAS MUKHERJEE, Son of Late HAZARI LAL MUKHERJEE, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Retired Person, 2. Mr BIMAL MUKHERJEE, Son of Late HAZARILAL MUKHERJEE, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Retired Person

Identified by Mr S DAS, Son of Late D DAS, HIGH COURT, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-02-2019 by Mr ALOK BANERJEE, DIRECTOR, SWEET HUT INFRASTRUCTURE, 41, B B GANGULI STREET, 25 A PARK STREET, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016

Identified by Mr S DAS, Son of Late D DAS, HIGH COURT, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 25-02-2019 by Mr ARINDAM BANERJEE, DIRECTOR, SWEET HUT INFRASTRUCTURE, 41, B B GANGULI STREET, 25 A PARK STREET, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016

Identified by Mr S DAS, Son of Late D DAS, HIGH COURT, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 01-03-2019

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.

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 98570, Amount: Rs.100/-, Date of Purchase: 19/02/2019, Vendor name: ABHIJIT SARKAR



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1523-02597/2019-01/03/2019

DEVELOPMENT POWER OF ATTORNEY

DATED THIS DAY OF , 2019

BETWEEN

SRI CHANDIDAS MUKHERJEE & ANR

AND

SWEET HUT INFRASTRUCTURE PRIVATE LIMITED

S.D. DAS, Advocate,

6, Old Post Office Street,

Ground Floor, Room No. 56

Kolkata - 700 001

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