



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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District Sub-Registrar-III
North 24-Parganas, Barasat

19 MAY 2020

**DEVELOPMENT POWER OF ATTORNEY
AFTER THE REGISTRATION OF
DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 19th day of May 2020 (Two Thousand Twenty) A. D.



তারিখ: 14/05/2020

নম্বর: 133

স্বত্বকার নাম: Srujoni

ঠিকানা: 5/12 Sarojini Pally
Nobafally, Barasat, Kal-126

মূল্য: 500/-

জেতার: হাবড়া এ.ডি.এস. আনু. অফিস

জেলা: উঃ ২৪ পরগনা

বরাদ্দ তার: -

মোট স্ট্যাম্প বরাদ্দ: -

ট্রেজারী বারাসাত

তত্ত্বাবধায়ক: শ্রী সুনীপ ঘোষ

17 MAR 2020

130000



Anand Kumar Das,
s/o. Profulla Kumar Das,
5/12, Sarojini Pally, Barasat
Kal-126.

Profession = Service.

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TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, 1) SRI TAPAN DE alias TAPAN KUMAR DEY (PAN - AESPD7885C), son of Late Kshitish Chandra Dey, 2) SMT. RINA DEY (PAN - ARWPD3820C), wife of Sri Moloy Kumar Dey, No. 1 & 2 both are residing at Sarojini Pally, Nabapally, P. O. - Nabapally, P. S. - Barasat, Kolkata - 700126, District - North 24 Parganas, 3) SMT. MALLIKA BASU (PAN - AHUPB4359G), wife of Sri Debkumar Basu and daughter of Late Kshitish Chandra Dey, residing at 3/5 Madhusudan Banerjee Road, Kamarhati (M), P. O. & P. S. - Belgharia, District - North 24 Parganas, Kolkata - 700056, all are by faith - Hindu, by Nationality - Indian, By Occupation -Retired Person & Housewife respectively, hereinafter jointly called and referred to as the LAND OWNERS/ APPOINTERS/ EXECUTANTS send greetings:-

WHEREAS Shanti Prova Dey, wife of Kshitish Chandra Dey, purchased all that piece and parcel of land measuring an area of 05 Cottah 19 sq.ft., be the same a little more or less, Scheme Plot No. - "72", lying and situated at Mouza - Noapara, J. L. No. - 83, Pargana - Anowarpur, Touzi No. - 146, comprised in C. S. Dag No. - 1115 under Khatian No. - 275, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas, by a Registered Deed of Sale, being No. - 1200, dated - 14/03/1956, registered with the office of S. R. O. Barasat executed and registered by Manmohan Properties Limited, represented by its Managing Director Rai Sailendranath Ghosh Bahadur.

AND WHEREAS after purchasing the said land said Shanti Prova Dey got her name duly recorded in the records of Revisional Settlement, under R. S. Khatian No. - 1381, R. S. Dag No. - 1981/2499 and sold out 01 cottah of land to Smt. Krishna Basu, wife of Mrinal Kanti Basu (By a by a Registered Deed of Sale, being No. - 786, submitted on 27/01/1970 and registered on 28/01/1970,



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registered with the office of S. R. O., Barasat) out of the said 05 Cottah 19 sq.ft. and while she had been possessing and enjoying the remaining 04 Cottah 19 sq.ft. of land she gifted all that piece and parcel of land measuring an area of 03 Cottah, be the same a little more or less, out of said 04 Cottah 19 sq.ft. of land lying and situated at Mouza - Noapara, J. L. No. - 83, comprised in C. S. Dag No. - 1115 corresponding to R. S. Dag No. - 1981/2499, under Khatian No. - 275 corresponding to R. S. Khatian No. - 1381, in favour of his son Sri Tapan Kumar Dey, by a Registered Deed of Gift, being No. - 246, in the year 18/01/1971, and delivered khas possession in his favour and the said Deed was registered with the office of S. R. O. - Barasat, copied in Book No. - 1, Volume No. - 4, Pages from 196 to 199, being No. - 246 for the year 1971 and said Shanti Prova Dey was in peaceful khas possession over the remaining 01 Cottah 19 sq.ft. of land.

AND WHEREAS after obtaining the said 03 Cottah of land while said Sri Tapan Kumar Dey had been possessing and enjoying the same he sold 01 Cottah of land in favour of Smt. Rina Dey, wife of Sri Moloy Kumar Dey, by a Registered Deed of Sale, being No. - 1923, dated - 24/05/1984, and delivered khas possession in her favour and the said Deed was registered with the office of A. D. S. R. Barasat, North 24 Parganas, copied in Book No. - I, Volume No. - 8, Pages from 445 to 449, being No. - 1923 for the year 1984.

AND WHEREAS while said Shanti Prova Dey had been possessing and enjoying the remaining 01 cottah 19 sq.ft. of land, at Mouza - Noapara, J. L. No. - 83, comprised in C. S. Dag No. - 1115 corresponding to R. S. Dag No. - 1981/2499, under Khatian No. - 275 corresponding to R. S. Khatian No. - 1381, she died intestate on 01/01/1994 and subsequently her husband Kshitish Chandra Dey died intestate on 19/10/1995 leaving behind their three sons & one daughter namely Sri Tapan Kumar Dey, Sri Moloy Kumar Dey, Sri



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Goutam Kumar Dey & Smt. Mallika Basu as their legal heirs and successors to inherit the said 01 cottah 19 sq.ft. of land left by said deceased Shanti Prova Dey & Kshitish Chandra Dey as their legal heirs and successors to inherit the share of property left by said deceased Shanti Prova Dey & Kshitish Chandra Dey, with the provisions of Hindu Succession Act., 1956.

AND WHEREAS said Kshitish Chandra Dey, seized acquired and possessed all that piece and parcel of land measuring an area of 01 Cottah, be the same a little more or less, lying and situated at Mouza - Noapara, J. L. No. - 83, Pargana - Anowarpur, Touzi No. - 146, comprised in C. S. Dag No. - 1115 corresponding to R. S. Dag No. - 1981/2499, under C. S. Khatian No. - 275, within the jurisdiction of local Barasat Municipality, A. D. S. R. O. - Kadambagachi, P. S. - Barasat in the District of North 24 Parganas, by a Deed of Patta, dated - 03/11/1945 from the C. S. Recorded owner Hemanta Kumar Das, and said Kshitish Chandra Dey duly mutated his name in revisional settlement under R.S. Khatian No.-1381 and R.S.- Dag No.-1981/2499 and the local concerned land authority has issued a Mutation Certificate in favour of said Kshitish Chandra Dey, and while said Kshitish Chandra Dey was in peaceful possession over the said property he died intestate on 19/10/1995 leaving behind his three sons & one daughter namely Sri Tapan Kumar Dey, Sri Moloy Kumar Dey, Sri Goutam Kumar Dey & Smt. Mallika Basu, as his legal heirs and successors to inherit the said property left by said deceased Kshitish Chandra Dey, with the provisions of Hindu Succession Act., 1956.

AND WHEREAS thus in the manner as depicted above said Sri Tapan Kumar Dey, Sri Moloy Kumar Dey, Sri Goutam Kumar Dey, Smt. Rina Dey & Smt. Mallika Basu, in their respective share each, seized, possessed and sufficiently entitled to in total 05 Cottah 19 sq.ft. of land, be the same a little more or less, lying and situated at Mouza - Noapara, J. L. No. - 83, Pargana - Anowarpur,



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Touzi No. – 146, comprised in C. S. Dag No. – 1115 corresponding to R. S. Dag No. – 1981/2499, under C. S. & R. S. Khatian No. – 275 corresponding to (Khasto) Modified R. S. Khatian No. – 1381, within the jurisdiction of local Barasat Municipality, under Ward No. – 5, Premises at N. D. P. – I, Sarojinipally, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, and said Goutam Kumar Dey got his name duly recorded in the records of Revisional Settlement vide Mutation Case No-35/83/2019 under R. S. Khatian No. – 1381, R. S. Dag No. – 1981/2499, Area of Land – 0.82 Decimals, and said Maloy Kumar Dey got his name duly recorded in the records of Revisional Settlement vide Mutation Case No-36/83/2019 under R. S. Khatian No. – 1381, R. S. Dag No. – 1981/2499, Area of Land – 0.82 Decimals, and said Tapan Kumar Dey got his name duly recorded in the records of Revisional Settlement vide Mutation Case No-33/83/2019 and vide Mutation Case No-38/83/2019 under R. S. Khatian No. – 1381, R. S. Dag No. – 1981/2499, Area of Land – 0.83 Decimals & 3.30 Decimals, and said Mallika Basu got her name duly recorded in the records of Revisional Settlement vide Mutation Case No-37/83/2019 under R. S. Khatian No. – 1381, R. S. Dag No. – 1981/2499, Area of Land – 0.82 Decimals, and said Rina Dey got her name duly recorded in the records of Revisional Settlement vide Mutation Case No-34/83/2019 under R. S. Khatian No. – 1381, R. S. Dag No. – 1981/2499, Area of Land – 1.65 Decimals, and the, in their respective share each, had been possessing and enjoying the same in ejmali.

AND WHEREAS some conflicts arises between the aforesaid owners, regarding their respective shares and said Sri Maloy Kumar Dey & Sri Goutam Kumar Dey, as plaintiffs, filed a Suit for Partition, in the Court of Ld. Civil Judge (Senior Division), 1st Court, Barasat, North 24 Parganas, being T. S.



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No. – 692/2019, against said Sri Tapan Kumar Dey, Smt. Mallika Basu & Smt. Rina Dey, the Defendants therein.

AND WHEREAS the aforesaid parties came to a mutual understanding and prepared a Solenama to resolve the Case and accordingly filled the Solenama on 21.11.2019 and on the request of both the parties the Ld. Court passed an order that the Suit be Decreed in form of Compromise petition in terms of Solenama and subsequently the Ld. Court passed a final form of order on 17.01.2020 accepting the Solenama. And the Ld. Court pleased to pass a Final Decree on 11-03-2020 on terms of the Compromise Petition. And the property in question has been partitioned amongst the parties as per the plan enclosed with the Solenama.

AND WHEREAS by virtue of the Final Decree said plaintiff Sri Maloy Kumar Dey & Sri Goutam Kumar Dey, jointly become the owners of all that piece and parcel of land measuring an area of 02 Cottah 19 sq.ft. be the same a little more or less, being Part No. – “A” (shown in the annexed plan of the said Solenama, marked with colour “Red”) lying and situated at Mouza – Noapara, J. L. No. – 83, Pargana – Anowarpur, Touzi No. – 146, comprised in C. S. Dag No. – 1115 corresponding to R. S. Dag No. – 1981/2499, under Khatian No. – 275 corresponding to R. S. Khatian No. – 1381, within the jurisdiction of local Barasat Municipality, under Ward No. – 5, Holding No. – 30, Premises at N. D. P. – I, Sarojinipally, A.D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas and the said defendants, Sri Tapan Kumar Dey, Smt. Mallika Basu & Smt. Rina Dey, jointly become the owners of all that piece and parcel of land measuring an area of 03 Cottah, be the same a little more or less, being Part No. – “B” (shown in the annexed plan of the said Solenama, marked with colour “Green”), lying and situated at Mouza – Noapara, J. L. No. – 83, Pargana – Anowarpur, Touzi No. – 146,



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comprised in C. S. Dag No. – 1115 corresponding to R. S. Dag No. – 1981/2499, under Khatian No. – 275 corresponding to R. S. Khatian No. – 1381, within the jurisdiction of local Barasat Municipality, under Ward No. – 5, Holding No. – 30, Premises at N. D. P. – I, Sarojinipally, A. D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas.

AND WHEREAS after becoming the joint owners of aforesaid 03 Cottah of land, be the same a little more or less, being Part No. – “B” the said Sri Tapan Kumar Dey, Smt. Rina Dey & Smt. Mallika Basu, the Land Owners, herein, jointly have been possessing and enjoying the same peacefully without interruption of others by paying relevant taxes to the competent authority, and the said property is free from all encumbrances, charges, liens, mortgages whatsoever, which is more fully described in the First Schedule hereinafter written.

AND WHEREAS the Appointers are now desirous of developing THE SAID land measuring an area of more or less 03 Cottah, as per building plan to be sanctioned by the Barasat Municipality but the Owners due to financial stringency, it will neither be practical nor possible for them to develop the said premises by constructing a Multi Storied building (G + 3) thereat in accordance with the building plan is in the lookout for a responsible and reputable Promoter/Developer/ Builder/Contractor in conjunction with the Owners.

AND WHEREAS with a view to construct a Multi Storied Building (G + 3) over the said First schedule of property the Appointers hereto entered into a Registered Development Agreement, being No. – I-152503100/2020, dated 19/05/2020 registered with the office of D. S. R. - III, North 24 Parganas, Barasat, with **SRIJANI**, a proprietorship firm, having its office at 5/12, Sarojini Pally, P. O. – Nabapally, P. S. – Barasat, District – North 24

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Parganas, Kolkata - 700126, represented by its proprietor SMT. SAPTAPARNA DAS, wife of Sri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, under certain terms and conditions embodied therein.

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

AND WHEREAS NOW BY THESE PRESENTS that We, the Appointers/ Executants herein, do hereby nominate constitute and appoint : SMT. SAPTAPARNA DAS (PAN No. - APLPD2481E), wife of Sri Arnab Kumar Das, residing at 5/12, Sarojini Pally, P.O. - Nabapally, P.S. - Barasat, Dist. - North 24 Parganas, Kolkata - 700126, by nationality Indian, by faith Hindu, by occupation Business, sole proprietor of SRIJANI, to be our true and lawful Attorney in our names and on our behalf and We authorize her to do the acts, deeds, matters and things in our names and on our behalf as mentioned hereinafter specifically.

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

1. To enter into and defend possession of the said property and every part thereof and also manage, maintain and administer the said property and every part thereof subject to a restriction of clauses regarding termination of agreement & consequences of termination.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the



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

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



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and to receive the earnest money or the full amount of consideration from the intending Purchasers.

13. To apply for mutation and to record the name of respective flat Owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
14. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
15. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.
16. To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.
17. To advertise in the newspaper for procuring Purchaser for selling the flats in the proposed lawful building.
18. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.
19. To comprise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.



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20. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
21. To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture, and in that effect and to execute and register the Deed of Sale/ Conveyance in favour of the prospective purchaser or purchasers, nominee/nominees by writing my name thereto at its own risk and responsibilities.
22. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, Income taxes if any in respect of the said properties.
23. To execute and present the document or documents as required for the transfer of the said property to properties in any Registry Office or A.D.S.R. Office, D.R. Office and to admit the Execution thereof and to take back the said document after the registration of the same.
24. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
25. To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted



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that in such case the advance receivable by our attorney will not be demanded by us and at the same time We shall not be liable for any such transaction.

26. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation of the said two plots of land also with other adjacent plots of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any Bank/ financial concern by depositing and mortgaging flat / flats /garages from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and / or car parking spaces in the proposed building in favour of the intending purchaser/s relating to Developer's Allocation.
27. That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.
28. For all or any of the purpose herein before stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.
29. This Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of



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the developed building except the land Owners' allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owners and the developer and shall be limited within the four corners of the agreement.

FIRST SCHEDULE ABOVE REFERRED TO

(The Project Property)

ALL THAT piece and parcel of Pukurpar land measuring an area of 03 (Three) Cottah, be the same a little more or less, being Part No. – "B", lying and situated at Mouza – Noapara, J. L. No. – 83, Re. Sa. No. – 137, Pargana – Anowarpur, Touzi No. – 146, comprised in C. S. Dag No. – 1115 corresponding to R. S. Dag No. – 1981/2499, under Khatian No. – 275 corresponding to R. S. Khatian No. – 1381, lying within the jurisdiction of local Barasat Municipality, under Ward No. – 5, Holding No. – 30, Premises at N. D. P. – I, Sarojinipally, A. . D. S. R. O. – Kadambagachi, P. S. – Barasat in the District of North 24 Parganas, upon which the multistoried (G + 3) building in the name & style of "DIKSHA APARTMENT" will be erected, which is butted and bounded by:-

ON THE NORTH : 14 feet wide Sarojini Pally Road.

ON THE SOUTH : 3 feet wide Drain thereafter house of Maitryee Bagchi.

ON THE EAST : Land of Saptaparna Das.

ON THE WEST : Land of Molay Bose & Others and Land of Biswanath Das.

THE SECOND SCHEDULE ABOVE REFERRED TO

It is agreed by and between the parties to this agreement that the Land Owners shall be entitled to receive the constructed area as will be sanctioned by the Barasat Municipality and the proposed multi storied building to be

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constructed together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building in the following manner:-

That the Land Owners herein jointly will be entitled to get Four Nos. of Flat & One No. of Car Parking Space in the said proposed multi-storied building, viz. One flat on the First Floor, North Side, measuring a covered area of 696 sq.ft. (M/L), and One flat on the Second Floor, North Side measuring a covered area of 426 sq.ft. (M/L) and One flat on the Second Floor, South Side measuring a covered area of 426 sq.ft. (M/L) and One flat on the Third Floor, North Side measuring a covered area of 550 sq.ft. (M/L), and one Car Parking Space, measuring a built up area of 120 sq.ft. (M/L), from the West side on the Ground Floor, together with undivided and impartible proportionate share of land, interest including the facilities of enjoyment the right of all common facilities.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

DEVELOPERS ALLOCATION: Shall mean all the remaining area of the proposed multi storied building excluding the aforesaid Land Owners' Allocation including the proportionate share of common facilities, common parts and common amenities of the building, together with undivided and impartible proportionate share of land underneath, including the facilities of enjoyment the right of all common facilities common parts and common amenities of the building and the said property absolutely shall be the property of the Developer



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

SIGNED & DELIVERED in presence of following Witnesses:

- 1. Anand Kumar Das.
5/12, Sanoghini Pally
Barasat, W-1-12.
- 2. Jyotirm Kumar Das
Malancha Road,
Malir Nagar,
North 24 Pgs.

- Tapati De @*
- 1. Tapati Kumar Das
 - 2. Rina De
 - 3. Mallika Basu

DRAFTED BY:
Tapati K. Sarma.

SIGNATURE OF THE LAND OWNERS

Advocate
Barasat Judges' Court
Barasat, North 24 Parganas.

Jyoti Kumar Sarma
Advocate
Judges Court Barasat
North 24 Pgs.
Regd. No.- WB/1122/1983

SRIJANI
Saptaparni Das
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by :-
[Signature]
Barasat.



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



(1)

Name **SRI TAPAN DE** alias **TAPAN KUMAR DE** *Tapan*
Status - Presentant

LEFT HAND FINGER PRINTS				
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.

Tapan De
Tapan Kumar De
Signature of the presentant



(2) **SMT. RINA DEY**

Name *Rina De*
Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (V)

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

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

Rina De
Signature of the Presentant/Executant
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



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North 24-Parganas, Barasat

19 MAY 2020

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



(1)

Name **SMT. MALLIKA BASU**
Status - Presentant

Mallika Basu

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

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

Mallika Basu
Signature of the presentant



(2) **SMT. SAPTAPARNA DAS**

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

Saptaparna Das

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

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

SRIJANI
Saptaparna Das


Proprietor
Signature of the Presentant/Executant
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)



District Sub-Registrar-III
North 24-Parganas, Barasat

19 MAY 2020

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AESPD7885C



नाम / NAME
TAPAN DE

पिता का नाम / FATHER'S NAME
KHITISH CHANDRA DE

जन्म तिथि / DATE OF BIRTH
10-01-1944

आवधिकारी का हस्ताक्षर / SIGNATURE
Tapan De

आवधिकारी का नाम / NAME
K. K. Das
 COMMISSIONER OF INCOME-TAX, W.B.

Tapan De

यदि कार्ड खो / गिरा जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / सापेक्ष कर दे तदनुक्त आवक/आयुक्त (पद्धति एवं तकनीकी), पी-7, चौरंगी इलाहाबाद, कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority - Joint Commissioner of Income-tax (Systems & Technical), P-7, Chourangi Supura, Calcutta- 700 069.



ভারত সরকার
Unique Identification Authority of India
Government of India

আধার সংস্থার/Enrollment No. 1111/19366/00732

To
TAPAN KUMAR DEY
পিতা/পিতামহ
NABAPALLI
Barasat
Nabapalli North Twenty Four Parganas
West Bengal - 700125

Tapan De



KL171442812DF
17144281



আপনার আধার সংখ্যা/Your Aadhaar No.:

8193 3548 5318

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
GOVERNMENT OF INDIA

তপন কুমার দে
TAPAN KUMAR DEY
পিতা/পিতামহ
Father: KHITISH CHANDRA DEY

জন্ম/Year of Birth: 1944
সঙ্গ. Male

8193 3548 5318




আধার - সাধারণ মানুষের অধিকার



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

CKW2834356

পরিচয় পত্র



Tapan De

Elector's Name: Tapan De

নির্বাচকের নাম: তপন দে

Father's Name: Kshidish De

পিতার নাম: কিশিষ দে

Sex	M
লিঙ্গ	পুং
Age as on 1.1.2006	82
১.১.২০০৬ এ বয়স	৮২

Address:

Samjini Pally, Dakshin Para Madhyapara, Paoniar Park 26
Barasat North 24 Parganas- 700125

ঠিকানা:

সমজিনী পল্লী, দক্ষিণ পুরা, মধ্য পুরা, পৌন্যার পার্ক ২৬
বারাসাত উত্তর ২৪
পার্শ্বাঞ্চল ৭০০১২৫

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 90-Barasat

বিধানসভা নির্বাচন কেন্দ্র: ৯০-বারাসাত

District:North 24 Parganas জেলা: উত্তর ২৪ পার্শ্বাঞ্চল

Date: 11.03.2008

তারিখ: ১১.০৩.২০০৮

18/001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RINA DEY
KASHINATH BANERJEE

29/08/1962

Permanent Account Number

ARWPD3820C

Rina Dey
Signature



To take this card to tax / franchisee/indly inform / return to :
Income Tax PA & Services Unit, LTTEB
Plot No. 3, Sector 11, CBD-Belapur,
New Mumbai - 400 614.

आयकर विभाग / टैक्स / फ्रanchisee/indly inform / return to :
Income Tax PA & Services Unit, LTTEB
Plot No. 3, Sector 11, CBD-Belapur,
New Mumbai - 400 614.

Rina Dey



ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD CKW3859964

পরিচয় পত্র



Elector's Name	Rina Dey
নির্বাচকের নাম	রীনা দে
Husband's Name	Malay
স্বামীর নাম	মলয়
Sex	F
লিঙ্গ	স্ত্রী
Age as on 1.1.2000	37
১.১.২০০০-এ বয়স	৩৭

Address

Sarojini Pally (Dakshin And Pashchim)
Barasat North 24 -Parganas 743201

ঠিকানা

সরোজিনী পল্লী (দক্ষিণ এবং পশ্চিম)
২৪ পরগণা ৭৪৩২০১

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিবন্ধন অধিকারিক

For 90-Barasat

Assembly Constituency

৯০-বারাসাত

বিধানসভা নির্বাচন কেন্দ্র

Place North 24 - Parganas

স্থান উত্তর ২৪ পরগণা

Date 27.08.2000

তারিখ ২৭.০৮.২০০০



ভারত সরকার
Unique Identification Authority of India
Government of India

Enrollment No. : 1111/19358/00734

15/02/2013

To
RINA DEY
NABAPALLI
Berasat
Nabapalli, North Twenty Four Parganas
West Bengal - 700128

KL171442826DF
17144282



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4864 3150 1473

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



নাম
RINA DEY
পিতা : KASHINATH BANERJEE
বর্ষ/Year of Birth: 1962
লিঙ্গ/Female

4864 3150 1473



আধার - সাধারণ মানুষের অধিকার

Rina Dey

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

MALLIKA BASU

KSHITISH CHANDRA DEY

02/04/1962

Permanent Account Number

AHUPB4359G



Mallika Basu
Signature





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

DHW0901850



নির্বাচকের নাম : মল্লিকা বসু

Elector's Name : Mallika Basu

স্বামীর নাম : দেবকুমার বসু

Husband's Name : Debkumar Basu

লিঙ্গ / Sex : স্ত্রী / F

জন্ম তারিখ : 02/04/1963
Date of Birth



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

আধিকারিক আইডি / Enrollment No. : 2189/68697/01497

23/11/2018

To
 Mallika Basu
 মলিকা বসু
 W/O: Deb Kumar Basu
 3/5 MADHUSUDAN BANERJEE ROAD
 Kamarhati (m)
 Nandan Nagar, North 24 Paraganas, North 24 Parganas,
 West Bengal - 700083
 9830325118



KA058558991FH

05655899



আপনার আধার সংখ্যা / Your Aadhaar No. :

2086 9831 7217

আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



মলিকা বসু
 Mallika Basu


জন্ম তারিখ / DOB: 02/04/1962

মহিলা / Female



2086 9831 7217



আমার আধার, আমার পরিচয়




 নতুন নম্বর
SAPTARRNA DAS
 জন্ম তারিখ/DOB: 07/12/1984
 যৌন/SEX: FEMALE

9678 9034 7179

আমার আখার, আমার পরিচয়



 Address:
 W/O Atke Kumar Das-5/12,
 Sardarkhata, Barasat-I, North
 24 Parganas,
 West Bengal - 700126

Birth:
 W/O Atke Kumar Das-5/12, Sardarkhata,
 North 24 Parganas, Barasat-I, West Bengal,
 Pincode - 700126

9678 9034 7179

Saptarrna Das



ভারতের নির্বাচন কমিশন
পরিচয় কার্ড
ELECTION COMMISSION OF INDIA
IDENTITY CARD
CKW3859717



নির্বাচকের নাম : অরুণ কুমার দাস
Electors Name : Arun Kumar Das
পিতার নাম : প্রফুল্ল কুমার দাস
Father's Name : Prafull Kumar Das
লিঙ্গ/সেক্স : পু/ M
জন্ম তারিখ : 03/01/1971
Date of Birth : 03/01/1971

Arun Kumar Das

CKW3859717

বিস্তারিত
১১২, বারোপাড়া পল্লী, বারাসাত
দক্ষিণ ২৪ পরগণা-৭৩১১২৬

ADDRESS:
512, BAROJHI PALLY, BARASAT,
NORTH 24 PARGANAS-730126

Date: 01/08/2014

১১২, বারোপাড়া পল্লী, বারাসাত
দক্ষিণ ২৪ পরগণা
Facsimile Signature of the Electoral
Registration Officer for
119-Barasat Constituency

নির্বাচন পরিচয় কার্ড - ভারতের নির্বাচন কমিশন
এই কার্ডটি নির্বাচন পরিচয় কার্ড হিসেবে
ব্যবহার করা যাবে।
In case of change in address mention the Card No
on the reverse side (including your name in the
full address changed address and to obtain the card
with name change) 2310280



भारत निर्वाचन आयोग
भारत निर्वाचन आयोग
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ROL 1063547



निर्वाचक नाम : हरीश कुमार देव
Elector's Name : Harihar Kumar Dev
पिता/माता : किरीश चन्द्र देव
Father's Name : Kirish Chandra Dev
लिंग/Sex : पुरुष/M
जन्म तिथि/Date of Birth : 22/04/1954

ROL 1063547

ठिकाना:
मालाचम रोड, नोपारा, बाराक, उत्तर 24 परगना, पिन 700120

Address:
MALANCHAM ROAD, NOAPARA, BARAKAT,
NORTH 24 PARGANAS, 700120

Date: 27/12/2014
115-एनए निर्वाचन क्षेत्र, बिहार निर्वाचन आयोग
Electoral Registration Officer for
The Barakati Constituency

यदि निर्वाचक का पता परिवर्तन करने का प्रस्ताव है तो
उपरोक्त सूचना में निर्वाचन आयोग को लिखित रूप में
सूचना देना आवश्यक है।
In case of change in address mention the Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Harish Kumar Dev

PDF Compressor Free Version Major Information of the Deed



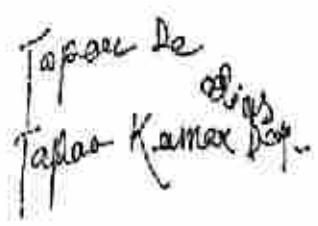
Deed No :	I-1525-03103/2020		
Query No / Year	1525-8000552993/2020	Date of Registration	19/05/2020
Query Date	19/05/2020 1:56:36 PM	Office where deed is registered	
Applicant Name, Address & Other Details	Tapan Kumar Sarma Thana : Barasal, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9163093650, Status :Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 1/-	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Stampduty Paid(SD)	Rs. 500/- (Article:48(g))	Market Value	Rs. 30,00,002/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152503100/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Baraset, Municipality: BARASAT, Road: Sarajini Pally Road, Mouza: Napara, , Ward No: 5, Holding No:30 Pin Code : 700126

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	RS-1981/2499	RS-1381	Bastu	Pukurpar	3 Katha	1/-	30,00,002/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road.
Grand Total :					4.95Dec	1/-	30,00,002 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri TAPAN DE, (Alias: TAPAN KUMAR DE) (Presentant) Son of Late Kshitish Chandra Dey Executed by: Self, Date of Execution: 19/05/2020 , Admitted by: Self, Date of Admisson: 19/05/2020 ,Place : Office			
		19/05/2020	LTI 19/05/2020	19/05/2020



Name	Photo	Finger Print	Signature
Smt RINA DEY Wife of Shri Moloy Kumar Dey Executed by: Self, Date of Execution: 19/05/2020 , Admitted by: Self, Date of Admission: 19/05/2020 ,Place : Office	 19/05/2020	 LT 19/05/2020	 19/05/2020

Sarojini Pally, Nabapally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARWPD3820C, Aadhaar No: 48xxxxxxxx1473, Status :Individual, Executed by: Self, Date of Execution: 19/05/2020, Admitted by: Self, Date of Admission: 19/05/2020, Place : Office



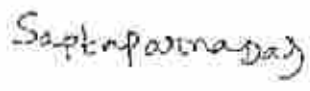
Name	Photo	Finger Print	Signature
Smt MALLIKA BASU Wife of Shri Deb Kumar Basu Executed by: Self, Date of Execution: 19/05/2020 , Admitted by: Self, Date of Admission: 19/05/2020 ,Place : Office	 19/05/2020	 LT 19/05/2020	 19/05/2020

3/5 Madhusudan Banerjee Road, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHUPB4359G, Aadhaar No: 20xxxxxxxx7217, Status :Individual, Executed by: Self, Date of Execution: 19/05/2020, Admitted by: Self, Date of Admission: 19/05/2020, Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SRIJANI 5/12, Sarojini Pally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126, PAN No.:: APLPD2481E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details				
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Smt SAPTAPARNA DAS Wife of Shri Arnab Kumar Das Date of Execution - 19/05/2020, , Admitted by: Self, Date of Admission: 19/05/2020, Place of Admission of Execution: Office	Photo  May 19 2020 2:32PM	Finger Print  L1 19/05/2020	Signature  19/05/2020
5/12, Sarojini Pally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APLPD2481E, Aadhaar No: 96xxxxxxx7179 Status : Representative, Representative of : SRIJANI (as Sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Arnab Kumar Das Son of Shri Prafulla Kumar Das 5/12- Sarojini Pally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126	 19/05/2020	 19/05/2020	 19/05/2020
Identifier Of Shri TAPAN DE, Smt RINA DEY, Smt MALLIKA BASU, Smt SAPTAPARNA DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri TAPAN DE	SRIJANI-1.65 Dec
2	Smt RINA DEY	SRIJANI-1.65 Dec
3	Smt MALLIKA BASU	SRIJANI-1.65 Dec



On 19-05-2020
 Registration For Deed Number : I - 152503103 / 2020

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:18 hrs on 19-05-2020, at the Office of the D.S.R. - III NORTH 24-PARGANAS by Shri TAPAN DE Alias TAPAN KUMAR DE, 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 30,00,002/-

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

Execution is admitted on 19/05/2020 by 1. Shri TAPAN DE, Alias TAPAN KUMAR DE, Son of Late Kshilish Chandra Dey, Sarojini Pally, Nabapally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Retired Person, 2. Smt RINA DEY, Wife of Shri Moley Kumar Dey, Sarojini Pally, Nabapally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession House wife, 3. Smt MALLIKA BASU, Wife of Shri Deb Kumar Basu, 3/5 Madhusudan Banerjee Road, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife

Indetified by Shri Amab Kumar Das, , Son of Shri Prafulla Kumar Das, 5/12- Sarojini Pally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Service

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

Execution is admitted on 19-05-2020 by Smt SAPTAPARNA DAS, Sole Proprietor, SRIJANI (Sole Proprietorship), 5/12, Sarojini Pally, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126

Indetified by Shri Amab Kumar Das, , Son of Shri Prafulla Kumar Das, 5/12- Sarojini Pally, P.O: Nabapally, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 500/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 133, Amount: Rs.500/-, Date of Purchase: 14/05/2020, Vendor name: Sudip Ghosh

Anandi

Ananda Mohan Nandi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1525-2020, Page from 87482 to 87520

being No 152503103 for the year 2020.



Digitally signed by ANANDA MOHAN
NANDI
Date: 2020.05.19 14:58:55 +05:30
Reason: Digital Signing of Deed.

Anandi

(Ananda Mohan Nandi) 2020/05/19 02:58:55 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)