



**(3) SMT. ESHITA DAS**, Wife of Shri Subir Das, D/o. Late Rabi Sankar Sanyal, by Occupation - Business, residing at Panihati Mitra Para, Vivekananda Pally, P.O. - Panihati, Kolkata - 700 114,

**(4) SHRI TAPAS SANYAL**, PAN NO. AIQPS7078G, S/o. Late Nirmal Chandra Sanyal, by Occupation - Retired Person, residing at "PRANTIK", 1 No. Kali Temple Road, P.O. & P.S. Nimta, Kolkata - 700 049, Dist -

North 24 Parganas, **(5) SHRI MANAS SANYAL**, PAN NO. ALYPK4633Q, S/o. Late Nirmal Chandra Sanyal, by Occupation - Retired Person, residing at 170, Debinibash Road, Debi Apartment, P.O. Motijheel, P.S.

Dum Dum, Kolkata - 700 074, Dist - North 24 Parganas, **(6) SMT.**

**ANIMA SANYAL**, Wife of Late Nikhil Ranjan Sanyal, by Occupation - Housewife, residing at "PRANTIK", 1 No. Kali Temple Road, P.O. & P.S. Nimta, Kolkata - 700 049, Dist - North 24 Parganas, **(7) SHRI ATANU**

**SANYAL**, PAN AMFPS6557B, Son of Late Nikhil Ranjan Sanyal, by Occupation - Service, residing at 34/14, U.K. Dutta Road, Dum Dum Cantonment, P.O. - Dum Dum, P.S. Dum Dum, Kolkata - 700 028, Dist -

North 24 Parganas, **(8) ARPITA SANYAL**, PAN NO. CTXPS1515E, D/o. Late Nikhil Ranjan Sanyal, by Occupation - Student, residing at "PRANTIK", 1 No. Kali Temple Road, P.O. & P.S. Nimta, Kolkata - 700

049, Dist - North 24 Parganas, hereinafter called and referred to as the **LAND OWNERS / PRINCIPALS / EXECUTANTS**, do hereby nominate,

constitute and appoint **(1) SHRI SUMIT GHOSH**, PAN NO. ADXPG0073B, Son of Late Tarak Nath Ghosh, residing at No. 80, Debinibas Road, P.O. Motijheel, P.S. Dum Dum, Kolkata - 700 074, Dist - North 24 Parganas, **(2) SHRI PRASANTA DATTA**, PAN NO. AFMPD0005P, Son of Late Premchandra Dutta, residing at No. 441/2, North Nilachal, Friends Park, P.S. Airport, P.O. Birati, Kolkata - 700 051, Dist - North 24 Parganas, **(3) SHRI TUSHAR KUMAR SIL**, PAN NO. ALPPS7886J, Son of Late Dilip Kumar Sil, residing at 15A, Sarkar Lane, P.O. Barabazar, P.S. Girish Park, Kolkata - 700 007, **(4) SHRI SHIBASISH CHANDRA**, PAN NO. ANEPC4467C, Son of Shri Deprasad Chandra, residing at 62/5, Anjan Garh, P.O. Birati, P.S. Airport, Kolkata - 700 051, Dist - North 24 Parganas, all are by Nationality - Indian, by Faith - Hindu, by Occupation - Business, all are the Partners of **M/S. KALPATARU CONSTRUCTION**, a Partnership Firm incorporated under the Indian Partnership Act, having its place of business at 80, Debinibash Road, P.S. Dum Dum, Kolkata - 700 074, Dist - North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holders, as our true, authorized and lawful Attorney for us in our names on our behalf and to do exercise, execute and perform all and every / any of the acts, deeds, matters and things.

**WHEREAS** we are the absolute Owners of **ALL THAT** a piece and parcel of Revenue paying Bastu land admeasuring an area of **15**

**Decimals i.e. 09 Cottahs 01 Chittacks 13 Sq.ft. be the same a little more or less** together with a Pucca Structure standing thereon lying and situated under Mouza - Uttar Nimta, J.L. No. 2, Re.Su. No. 102, Pargana - Kolikata, Touji No. 63, 163 & 164, comprised in Khatian No. 211, appertaining to Dag No. 2902, within the local limits of North Dum Dum Municipality, being Holding No. 1 No. Kali Temple Road, in Ward No. 6 (Old), 26 (new), under P.S. Nimta, A.D.S.R.O. Cossipore Dum Dum, Dist - North 24 Parganas, more fully described in the **FIRST SCHEDULE** hereinafter called as the "**SAID PROPERTY / SAID PREMISES**" by way of inheritance, by virtue of aforesaid Registered Deed of Gift being No. 5102 for the year 1990, by virtue of aforesaid Registered Deed of Partition being No. 902 for the year 1991.

**AND WHEREAS** we, **(1) SHRI AYAN KUMAR SANYAL**, Son of Late Rabi Sankar Sanyal, **(2) SMT. SATHI GOSWAMI**, W/o. Shri Nityananda Goswami, D/o. Late Rabi Sankar Sanyal, **(3) SMT. ESHITA DAS**, Wife of Shri Subir Das, D/o. Late Rabi Sankar Sanyal, **(4) SHRI TAPAS SANYAL**, S/o. Late Nirmal Chandra Sanyal, **(5) SHRI MANAS SANYAL**, S/o. Late Nirmal Chandra Sanyal, **(6) SMT. ANIMA SANYAL**, Wife of Late Nikhil Ranjan Sanyal, **(7) SHRI ATANU SANYAL**, Son of Late Nikhil Ranjan Sanyal, **(8) ARPITA SANYAL**, D/o. Late Nikhil Ranjan Sanyal entered into a Registered Development Agreement in respect of the aforesaid plot of land and more fully described in the **FIRST**

**SCHEDULE** hereinafter written, owned by us with the said **M/S. KALPATARU CONSTRUCTION**, a Partnership Firm incorporated under the Indian Partnership Act, having its place of business at 80, Debinibash Road, P.S. Dum Dum, Kolkata - 700 074, Dist - North 24 Parganas, West Bengal, represented by its Partners **(1) SHRI SUMIT GHOSH**, PAN NO. ADXPG0073B, Son of Late Tarak Nath Ghosh, **(2) SHRI PRASANTA DATTA**, PAN NO. AFMPD0005P, Son of Late Premchandra Dutta, **(3) SHRI TUSHAR KUMAR SIL**, PAN NO. ALPPS7886J, Son of Late Dilip Kumar Sil, **(4) SHRI SHIBASISH CHANDRA**, PAN NO. ANEPC4467C, Son of Shri Debprasad Chandra. The said Development Agreement was duly registered on 12/08/2016 before the D.S.R.-I, North 24 Parganas vide being Deed No. *150105918/2016* and the same was duly recorded in Book No. I, C.D. Volume No. , Pages from to for the year 2016.

**AND WHEREAS** referencing the above Registered Agreement for Development, and for smooth development work, we, the Principals/Landowners appointing the SAID ATTORNEY HOLDERS as our true authorized and lawful Attorneys for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of North Dum Dum Municipality, W.B.S.E.D.C.L. / C.E.S.C. Ltd., B.L. & L.R.O., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Kolkata, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, garage spaces **of Developer's** Allocation.
2. To apply, obtain building plan, electricity, Gas, Water, Sewerage, orders and permissions from the necessary authorities as to 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 and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
3. To manage and maintain the said premises including the building/s to be constructed thereon.

4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of the said premises before North Dum Dum Municipality or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names.
6. To enter into any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance 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 said new building/s in favour of the intending purchaser/s in terms of the said Registered Agreement for Development. To take finance/loan in their names or in the name of intending purchaser/s from any 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 on our behalf. 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 said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Agreement for Development.

7. To receive the consideration money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representatives.
8. To do all the needful according to the condition mentioned in the said Registered Agreement for Development regarding negotiation, agreement / contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Agreement for Development, as may be necessary for the purpose for sale of the flats / units and car parking spaces in the said building/s relating to Developer's Allocation in our said premises.



10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said premises or any part or portion thereof.
11. To sign, declare and / or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That our Attorney 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 according to the condition mentioned in the aforesaid Registered Agreement for Development on behalf of us.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Agreement for Development.

For all or any of the purposes arising out of the said Registered Agreement for Development and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

**AND GENERALLY** to act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

**AND** we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Agreement for Development.

**THE FIRST SCHEDULE ABOVE REFERRED TO**

**( THE LAND / SAID PREMISES )**

**ALL THAT** a piece and parcel of Revenue paying Bastu land admeasuring **15 Decimals i.e. 09 Cottahs 01 Chittacks 13 Sq.ft.** be **the same a little more or less** together with a Pucca Structure standing thereon lying and situated under Mouza - Uttar Nimta, J.L. No. 2, Re.Su.

No. 102, Pargana – Kolikata, Touji No. 63, 163 & 164, comprised in Khatian No. 211, appertaining to Dag No. 2902, within the local limits of North Dum Dum Municipality, being Holding No. 1 No. Kali Temple Road, in Ward No. 6 (Old), 26 (new), under P.S. Nimta, A.D.S.R.O. Cossipore Dum Dum, Dist – North 24 Parganas, which is butted and bounded by as follows :-

**ON THE NORTH :-** Land and house of Krishnadhar Chakraborty;

**ON THE SOUTH :-** 18' ft. wide Kali Temple Road;

**ON THE EAST :-** Land and house of Manindra Lal Mukherjee;

**ON THE WEST :-** Land of Jyotish Chandra Basak;

**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

ALL THAT the remaining constructed area i.e. 60% of the constructed area as per building sanctioned plan (i.e. save and except the 40% of the constructed area i.e. One Flat on First Floor, Three Flats on Second Floor, One Flat on Top Floor, three Garages on Ground Floor as per building sanctioned plan as Land Owners' allocation as per Registered Development Agreement dated 12/08/2016) along with undivided proportionate share of land and stairs, lift and common areas and facilities of the proposed Multi-Storied building will be the Developer's Allocation.

**IN WITNESS WHEREOF** We, the Executants / Principal hereto has set and subscribed my signature on this the 1<sup>st</sup> day of AUGUST, 2016 in presence of the following witnesses and the Attorney put their signatures on this General Power of Attorney in presence of the witnesses.

Witnesses :-

- |  |                        |
|--|------------------------|
| 1) Anindita Sanyal.<br>D/O Tapas Kumar Sanyal.<br>'PRANTICK', Kali temple Road<br>Post- Nimta, Kolkata - 700049<br>P.S - Nimta | 1) Ayan Kumar          |
| 2) Anubam Sanyal<br>S/O Tapas Kr Sanyal<br>(Prantik), Kali temple Road.<br>Post- Nimta P.S. Nimta<br>Kolkata - 700049          | 2) Satki Goswami       |
|  | 3) Ekbita Das          |
|  | 4) Jayant Kumar Sanyal |
|  | 5) <del>_____</del>    |
|  | 6) Anirima Sanyal      |
|  | 7) Anand Sanyal        |
|  | 8) Anupama Sanyal      |

Drafted and prepared by :-

*Sourish Kr. Biswas*

(Shri Sourish Kr. Biswas)  
Advocate,  
Enrolment No. *W/9/405/2006*  
Judges' Court, Barasat,  
Dist - North 24 Parganas,  
Kolkata - 700 124

Computer type by :-

*Rana Dey*  
(Rana Dey, Barasat)

**SIGNATURE OF THE LAND OWNERS**

M/S. KALPATARU CONSTRUCTION

*Sourish Ghosh*

Partner

M/S. KALPATARU CONSTRUCTION

*Ananta Datta*

Partner

M/S. KALPATARU CONSTRUCTION

*Tushar Kumar Das*

Partner

M/S. KALPATARU CONSTRUCTION

*Shibasish Chandra*

Partner

**SIGNATURE OF THE  
CONSTITUTED ATTORNEYS**

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

(1) Name : AYAN KUMAR SANYAL

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	ডান হাত 
					

Ayan Kumar Sanyal

**Signature of the Presentant**

*Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)*

(2) Name : SMT SATHI GOSWAMI



LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

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

Sathi Goswami

**Signature of the Presentant**

(3) Name : SMT ESITHA DAS

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Esitha Das

**Signature of the Presentant**

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

(1) Name : TAPAS SANYAL

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	ডান হাত 
					

Tapas Sanyal

Signature of the Presentant

*Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)*

(2) Name : MANAS SANYAL













LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Manas Sanyal

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

Signature of the Presentant

(3) Name : ANIMA SANYAL

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত 
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Anima Sanyal

Anima Sanyal  
Signature of the Presentant

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

Name: ATAND SANYAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Atand Sanyal

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name: ARPITA SANYAL

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Arpita Sanyal

Signature of the Presentant

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

(3) Name: SUMIT GHOSH

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Sumit Ghosh

Signature of the Presentant

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

Name: PRASANTA DUTTA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



*Prasanta Dutta*

Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name: TUSHAR KR SHIL

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



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

*Tushar Kumar Shil*

Signature of the Presentant

(3) Name: <sup>SHIBASISH</sup> SUBHASISH CHANDRA.

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



*Shibasish Chandra*

Signature of the Presentant



**FORM NO. 60**

(See this provision to of Rule 114B)

Form of Declaration to be filed by a person who has agricultural income and is not in receipt of any other income chargeable To income tax in respect of transactions specified in Clause (a) to (h) of rule 114B.

1. Full name and Address of the Declarant : Smt Eshita Das  
W/o. - Sri Subis Das D/o - Lt Rabi Sankar  
Sanyal Gf - Kali Temple Road Kol. 40.
2. Particulars of Transaction : Development Power of Attorney
3. Amount of the Transaction : \_\_\_\_\_
4. Are you Assessed to Tax ? **Yes / No**
5. If Yes :
  - i) Detail of Ward / Circle / range where the last return of Income as filled?
  - ii) Reason for not having Permanent Account Number / General Index Register Number?
6. Details of the document being produced in support of address in column (i)

**Verification**

I Smt Eshita Das  
 do hereby declare that what is stated above true to the best of my knowledge and belief.

Verified today the ..... Date of 17/5/2016

Date : .....

Place : .....

Eshita Das

Signature of declarant

Instructions : Documents which can be produced in support of the Address are.

- (a) Ration Card.
- (b) Passport.
- (c) Driving Licence.
- (d) Identity Card issued by any institution.
- (e) Copy of the electricity bill or telephone bill showing residential address.
- (f) Any document or communication issued by any authority of General Govt. State Govt. of local bodies showing residential address.

in support of his address given in the declaration.

**FORM NO. 60**

(See this provision to of Rule 114B)

Form of Declaration to be filed by a person who has agricultural income and is not in receipt of any other income chargeable To income tax in respect of transactions specified in Clause (a) to (h) of rule 114B.

1. Full name and Address of the Declarant : Smt Sathi Goswami  
W/o - Nityananda Goswami  
H. Kali Temple Road Nimta, Kod 40
2. Particulars of Transaction : Development Power of Attorney
3. Amount of the Transaction : \_\_\_\_\_
4. Are you Assessed to Tax ? **Yes / No**
5. If Yes :
- i) Detail of Ward / Circle / range where the last return of Income as filled?
- ii) Reason for not having Permanent Account Number / General Index Register Number?
6. Details of the document being produced in support of address in column (i)

**Verification**

I Sathi Goswami  
do hereby declare that what is stated above true to the best of my knowledge and belief.

Verified today the ..... Date of 17/8/2016

Date : .....

Place : .....

Sathi Goswami

Signature of declarant

Instructions : Documents which can be produced in support of the Address are.

- Ration Card.
- Passport.
- Driving Licence.
- Identity Card issued by any institution.
- Copy of the electricity bill or telephone bill showing residential address.
- Any document or communication issued by any authority of General Govt. State Govt. of local bodies showing residential address.

**FORM NO. 60**

(See this provision to of Rule 114B)

Form of Declaration to be filed by a person who has agricultural Income and is not in receipt of any other income chargeable To income tax in respect of transactions specified in Clause (a) to (h) of rule 114B.

1. Full name and Address of the Declarant : Anima Sanyal.  
w/b- Lt vikhil Ranjan Sanyal  
6J-- 1 no. Kali Temple Road, Kol-49.
2. Particulars of Transaction : Development Power of attorney
3. Amount of the Transaction : /
4. Are you Assessed to Tax ? **Yes / No**
5. If Yes :
  - i) Detail of Ward / Circle / range where the last return of Income as filled?
  - ii) Reason for not having Permanent Account Number / General Index Register Number?
6. Details of the document being produced in support of address in column (i)

**Verification**

I Anima Sanyal  
do hereby declare that what is stated above true to the best of my knowledge and belief.

Verified today the ..... Date of 17/08/2016

Date : .....

Place : .....

Anima Sanyal  
**Signature of declarant**

**Instructions : Documents which can be produced in support of the Address are.**

- (a) Ration Card.
- (b) Passport.
- (c) Driving Licence.
- (d) Identity Card issued by any institution.
- (e) Copy of the electricity bill or telephone bill showing residential address.
- (f) Any document or communication issued by any authority of General Govt. State Govt. of local bodies showing residential address.
- (g) Any other documentary evidence in support of his address given in the declaration.



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15011000309758/2016






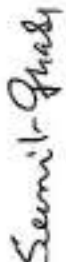






I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr AYAN KUMAR SANYAL 1 KALI TEMPLE ROAD, P.O:- NIMTA, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049	Principal			<i>Ayan Kumar Sanyal</i> 17.8.2016
2	SATHI GOSWAMI 1 KALI TEMPLE ROAD, P.O:- NIMTA, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049	Principal			<i>Sathi Goswami</i> 17.8.2016
3	ESHITA DAS 1 KALI TEMPLE ROAD, P.O:- NIMTA, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049	Principal			<i>Eshita Das</i> 17.8.2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr TAPAS SANYAL 1 KALI TEMPLE ROAD, P.O:- NIMTA, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049	Principal			 17/8/16
5	Mr MANAS SANYAL 170 DEBINIBASH ROAD, P.O:- MOTIJHEEL, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074	Principal			 17/08/2016
6	ANIMA SANYAL 1 KALI TEMPLE ROAD, P.O:- NIMTA, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049	Principal			 17.8.16
7	Mr ATANU SANYAL 34/14 U K DUTTA ROAD DUMDUM CANTONMENT, P.O:- DUMDUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028	Principal			 17/08/16

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	ARPITA SANYAL 1 KALI TEMPLE ROAD, P.O:- NIMTA, P.S:- Nimta, District:-North 24- Parganas, West Bengal, India, PIN - 700049	Principal			 17/8/16
9	Mr SUMIT GHOSH 80DEBINIBAS ROAD, P.O:- MOTIJHEEL, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074	Represent ative of Attorney [M/S KALPATA RU CONSTR UCTION ]			 17.08.16
10	Mr PRASANTA DATTA 441/2 NORTH NILACHAL FRIENDS PARK, P.O:- BIRATI, P.S:- Airport, District:- North 24-Parganas, West Bengal, India, PIN - 700051	Represent ative of Attorney [M/S KALPATA RU CONSTR UCTION ]			 17.08.16
11	Mr TUSHAR KUMAR SIL 15A SARKAR LANE, P.O:- BARABAZAR, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007	Represent ative of Attorney [M/S KALPATA RU CONSTR UCTION ]			 17/8/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
12	Mr SHIBASISH CHANDRA 62/5 ANJAN GARH, P.O:- BIRATI, P.S:- Airport, District:- North 24-Parganas, West Bengal, India, PIN - 700051	Representative of Attorney [M/S KALPATARU CONSTRUCTION]			<i>Shibasish Chandra</i> 17/8/2016
Sl No.	Name and Address of identifier	Identifier of			Signature with date
1	Mr SANJIT KUMAR GHOSH Son of Mr A L GHOSH BARASAT COURT, P.O:- BARASAT, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN - 700124	Mr AYAN KUMAR SANYAL, SATHI GOSWAMI, ESHITA DAS, Mr TAPAS SANYAL, Mr MANAS SANYAL, ANIMA SANYAL, Mr ATANU SANYAL, ARPITA SANYAL, Mr SUMIT GHOSH, Mr PRASANTA DATTA, Mr TUSHAR KUMAR SIL, Mr SHIBASISH CHANDRA			<i>Sanjit Kumar Ghosh</i> 17/8/16

(Supriya Chattopadhyay)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. - I  
NORTH 24-PARGANAS  
North 24-Parganas, West  
Bengal

### Major Information of the Deed

Deed No :	I-1501-05998/2016	Date of Registration	8/18/2016 2:36:33 PM
Query No / Year	1501-1000309758/2016	Office where deed is registered	
Query Date	16/08/2016 4:07:39 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	SOURISH KR BISWAS BARASAT COURT,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8981597949, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 63,56,383/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 11/- (Article:E, M(b))		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Kali temple Road, Mouza: Uttar Nimta

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-2902	RS-211	Bastu	Bastu	9 Katha 1 Chatak 13 Sq Ft	1/-	63,56,383/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>14.9829Dec</b>	<b>1 /-</b>	<b>63,56,383 /-</b>	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr AYAN KUMAR SANYAL</b> Son of Late RABI SANKAR SANYAL 1 KALI TEMPLE ROAD, P.O:- NIMTA, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. BHJPS7088D, Status :Individual, Executed by: Self, Date of Execution: 17/08/2016 , Admitted by: Self, Date of Admission: 17/08/2016 ,Place : Pvt. Residence
2	<b>SATHI GOSWAMI</b> Wife of Mr NITYANANDA GOSWAMI 1 KALI TEMPLE ROAD, P.O:- NIMTA, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Form 60/61 supplied, Status :Individual, Executed by: Self, Date of Execution: 17/08/2016 , Admitted by: Self, Date of Admission: 17/08/2016 ,Place : Pvt. Residence
3	<b>ESHITA DAS</b> Wife of Mr SUBIR DAS 1 KALI TEMPLE ROAD, P.O:- NIMTA, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 17/08/2016 , Admitted by: Self, Date of Admission: 17/08/2016 ,Place : Pvt. Residence
4	<b>Mr TAPAS SANYAL</b> Son of Late NIRMAL CHANDRA SANYAL 1 KALI TEMPLE ROAD, P.O:- NIMTA, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. AIQPS7078G, Status :Individual, Executed by: Self, Date of Execution: 17/08/2016 , Admitted by: Self, Date of Admission: 17/08/2016 ,Place : Pvt. Residence



5	<b>Mr MANAS SANYAL</b> Son of Late NIRMAL CHANDRA SANYAL 170 DEBINIBASH ROAD, P.O:- MOTIJHEEL, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No. ALYP#4633Q, Status :Individual, Executed by: Self, Date of Execution: 17/08/2016 , Admitted by: Self, Date of Admission: 17/08/2016 ,Place : Pvt. Residence
6	<b>ANIMA SANYAL</b> Wife of Late NIKHIL RANJAN SANYAL 1 KALI TEMPLE ROAD, P.O:- NIMTA, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status :Individual, Executed by: Self, Date of Execution: 17/08/2016 , Admitted by: Self, Date of Admission: 17/08/2016 ,Place : Pvt. Residence
7	<b>Mr ATANU SANYAL</b> Son of Late NIKHIL RANJAN SANYAL 34/14 U K DUTTA ROAD DUMDUM CANTONMENT, P.O:- DUMDUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AMFPS8557B, Status :Individual, Executed by: Self, Date of Execution: 17/08/2016 , Admitted by: Self, Date of Admission: 17/08/2016 ,Place : Pvt. Residence
8	<b>ARPITA SANYAL</b> Daughter of Late NIKHIL RANJAN SANYAL 1 KALI TEMPLE ROAD, P.O:- NIMTA, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No. CTXPS1515E, Status :Individual, Executed by: Self, Date of Execution: 17/08/2016 , Admitted by: Self, Date of Admission: 17/08/2016 ,Place : Pvt. Residence

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>M/S KALPATARU CONSTRUCTION</b> 80 DEBINIBASH ROAD, P.O:- DUMDUM, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Status :Organization

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SUMIT GHOSH</b> Son of Late TARAK NATH GHOSH 80DEBINIBAS ROAD, P.O:- MOTIJHEEL, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADXPG0073B, Status : Representative, Representative of : M/S KALPATARU CONSTRUCTION
2	<b>Mr PRASANTA DATTA</b> Son of Late PREM CHANDRA DUTTA 441/2 NORTH NILACHAL FRIENDS PARK, P.O:- BIRATI, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFMPD0005P, Status : Representative, Representative of : M/S KALPATARU CONSTRUCTION
3	<b>Mr TUSHAR KUMAR SIL</b> Son of Late DILIP KUMAR SIL 15A SARKAR LANE, P.O:- BARABAZAR, P.S:- Girish Park, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ALPPS7886J, Status : Representative, Representative of : M/S KALPATARU CONSTRUCTION
4	<b>Mr SHIBASISH CHANDRA</b> Son of Mr DEBPRASAD CHANDRA 62/5 ANJAN GARH, P.O:- BIRATI, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700051, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANEPC4467C, Status : Representative, Representative of : M/S KALPATARU CONSTRUCTION

**Identifier Details :****Name & address**

Mr SÁNJIT KUMAR GHOSH  
 Son of Mr A L GHOSH  
 BARASAT COURT, P.O:- BARASAT, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, Identifier Of Mr AYAN KUMAR SANYAL, SATHI GOSWAMI, ESHITA DAS, Mr TAPAS SANYAL, Mr MANAS SANYAL, ANIMA SANYAL, Mr ATANU SANYAL, ARPITA SANYAL, Mr SUMIT GHOSH, Mr PRASANTA DATTA, Mr TUSHAR KUMAR SIL, Mr SHIBASISH CHANDRA

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr AYAN KUMAR SANYAL	M/S KALPATARU CONSTRUCTION-1.87286 Dec
2	SATHI GOSWAMI	M/S KALPATARU CONSTRUCTION-1.87286 Dec
3	ESHITA DAS	M/S KALPATARU CONSTRUCTION-1.87286 Dec
4	Mr TAPAS SANYAL	M/S KALPATARU CONSTRUCTION-1.87286 Dec
5	Mr MANAS SANYAL	M/S KALPATARU CONSTRUCTION-1.87286 Dec
6	ANIMA SANYAL	M/S KALPATARU CONSTRUCTION-1.87286 Dec
7	Mr ATANU SANYAL	M/S KALPATARU CONSTRUCTION-1.87286 Dec
8	ARPITA SANYAL	M/S KALPATARU CONSTRUCTION-1.87286 Dec

**Endorsement For Deed Number : I - 150105998 / 2016****On 16-08-2016****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 63,56,383/-



**Supriya Chattopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I NORTH 24-**  
**PARGANAS**

**North 24-Parganas, West Bengal**

**On 17-08-2016****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19:30 hrs on 17-08-2016, at the Private residence by Mr AYAN KUMAR SANYAL, one of the Executants.

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

Execution is admitted on 17/08/2016 by 1. Mr AYAN KUMAR SANYAL, Son of Late RABI SANKAR SANYAL, 1 KALI TEMPLE ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Service, 2. SATHI GOSWAMI, Wife of Mr NITYANANDA GOSWAMI, 1 KALI TEMPLE ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife, 3. ESHITA DAS, Wife of Mr SUBIR DAS, 1 KALI TEMPLE ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Business, 4. Mr TAPAS SANYAL, Son of Late NIRMAL CHANDRA SANYAL, 1 KALI TEMPLE ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Retired Person, 5. Mr MANAS SANYAL, Son of Late NIRMAL CHANDRA SANYAL, 170 DEBINIBASH ROAD, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Retired Person, 6. ANIMA SANYAL, Wife of Late NIKHIL RANJAN SANYAL, 1 KALI TEMPLE ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife, 7. Mr ATANU SANYAL, Son of Late NIKHIL RANJAN SANYAL, 34/14 U K DUTTA ROAD DUMDUM CANTONMENT, P.O: DUMDUM, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service, 8. ARPITA SANYAL, Daughter of Late NIKHIL RANJAN SANYAL, 1 KALI TEMPLE ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Student

Identified by Mr SANJIT KUMAR GHOSH, Son of Mr A L GHOSH, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 17/08/2016 by Mr SUMIT GHOSH

Identified by Mr SANJIT KUMAR GHOSH, Son of Mr A L GHOSH, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Law Clerk

Execution is admitted on 17/08/2016 by Mr PRASANTA DATTA

Identified by Mr SANJIT KUMAR GHOSH, Son of Mr A L GHOSH, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Law Clerk

Execution is admitted on 17/08/2016 by Mr TUSHAR KUMAR SIL

Identified by Mr SANJIT KUMAR GHOSH, Son of Mr A L GHOSH, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Law Clerk

Execution is admitted on 17/08/2016 by Mr SHIBASISH CHANDRA

Identified by Mr SANJIT KUMAR GHOSH, Son of Mr A L GHOSH, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, By caste Hindu, By Profession Law Clerk



**Supriya Chattopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

**On 18-08-2016**

**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 11/- ( E = Rs 7/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 11/-

**Payment of Stamp Duty**

- Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
- Description of Stamp
  1. Stamp: Type: Impressed, Serial no 3996, Amount: Rs.100/-, Date of Purchase: 11/08/2016, Vendor name: S Bose



**Supriya Chattopadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2016, Page from 126868 to 126899

being No 150105998 for the year 2016.



Digitally signed by SUPRIYA  
CHATTOPADHAY  
Date: 2016.08.29 18:05:53 +05:30  
Reason: Digital Signing of Deed.

(Supriya Chattopadhyay) 8/29/2016 6:05:52 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)