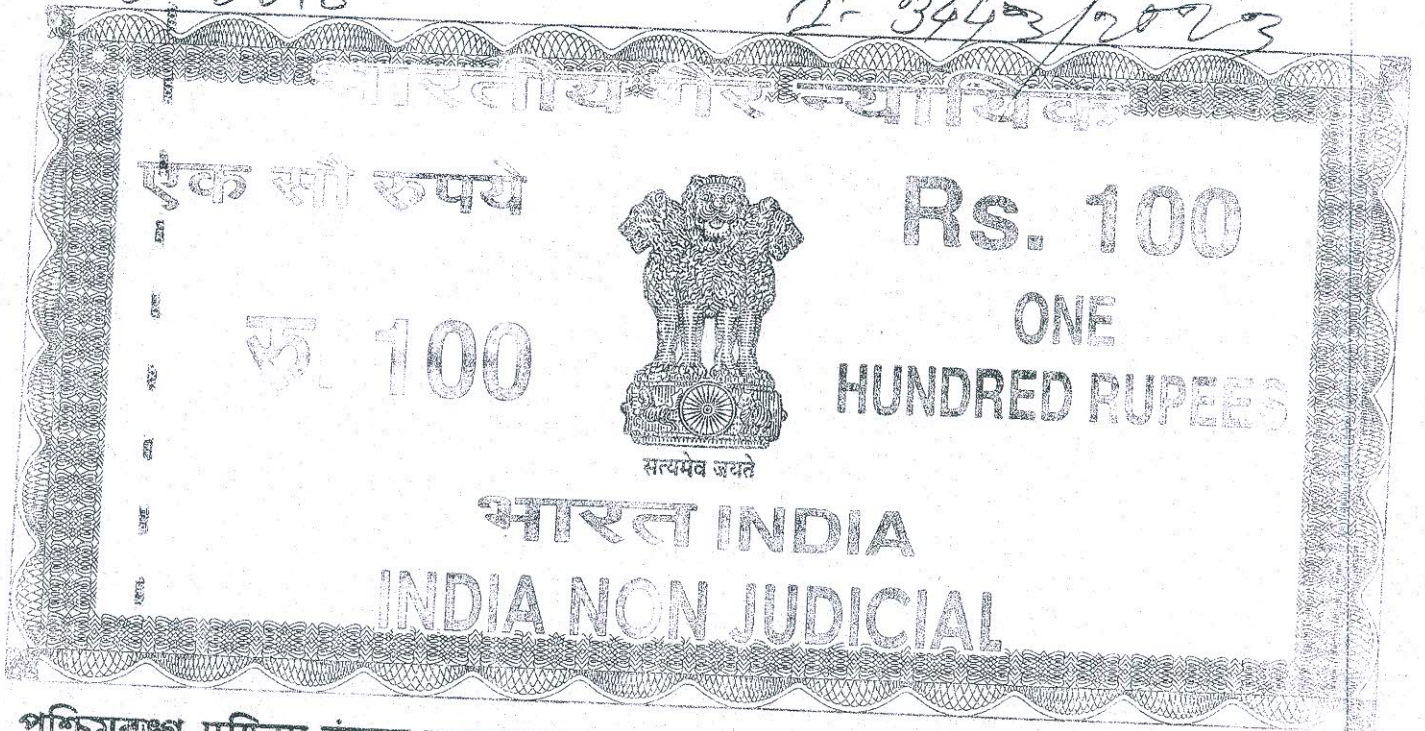


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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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**DEVELOPMENT POWIR OF ATTORNEY**  
**After registration of Development Agreement**

THIS DEVELOPMENT POWER OF ATTORNEY is made this the 8<sup>th</sup> day of May, 2023 by i) SMT. SUSAMA DAS (Pan No. CBVPD6413N, Aadhaar No.667178186033 ) wife of - Sri. Pappu Das and ii) SRI. PAPPU DAS (Pan No. FCYPD0483B, Aadhaar No.819572710946) son of Akhil Chandra Das by faith-Hindu, by nationality-Indian, by occupation-No.1 House wife and No.2 Business residing at Kalimohan roy Chowdhury Road, P.O- Jagaddal, P.S-Sonarpur, Pin-700151 , District- South 24 PGS .

08 MAY 2023



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Identified by me

Sushro. Sarda

Let KASHI RATH Sarda

Gerica No 84



**WHEREAS: -**

1. The principal/owners herein are the absolute joint owners in respect of **5 cottahs 0 chitaks** together with 400 sq.ft. structure lying and situated at Jagatdal, J.L.No-71, Touzi No- 47,49,63,64 & 68 comprised in R.S. Dag No. 3229 corresponding to L.R.Dag No. 3287 under R.S. Khatian No- 550 being L.R.Khatian No. 3072 & 3073 under P.S-Sonarapur Dist- south 24 PGS , Being Holding No.1065, Kali Mohan Roy Chowdhury Road within the local limits of ward No. 25 of Rajpur Sonarpur Municipality hereinafter referred to as the SAID PROEPRTY (more fully described in the schedule hereunder written) .
  2. Being the absolute joint owners of the said property for the purpose of development thereof as and by way of construction of a new G+III storied residential/commercial building on the said plot of land, We have entered into a registered Development Agreement on /05/2023 registered in the office of the A.D.S.R-Sonarapur Being No. <sup>3428</sup> for the year 2023 with **MAA. BIPADTARINI ENTERPRISE** (PAN No. ABTFM2718H) a partnership concern having its office at 241 Mahamayapur Mondal Para, P.O-Garia, P.O-Garia, P.S-Sonarapur now Narendrapur, Kolkata-700084 as the DEVELOPER of the said property on the terms, condition and covenants therein contained.
  3. In terms of the said registered development agreement dated /05/2023 and as well as to facilitate the said construction work by the said constituted attorney **MAA. BIPADTARINI ENTERPRISE** a partnership concern having its office at 241 Mahamayapur Mondal Para, , P.O-Garia, P.O-Garia, P.S-Sonarapur now Narendrapur, Kolkata-700084 to complete the development work of the proposed building over and above the said Holding No. 1056, Kali Mohan Roy Chowdhury Road , It is expedient on my part to grant and/or execute this development power of attorney in favour of the **MAA. BIPADTARINI ENTERPRISE** constitute by its partners thereof as aforesaid , in the manner hereinafter appearing.
- KNOW ALL MEN YE BY THESE PRESENTS We, the aforesaid principal /owner/executants herein do hereby nominate, constitute, appoint the said **MAA. BIPADTARINI ENTERPRISE** (having PAN No. ABTFM2718H) a partnership concern having its office at 241, Mahamayapur Mondal Para, P.O-Garia, P.O-Garia, P.S-Sonarapur now Narendrapur, Kolkata-700084 represented by its partner i) **SRI. ASHOKE SARDAR** (PAN:- BNFPS1471L, Aadhaar No. ) Son of Sri. Chittaranjan Sardar by Nationality-Indian by faith- Hindu, by occupation- Business residing at 135, Brij Purba Para, P.O-Garia, P.S-Patuli, Kolkata-700084 ii) **SRI. SANKAR MONDAL** (PAN: ALTPM8685P, Aadhaar No. 819769174098) Son of Mihir Mondal by Nationality-Indian



by faith- Hindu, by occupation- Business residing at Charaktala, Farbad, P.O-Garia, P.O-Garia, P.S-Sonarpur now Narendrapur, Kolkata-700084, Dist-South 24 PGS & iii) **SRI. SUBRATA SARDAR** (PAN. BAMPS4282D, Aadhaar No.983949677281) son of Late Nabakumar Sardar by Nationality-Indian by faith- Hindu, by occupation- Business residing at Mahamayapur Mondal Para Road, P.O-Garia, P.S-Sonarpur now Narendrapur, Kolkata-700084, Dist-South 24 PGS iv) **MR. NAYANANSHU DAS** (PAN: BWKPD1188H, Aadhaar No. 614023666549) son of Rabindra Nath Das by Nationality-Indian by faith-Hindu by occupation-Business residing at Dakshin Jagatdal, P.O-Dakshin Jagatdal, P.S-Sonarpur, Pin-700151, Dist-South 24 Parganas to be our true and lawful CONSTITUTED ATTORNEY to do , execute and perform all of any of the following acts. Deeds, matter and things in connection with development of the said property at Holding No.1056, Kalimohan Roychowdhury Road , P.S- Sonarpur that is to say:

1. To enter upon, hold and defend permissive possession of the said property and to look after its every part thereof situated at Holding No.1056, Kalimohan Roy Chowdhury Road P.S-Sonarpur and to possess the property and to take all actions for consultation of new building at the said property fully described in the SCHEDULE hereunder.
2. To apply to the Rajpur Sonarpur Municipality in our name and on our behalf and any other authorities concerned for obtaining sanction building plan and or modification in connection with said plans for the construction of new building at the said property and to sign in our name and on our behalf in all building plans, water and sewerage plans and to submit the said building plans, drawings etc. relating to the new building to Rajpur Sonarpur Municipality, and all other appropriate authorities and to submit the said building plan before the Rajpur Sonarpur Municipality and all other necessary papers/documents/plans to Rajpur Sonarpur Municipality and all other authorities in my name and on our behalf.
3. To deposit all fees, any other fees, charges or other amounts which may have to be paid to Rajpur Sonarpur Municipality for the sanction of building plan and construction of the new building at the said property including fees for drainage connection, water connection, completion certificate etc for the new building as would be constructed at the said Holding.
4. To apply for in our name and on my and to sign in our name and on our behalf and also to obtain water, drainage, sewerage, electricity and/or all other connection or any other utilities from Rajpur Sonarpur Municipality, W.B.S.E.D.C. Ltd. , B.L & L.R.O, D.L & L.R.O and other statutory authorities and for that purpose , to sign in all application , papers



and documents and /or representation in my name and on our behalf as may be necessary by the said attorney and to pay all charges in connection therewith before the said authorities.

5. To appoint Engineer, Architect and other Agent and sub-contractors as the said attorney shall think fit and proper and to make payment of their fees and charges.

6. To sign in our name and on our behalf in all building plans, drawing and to execute, modify, cancel, alter, draw approve and present for registration, all papers, documents, declaration, affidavit, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of the building plan and all other papers thereof.

7. To appear before notary public, D.S.R-Alipore, A.D.S.R-Sonarapur, R.A. Calcutta or any other registering authority, metropolitan and Executive Magistrate and all other office or offices and authority or authorities in connection with the registration of the aforesaid documents and for enforcement of all power and authorities as contained herein in respect of developer's allocation.

8. To commence, prosecute, enforce, defend, answer or oppose all action or other legal proceedings, including any suit or arbitration proceedings and demands touching any of the matters as aforesaid or any other matters relating to the said property or any part thereof and also to compromise refer to Arbitration, abandon, submit or judgment or become no-suited in any such action or proceedings as aforesaid, before any court of law, civil, criminal or revenue including Hon'ble High Court at Calcutta.

9. To accept notice and service of papers from any court, Tribunal postal and /or other authorities and/or person.

10. For the purpose as aforesaid to appoint Advocates and to sign and execute Vakaltnama or any other documents authorizing such Advocate such advocates to act and to terminate such authority and to pay fees of such Advocates.

11. To receive and pay and/or deposit all moneys including court fees and receive refunds and to receive and grant valid receipt and discharges in respect thereof.

12. To appear before the Rajpur Sonarpur Municipality, W.B.S.E.D.C. Ltd., B.L & L.R.O, D.L & L.R.O and other statutory authorities and to pay all charges whatsoever



payable for and on account of the said property and to receive , refunds and other moneys including compensation of any nature and to grant valid receipt and/or discharge thereof.

13. To appear for an represent me as the owner of the said property before Rajpur Sonarpur Municipality and all authorities as aforesaid , make commitments and give undertaking as be required for all or any of the purposes herein contained.
  14. To negotiate and/or to enter into agreements with intending purchaser/purchasers for sale , transfer of constructed flat/car parking space in the new building or ownership basis in respect of the DEVELOPER'S ALLOCATED AREA in terms of the said registered Development agreement and to sell ,transfer, convey, assign and assure the same including undivided share of land in the said property to such intending purchaser /purchasers at and for such consideration and on such terms and conditions as may be agreed by and between the said Attorney as Developer and such intending purchaser/purchasers from time to time.
  15. In respect of Developer's Area, to sign and execute all agreement for sale and deeds of conveyance in favour of the intending purchaser/purchasers in respect of flats/car parking space out of Developer's allocation and to present any or all such documents for registration before the relevant authority having jurisdiction including D.S.R-Alipore, A.D.S.R-Garia, R.A. Calcutta or any other registering authority.
  16. To receive all money or monies that may be receivable as and by way of consideration including earnest and/or by way of part payment for sale of the constructed flats/car parking space in respect of the developer's allocation only in the new building TOGETHER WITH the proportionate undivided share of the land comprised in the premises.
  17. To issue and deliver valid and effectual receipt and discharge on our behalf for all money or monies which said attorney as developer shall receive in our names for sale and/or transfer of flats/car parking spaces out of developer's allocation (excluding landowner's allocation) as aforesaid and to appropriate ala such monies so received by the said attorney as developer for appropriating the same for his own use in terms of the said registered Development Agreement.
- AND GENERALLY the said attorney shall have the power to do all such other acts, deeds and things relating to the property in our names and on our behalf in regard to the said property as We could have lawfully done if we were personally present.



AND We, the owner/principal/executants herein do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said attorney shall lawfully do or cause to be done in or about the property as aforesaid.

We do hereby for ourselves, our respective heirs, executors, and administrators and legal representatives agree to ratify and confirm what so ever our said attorney shall do or purport to be done by virtue of this deed .

### S C H E D U L E :-

ALL THAT piece and parcel of bastu land admeasuring **5 cottahs** together with 400 sq.ft. structure lying and situated at Jagaddal, J.L.No-71, Touzi No- 47,49,63, 64 & 68 comprised in R.S. Dag No. 3229 corresponding to L.R. Dag No. 3287 under R.S. Khatian No- 550 being L.R.Khatian No. 3072 & 3073 under P.S-Sonarpur Dist- South 24 PGS ,PIN-700151 Being Holding No. 1066 Kali Mohan Chowdhury Road within the local limits of ward No. 25 of Rajpur Sonarpur Municipality is butted and bounded in the following way:-

On the North:- Plot under R.S.Dag No.3229  
On the South:- E.M. Bypass  
On the East:- Plot under R.S.Dag No.3198  
On the West:- Plot under R.S.Dag No.3198.

And said plot is adjacent to E.M Bypass

IN WITNESS WHEREOF hereunto signed sealed and delivered this the 8<sup>th</sup> day of May, 2023 at Kolkata In presence of

1. Sanis Sah  
Miyadipara, Gani  
Koy - 7 m 80

2. সানি সাহ  
মিয়াদিপারা গনি  
কয় - ৭ ম ৮০

MAA BIPADTARINI ENTERPRISE

Subrata Sardan

Partner

MAA BIPADTARINI ENTERPRISE

Guesama San

Pappu Das

SIGNATURE OF THE PRINCIPAL

MAA BIPADTARINI ENTERPRISE

Ashoke Sardan

Partner

MAA BIPADTARINI ENTERPRISE

Sankar Mondal

Partner

Nayanandhu Das

Partner

SIGNATURE OF THE ATTORNEY

Drafted and Identified by me by:-

Satyabrata Patra, Advocate.  
High Court, Calcutta  
Enroll No. F-598/495/05



# FINGER PRINT OF BOTH HANDS



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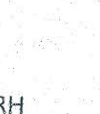
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| <br>RH | <br>RH | <br>RH | <br>RH | <br>RH |

Signature Susama Das

Name:- SMT. SUSAMA DAS



LITTLE FINGER      RING FINGER      MIDDLE FINGER      FORE FINGER      THUMB

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| <br>RH | <br>RH | <br>RH | <br>RH | <br>RH |

Signature Pappu Das

Name:- SRI. PAPPU DAS



LITTLE FINGER      RING FINGER      MIDDLE FINGER      FORE FINGER      THUMB

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| <br>RH | <br>RH | <br>RH | <br>RH | <br>RH |

Signature Ashoke Sardar

Name:- SRI. ASHOKE SARDAR



## FINGER PRINT OF BOTH HANDS



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| RH            | RH          | RH            | RH          | RH    |

Signature Sankar Mondal

Name:- SRI. SANKAR MONDAL



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| RH            | RH          | RH            | RH          | RH    |

Signature Subrata Sardar

Name:- SRI. SUBRATA SARDAR



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| LH            | LH          | LH            | LH          | LH    |
| RH            | RH          | RH            | RH          | RH    |

Signature Nayananshu Das

Name:- MR. NAYANANSHU DAS



### Major Information of the Deed

|                                                                                   |                                                                                                                                                                                                        |                                                |            |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|------------|
| Deed No                                                                           | I-1608-03443/2023                                                                                                                                                                                      | Date of Registration                           | 08/05/2023 |
| Query No / Year                                                                   | 1608-8001150164/2023                                                                                                                                                                                   | Office where deed is registered                |            |
| Query Date                                                                        | 08/05/2023 11:59:29 AM                                                                                                                                                                                 | A.D.S.R. SONARPUR, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details                                           | Satyabrata Patra<br>High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 7003712276, Status :Advocate                                                                         |                                                |            |
| Transaction                                                                       |                                                                                                                                                                                                        | Additional Transaction                         |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement |                                                                                                                                                                                                        |                                                |            |
| Set Forth value                                                                   |                                                                                                                                                                                                        | Market Value                                   |            |
| Rs. 3/-                                                                           |                                                                                                                                                                                                        | Rs. 65,20,498/-                                |            |
| Stampduty Paid(SD)                                                                |                                                                                                                                                                                                        | Registration Fee Paid                          |            |
| Rs. 100/- (Article:48(g))                                                         |                                                                                                                                                                                                        | Rs. 7/- (Article:E)                            |            |
| Remarks                                                                           | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160803428/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) |                                                |            |

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: E. M. Bye Pass (Sonarpur), Mouza: Jagaddal, , Ward No: 25, Holding No:1065 Pin Code : 700151

| 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-3287     | LR-3072        | Bastu         | Bastu   | 2 Katha 8 Chatak | 1/-                     | 32,06,249/-           | Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name : |

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: E. M. Bye Pass (Sonarpur), Mouza: Jagaddal, , Ward No: 25, Holding No:1056 Pin Code : 700151

| Sch No        | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land     | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                                                            |
|---------------|-------------|----------------|---------------|---------|------------------|-------------------------|-----------------------|--------------------------------------------------------------------------|
| L2            | LR-3287     | LR-3073        | Bastu         | Bastu   | 2 Katha 8 Chatak | 1/-                     | 32,06,249/-           | Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name : |
| Grand Total : |             |                |               |         | 8.25Dec          | 2 /-                    | 64,12,498 /-          |                                                                          |

### Structure Details :

| Sch No                                                                                                                                                 | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1                                                                                                                                                     | On Land L1        | 400 Sq Ft.        | 1/-                     | 1,08,000/-            | Structure Type: Structure |
| Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :                                                                                                                                                |                   | 400 sq ft         | 1 /-                    | 1,08,000 /-           |                           |



### Principal Details :

| SI No                                                                                                                                                                                                                                                                                                                                                                                                                                | Name,Address,Photo,Finger print and Signature                                                                                                                                               |                                                                                                                  |                                                                                                                                |                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Name</b><br><b>Mr Susama Das</b><br>Wife of Mr Pappu Das<br>Executed by: Self, Date of Execution: 08/05/2023<br>, Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office       | <b>Photo</b><br><br>08/05/2023  | <b>Finger Print</b><br><br>LTI<br>08/05/2023  | <b>Signature</b><br><br>08/05/2023   |
| Kalimohan Chowdhury Road, Block/Sector: Jagatdal, City:- Rajpur-sonarpur, P.O:- Jagatdal, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cbxxxxxx3n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office |                                                                                                                                                                                             |                                                                                                                  |                                                                                                                                |                                                                                                                         |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Name</b><br><b>Mr Pappu Das</b><br>Son of Mr Akhil Chandra Das<br>Executed by: Self, Date of Execution: 08/05/2023<br>, Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office | <b>Photo</b><br><br>08/05/2023 | <b>Finger Print</b><br><br>LTI<br>08/05/2023 | <b>Signature</b><br><br>08/05/2023 |
| Kalimohan Chowdhury Road, City:- Rajpur-sonarpur, P.O:- Jagatdal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FCxxxxxx3B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office                            |                                                                                                                                                                                             |                                                                                                                  |                                                                                                                                |                                                                                                                         |

### Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                          |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>MAA BIPADTARINI ENTERPRISE</b><br>241, MAHAMAYAPUR MONDAL PARA, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: ABxxxxxx8H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |



**Representative Details :**

| Name, Address, Photo, Finger print and Signature                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                               |                                                                                                     |                                                                                                            |                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                     | <b>Name</b><br><b>Mr ASHOKE SARDAR</b><br><b>(Presentant)</b><br>Son of Mr CHITTARANJAN SARDAR<br>Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office | <b>Photo</b><br>   | <b>Finger Print</b><br>   | <b>Signature</b><br>   |
|                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                               | May 8 2023 12:40PM                                                                                  | LTI<br>08/05/2023                                                                                          | 08/05/2023                                                                                                |
| 135 BRIJI PURBA PARA, City:- Not Specified, P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BNxxxxxx1L, Aadhaar No Not Provided Status : Representative, Representative of : MAA BIPADTARINI ENTERPRISE (as partner)        |                                                                                                                                                                                                                               |                                                                                                     |                                                                                                            |                                                                                                           |
| 2                                                                                                                                                                                                                                                                                                                                                     | <b>Name</b><br><b>Mr Sankar Mondal</b><br>Son of Mr Mihir Mondal<br>Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office                               | <b>Photo</b><br>   | <b>Finger Print</b><br>   | <b>Signature</b><br>   |
|                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                               | May 8 2023 12:41PM                                                                                  | LTI<br>08/05/2023                                                                                          | 08/05/2023                                                                                                |
| Charaktala, Fartabad, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxxx5p, Aadhaar No Not Provided Status : Representative, Representative of : MAA BIPADTARINI ENTERPRISE (as partner)    |                                                                                                                                                                                                                               |                                                                                                     |                                                                                                            |                                                                                                           |
| 3                                                                                                                                                                                                                                                                                                                                                     | <b>Name</b><br><b>Mr Subrata Sardar</b><br>Son of Late Nabakuamr Sardar<br>Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office                        | <b>Photo</b><br> | <b>Finger Print</b><br> | <b>Signature</b><br> |
|                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                               | May 8 2023 12:43PM                                                                                  | LTI<br>08/05/2023                                                                                          | 08/05/2023                                                                                                |
| Mahamayapur Mondal Para, City:- Rajpur-sonarpur, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: baxxxxxx2d, Aadhaar No Not Provided Status : Representative, Representative of : MAA BIPADTARINI ENTERPRISE (as partner) |                                                                                                                                                                                                                               |                                                                                                     |                                                                                                            |                                                                                                           |
| 4                                                                                                                                                                                                                                                                                                                                                     | <b>Name</b><br><b>Mr Nayananshu Das</b><br>Son of Mr Rabindra Nath Das<br>Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office                         | <b>Photo</b><br> | <b>Finger Print</b><br> | <b>Signature</b><br> |
|                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                               | May 8 2023 12:43PM                                                                                  | LTI<br>08/05/2023                                                                                          | 08/05/2023                                                                                                |



Dakshin Jagatdal, City:- Rajpur-sonarpur, P.O:- Dakshin Jagat Dal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bwxXXXXX8h, Aadhaar No Not Provided Status : Representative, Representative of : MAA BIPADTARINI ENTERPRISE (as partner)

#### Identifier Details :

| Name                                                                                                                                                                                  | Photo                                                                             | Finger Print                                                                      | Signature                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Mr Sushanta Sardar</b><br>Son of Late Kashinath Sardar<br>Choto Battala, City:- , P.O:- Garia, P.S:-<br>Sonarpur, District:-South 24-Parganas,<br>West Bengal, India, PIN:- 700084 |  |  |  |
|                                                                                                                                                                                       | 08/05/2023                                                                        | 08/05/2023                                                                        | 08/05/2023                                                                          |
| Identifier Of Mr Susama Das, Mr Pappu Das, Mr ASHOKE SARDAR, Mr Sankar Mondal, Mr Subrata Sardar, Mr Nayananshu Das                                                                   |                                                                                   |                                                                                   |                                                                                     |

#### Transfer of property for L1

| Sl.No | From          | To. with area (Name-Area)             |
|-------|---------------|---------------------------------------|
| 1     | Mr Susama Das | MAA BIPADTARINI ENTERPRISE-2.0625 Dec |
| 2     | Mr Pappu Das  | MAA BIPADTARINI ENTERPRISE-2.0625 Dec |

#### Transfer of property for L2

| Sl.No | From          | To. with area (Name-Area)             |
|-------|---------------|---------------------------------------|
| 1     | Mr Susama Das | MAA BIPADTARINI ENTERPRISE-2.0625 Dec |
| 2     | Mr Pappu Das  | MAA BIPADTARINI ENTERPRISE-2.0625 Dec |

#### Transfer of property for S1

| Sl.No | From          | To. with area (Name-Area)                     |
|-------|---------------|-----------------------------------------------|
| 1     | Mr Susama Das | MAA BIPADTARINI ENTERPRISE-200.00000000 Sq Ft |
| 2     | Mr Pappu Das  | MAA BIPADTARINI ENTERPRISE-200.00000000 Sq Ft |

### Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: E. M. Bye Pass (Sonarpur), Mouza: Jagaddal, , Ward No: 25, Holding No:1065 Pin Code : 700151

| Sch No | Plot & Khatian Number                   | Details Of Land                                                                             | Owner name in English as selected by Applicant |
|--------|-----------------------------------------|---------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 3287, LR Khatian No:- 3072 | Owner:সুশান্ত দাস, Gurdian:পাপু , Address:নিজ , Classification:বাগান, Area:0.06000000 Acre, | Owner Name not selected by applicant.          |

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: E. M. Bye Pass (Sonarpur), Mouza: Jagaddal, , Ward No: 25, Holding No:1056 Pin Code : 700151

| Sch No | Plot & Khatian Number                   | Details Of Land | Owner name in English as selected by Applicant |
|--------|-----------------------------------------|-----------------|------------------------------------------------|
| L2     | LR Plot No:- 3287, LR Khatian No:- 3073 |                 | Owner Name not selected by applicant.          |



08-05-2023

**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 : 46 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:20 hrs on 08-05-2023, at the Office of the A.D.S.R. SONARPUR by Mr ASHOKE SARDAR .

**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 65,20,498/-

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

Execution is admitted on 08/05/2023 by 1. Mr Susama Das, Mr Pappu Das, Kalimohan Chowdhury Road, Sector: Jagatdal, P.O: Jagatdal, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession House wife, 2. Mr Pappu Das, Son of Mr Akhil Chandra Das, Kalimohan Chowdhury Road, P.O: Jagatdal, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700151, by caste Hindu, by Profession Business

Indetified by Mr Sushanta Sardar, , , Son of Late Kashinath Sardar, Choto Battala, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

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

Execution is admitted on 08-05-2023 by Mr ASHOKE SARDAR, parttnr, MAA BIPADTARINI ENTERPRISE, 241, MAHAMAYAPUR MONDAL PARA, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Sushanta Sardar, , , Son of Late Kashinath Sardar, Choto Battala, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Execution is admitted on 08-05-2023 by Mr Sankar Mondal, parttnr, MAA BIPADTARINI ENTERPRISE, 241, MAHAMAYAPUR MONDAL PARA, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Sushanta Sardar, , , Son of Late Kashinath Sardar, Choto Battala, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Execution is admitted on 08-05-2023 by Mr Subrata Sardar, parttnr, MAA BIPADTARINI ENTERPRISE, 241, MAHAMAYAPUR MONDAL PARA, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Sushanta Sardar, , , Son of Late Kashinath Sardar, Choto Battala, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Execution is admitted on 08-05-2023 by Mr Nayananshu Das, parttnr, MAA BIPADTARINI ENTERPRISE, 241, MAHAMAYAPUR MONDAL PARA, City:- Rajpur-sonarpur, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Sushanta Sardar, , , Son of Late Kashinath Sardar, Choto Battala, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-



**ent of Stamp Duty**

ified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
escription of Stamp

1. Stamp: Type: Impressed, Serial no 752, Amount: Rs.100.00/-, Date of Purchase: 02/05/2023, Vendor name: Samir:  
Das



Arindam Chakraborty

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2023, Page from 70350 to 70366  
being No 160803443 for the year 2023.



AZ

Digitally signed by ARINDAM  
CHAKRABORTY  
Date: 2023.05.19 16:08:30 +05:30  
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2023/05/19 04:08:30 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
West Bengal.

(This document is digitally signed.)