

I 8640/2024



1. The undersigned hereby certifies that the above information is true and correct to the best of his knowledge and belief.

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS shall come I,
SMT. SAMPA SAMANTA, wife of Sri Siddhartha Sankar
Samanta, PAN - BIDPS6545Q, Aadhaar No. 9439 1826 4084,
by Religion: Hindu, by Nationality : Indian, by Occupation :
Business, residing at 1/6, Rani Debendra Bala Road, P.O.
Cossipore, P.S. - Chitpur, Kolkata - 700002, being the
EXECUTANT, do hereby SEND THIS GREETING.

Contd.....2

PIONEER ASSOCIATES

Kanchi Rajaram

Cirpa Sancta

449

02 DEC 2024

[Signature]
[Signature]
[Signature]

Name of Treasury :- Barrackpore
Name of Vendor :- RANA SURE
Date of Purchase :-
Total Amount :-
Signature of Vendor :-

28 NOV 2024

100000

[Signature]



[Signature]
To Sri Dip Das
P.O. Buy, P.O. Panitaki,
P.S. Khordah, K.B. 114

ADSR Sadpur
North 24 Parganas

06 DEC 2024

WHEREAS, the Kalyan Nagar Co-Operative Colony Limited, a Govt. Registered Society, being Registration No. 8 for the year 1949, having its Office at Kalyan Nagar, P.O.- Kalyan Nagar, P.S. - Khardah at present Rahara, District - North 24 Parganas, became the owner of the Land measuring 0.36 Decimals (Satak), lying and situated at **Mouza : Kerulia**, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised and contained in Dag No. 234(Part), under Khatian No. 46, within the limits of Bandipur Gram Panchayet at present Khardah Municipality under Police Station - Khardah at present Rahara, in the District - 24 Parganas at present North 24 Parganas, by way of purchase through a registered deed which was registered on 09/08/1982 at Sub Registry Office, Barrackpore and recorded in Book No. I, being No. P, 4822 for the year 1982.

AND WHEREAS, after becoming the lawful owner of the aforesaid Land said Kalyan Nagar Co-Operative Colony Limited developed the entirety of the said land alongwith other purchased lands by making Road, Drain, Pond, Park and other industrial development and divided the said Land into several plots for the purpose of permanent settlement among the earthless Govt. employees and other people who came from Bangladesh as Refugee by including them as fully paid-up share holder members for their residence.

AND WHEREAS, one SMT. JUTHIKA GHOSH, wife of Dharendra Nath Ghosh being a member of the said society purchased a Plot of Land measuring more or less 5 Cottah 5 Chittack 21 Sq. Ft., identified by Scheme Plot No. 66 under Scheme No. 6 of Kalyan Nagar Co-Operative Society, lying and situated at **Mouza : Kerulia**, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised and contained in Dag No. 234(Part), under Khatian No. 46, within the limits of

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Bandipur Gram Panchayet at present Khardah Municipality under Police Station - Khardah at present Rahara, in the District - 24 Parganas at present North 24 Parganas, from the said Kalyan Nagar Co-Operative Colony Limited, represented by it's the then Secretary Sri Jitesh Chandra Maitra, son of Late Jogesh Chandra Maitra and Chairman Sri Monindra Nath Bhaduri, son of Late Hridaya Nath Bhaduri, by virtue of a registered Deed of Conveyance by Sale and the same was registered on 14/07/1983 at Sub-Registrar Office, Barrackpore and recorded in Book No. I, Volume No. 99, written in Pages from 301 to 304, being Deed No. 4595 for the year 1983.

AND WHEREAS, after purchasing the aforesaid Property said SMT. JUTHIKA GHOSH became the absolute owner of the same and recorded her name in the Assessment Register of local Khardah Municipality and constructed Pucca Structure over the said Plot of Land and possessing and enjoying with absolute right, title and interest of the same by paying municipal taxes to the concern authority.

AND WHEREAS, during her peaceful possession and enjoyment of the above said 5 Cottah 5 Chittack 21 Sq. Ft. of Land along with One Storied Pucca Structure thereon, said SMT. JUTHIKA GHOSH with the consent of her husband Dhirendra Nath Ghosh and son namely Dibakar Ghosh executed a WILL in favour of her married daughter namely SMT. BHARATI DUTTA, wife of Sri Swapan Kumar Dutta in respect of her above said Property, and the said WILL was registered on 30/06/2000 at District Sub Registrar-I, South 24 Parganas, Alipur and recorded in Book No.3, Volume No. 3, written in Pages from 143 to 149, being No. 86 for the year 2000.

AND WHEREAS, while so seized and possessed of the said Landed Property as absolute owner said Smt. Juthika Ghosh died on 18/12/2003 and after sad demise of said Smt. Juthika Ghosh her

Contd.....4

daughter said SMT. BHARATI DUTTA applied In the Court of the Ld. Dist. Delegate, Alipore for getting Probate of the above said WILL according to Act 39, Case No. 98 of 2004(P) and subsequently on 05/02/2005 the Probate of the said WILL was granted by the said Ld. Court in favour of said SMT. BHARATI DUTTA.

AND WHEREAS, after getting the Probate from the Ld. Court in respect of the above said WILL being No. 86 for the year 2000, said SMT. BHARATI DUTTA became the absolute owner of the above said Plot of Land measuring more or less 5 Cottah 5 Chittack 21 Sq. Ft., alongwith One Storied Pucca Dwelling House thereon and mutated her name in the Assessment Register of local Khardah Municipality and possessing and enjoying with absolute, right, title and interest of the same by paying municipal taxes and Govt. rents to the concern authorities.

AND WHEREAS, during her peaceful possession and enjoyment of the above said Property as absolute owner said SMT. BHARATI DUTTA sold and transferred the said Plot of Bastu Land measuring more or less 5 Cottah 5 Chittack 21 Sq. Ft., alongwith 850 Sq. Ft. One Storied Pucca Dwelling House thereon identified by Scheme Plot No. 66 under Scheme No. 6 of Kalyan Nagar Co-Operative Society, lying and situated at **Mouza : Kerulia**, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised and contained in R. S. Dag No. 234, under Khatian No. 46, within the limits of Khardah Municipality under Police Station - Khardah at present Rahara, in the District - North 24 Parganas, to the present Executant herein SMT. SAMPA SAMANTA by virtue of a registered Deed of Sale (Bengali Kobala) which was registered on 18/08/2011 at A.D.S.R. Office, Barrackpore and recorded in Book No. I, CD Volume No. 30, written in Pages from 5755 to 5769, being Deed No. 07952 for the year 2011.

Contd.....5

AND WHEREAS, by way of purchase the Executant herein SMT. SAMPA SAMANTA became the absolute owner of the above said Property and mutated her name in the Assessment Register of local Khardah Municipality in Ward No. 7 vide Holding No. 5/336, Kalyan Nagar and also recorded her name in the Office of B.L. & L.R. vide **L.R. Khatian No. 1821** and **L.R. Dag No. 414** in respect of the said Property and has been seizing, possessing and enjoying with absolute right, title and interest of the same and without any encumbrances from any corner whatsoever.

AND WHEREAS, the above named Land Owner/Executant herein SMT. SAMPA SAMANTA being desirous to develop her above said total Property morefully and particularly described in the Schedule hereunder written, approached the **Partners of PIONEER ASSOCIATES**, a Partnership firm having its Office at "SHREYASI APARTMENT", 12/A/1/35, Station Road, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, having agreed mutually to develop the aforesaid Landed Property for constructing Multi-Storied Building/s over the said Land.

AND WHEREAS the DEVELOPER concern said **PIONEER ASSOCIATES** accepted the said offer of the Land Owner/Executant herein for development of the said property and accordingly entered into a registered Development Agreement with the Land Owner/Executant herein, which was registered on6.12.24 at A.D.S.R. Office, Sodepur, North 24 Parganas and recorded therein in Book No. I, being No.15.2.10.8.6.27, for the year 2023, on certain Terms and Conditions contained therein in the said Development Agreement.

AND WHEREAS, I, the above named EXECUTANT herein being the absolute Owner of the above said and below mentioned Schedule Property, is not able to look after, maintain, manage my

Contd.....6

PIONEER ASSOCIATES

Kardh. Kanyan Das
Partner

Sampa Samanta

Schedule below Property and due to my personal inconvenient to present myself personally at all require times, I do hereby Nominate, Appoint and Constitute **PIONEER ASSOCIATES, PAN-AAMFP7725R**, a Partnership firm having its Office at "SHREYASI APARTMENT", 12/A/1/35, Station Road, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, represented by its **Partners** namely (1) **SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das, **PAN - ADSPD7299P, Aadhaar No. 8139 1092 0674**, by Religion: Hindu, by Nationality: Indian, by Occupation : Business, residing at 1 No. Suryasen Nagar, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, and (2) **SRI GOPAL DAS**, son of Late Narayan Chandra Das, **PAN - AGAPD0725H, Aadhaar No. 8646 2862 3840**, by Religion: Hindu, by Nationality : Indian, by Occupation : Business, residing at "KIRONALAY", Sasadhar Tarafder Road, P.O. - Sukchar, P.S. - Khardah, District - North 24 Parganas, Kolkata - 700115 and permanent resident of 23, Dr. Gopal Chatterjee Road, P.O.- Sukchar, P.S. - Khardah, District - North 24 Parganas, Kolkata - 700115, as my true and lawful **ATTORNEY** in my name and on my behalf to do inter-alia the following acts, deeds and things etc. in respect of my Property morefully and particularly mentioned in the Schedule hereunder written.

1. To maintain, mange and administer the said Premises and every part thereof fully mentioned in the Schedule hereunder written in accordance with the terms and conditions mentioned in the aforesaid Development Agreement.
2. To prepare Plan/s for development of the said Property morefully and particularly described in the Schedule hereunder written and to submit the same to the concerned authority for obtaining approval of the same.

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PIONEER ASSOCIATES

Kanti Ranjan Das.
Partner

Gopal Das

3. To supervise the development works and to carry out and/or to get carried out through Contractors, Architects and Surveyors as may be required by the said ATTORNEY for construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
4. To carry on correspondence with and represent me before all concerned authorities in connection with the development of the said property.
5. To pay various deposits to the municipality and other concern authorities as may be necessary for the purpose of carrying out the development works on the said property and construction of the structure/s thereon and to claim refund of such deposits paid by me and to give valid and effectual receipts on my behalf in connection with the refund of such deposits.
6. To approach different authorities and offices for the purpose of obtaining various permissions and other service connections including water and electricity for carrying out and completing the development works of the said property and construction of building/s thereon.
7. To apply from time to time for modification of the building plan/s in respect of the building to be constructed on the said Property.
8. To appear before the Government departments and also the Municipality, B.L. & L.R.O. and all concern authorities for the purpose of obtaining necessary " No Objection Certificate " and/or permission and/or mutation and/or sanction in regard to the carrying out construction of the said building and completion thereof.

PIONEER ASSOCIATES

Kaceli Rajguru 2015.
Partner

Sanjiv Sanjiv

9. To sign and submit all papers, applications and documents for having the separation, amalgamation of the said Premises along with other lands and mutation, conversion if necessary, and record the same with all authorities, B. L. & L. R. O. including the Khardah Municipality in respect of the said Premises and to deal with such authority or authorities in any manner to have such separation, amalgamation, mutation and conversion effected.
10. To borrow money to create charge, mortgage, mortgage by deposit of title deed or deeds of the individual Unit/Flat/Shop/Garage/all other utility constructed portions or any part of them lying on the new Building under the occupation of the Developer to borrow any loan and for taking financial assistance from any financial institution or bank or body corporate(s) or from any person and/or persons on any term and condition as my Attorney shall think fit and proper for construction of Building/s on the said Premises in terms of said Development Agreement save and except the mortgaging the Allocation of the Owner's Share in terms of the said Development Agreement in the project and the said Attorney always indemnify that any liability on the aspects of financial nature as aforesaid shall be fully and satisfactorily borne by my said Attorney only, without encumbering my interest, title whatsoever in the said project.
11. To do all acts, deeds, matter and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land, which is morefully and particularly described in the Schedule hereunder written.

PIONEER ASSOCIATES

Raceli Raczgarcia Dns

Partner

Sampa Samanta

12. To negotiate on terms and enter into Agreement for Sale or otherwise to deal with and dispose of the several Flats and/or other units to be constructed and to receive consideration money from the intending purchasers thereof and to give proper and lawful discharge for the same **SAVE AND EXCEPT THE OWNER'S ALLOCATION** as stated in the aforesaid registered Development Agreement executed between the Parties and registered on6.12.2021..... at the Office of A.D.S.R. Sodepur, North 24 Parganas and recorded in Book No. I, being No.....15240.8627.. for the year 2023.
13. That my said ATTORNEY shall have every right to construct the proposed multi-storied building as per the terms of aforesaid Development Agreement over the Schedule mentioned Property according to the sanctioned building plan by the Khardah Municipality.
14. That my said Attorney is on power to sell Flats, Shops, Garages and/or other units of the proposed multi-storied building to be constructed over the Schedule mentioned Property **SAVE AND EXCEPT THE OWNER'S ALLOCATION** as stated in the aforesaid registered Development Agreement.
15. To sign and execute Sale Deed/Deed of Conveyance and Agreement for Sale or any other Deed or Deeds in respect of the under mentioned Schedule Property/Proposed Building to be constructed on the Schedule property **SAVE AND EXCEPT THE OWNER'S ALLOCATION** as stated in the aforesaid registered Development Agreement and also to receive the consideration money from the intending purchasers and also to give valid receipts on my behalf.

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PIONEER ASSOCIATES

Kaceli Rajan Das
Partner

Sampa Sengupta

16. To appear and present the Sale Deed and Agreement for Sale or any other Deed or Deeds for registration and admit execution before the Additional District Sub-Registrar, Sodepur, North 24 Parganas and District Registrar Barasat, North 24 Parganas or Registrar of Assurances, Kolkata or any other authority having jurisdiction for to have the said deed or deeds registered and to do all acts, deeds and things which my said ATTORNEY shall consider necessary for conveying my under mentioned Schedule of Property as fully and effectually as I could do the same for myself SAVE AND EXCEPT THE OWNER'S ALLOCATION as stated in the aforesaid registered Development Agreement.
17. To appear and to act in any court or any Govt. Departments or local Municipal Authority and to sign, execute, verify and file complaints, written statements and petitions, appeals, revision and review petitions and accept services of all summons, notices and other process of law and to engage Pleaders, Advocates, Solicitors, and to discharge or terminate their appointments.
18. To issue letters and writings and/or undertakings as may be required from time to time by the local Municipal Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property and also in respect of construction works of building thereon. And this Development Power of Attorney is irrevocable until completion of the said project.
19. To appoint pleaders, solicitors, advocates to appear in any court or any Government Departments or local Municipality and to revoke such appointments and substitute any others in their place and stead.

PIONEER ASSOCIATES

Kaushik Ray Choudhury

Partner

Sampa Samanta

20. To advertise in different news papers and display hoarding in different places, engage agency for selling of the said advertisement on the said Premises and whatever structure facilities as my said Attorney shall think fit and proper.
21. **GENERALLY TO DO AND PERFORM** all acts, deeds, matters and things necessary and covenant for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as I could do.

AND I, HEREBY AGREE that all acts, deeds and things lawfully done by my said ATTORNEY shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my said ATTORNEY shall do in the premises by virtue of these presents and I hereby declare that I shall enforce this Power of Attorney within contractual period or its mutually extended period of time.

:- THE SCHEDULE ABOVE REFERRED TO :-
(Description of the Property)

ALL THAT piece and parcel of "Bastu" Land identified by Scheme Plot No. 66 under Scheme No. 6 of Kalyan Nagar Co-Operative Society, measuring more or less **5 (Five) Cottah 5 (Five) Chittack 21 (Twenty One) Sq. Ft.**, alongwith **850 Sq. Ft. One Storied Pucca Dwelling House** thereon, lying and situated at **Mouza : Kerulia**, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised and contained in **R. S. Dag No. 234** under **Khatian No. 46**, corresponding to **L.R. Dag No. 414** under **L.R. Khatian No. 1821**, within the limits of Khardah Municipality, in Ward No. 7, being Holding No. 5/336, KALYAN NAGAR, under P.S. - Rahara (formerly it was under Khardah), in the District - North 24 Parganas, A.D.S.R. Office Sodepur, butted and bounded by :

ON THE NORTH : 20' - 0" wide Municipal Road
(including drain).

ON THE SOUTH : Plot No. 67.

ON THE EAST : Plot No. 71.

ON THE WEST : 16' - 0" wide Road (including drain).

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IN WITNESS WHEREOF I, the EXECUTANT herein have hereunto set and subscribed my respective hands and signature on this Development Power of Attorney on the6th... day ofDecember, 2024.

WITNESS -

1. Siddhantashanka Samanta
1/6, Rani Debandrabala Road
Kolkata - 700002
P. O. - Gossipore; P. S. - Chitpore

Sampa Samanta

Signature of the Executant

2. Anny Anny
170 New Delhi Ch. Dalia
Bischoff, Khairat
67-117

PIONEER ASSOCIATES

1. Karli Ranjan Das

2. Anny Anny Partner

Partners of PIONEER ASSOCIATES

Signature of the Attorney

PIONEER ASSOCIATES
Karli Ranjan Das
Partner

Drafted & prepared by :

Debasish Mukherjee
(Sri Debasish Mukherjee) -
Advocate, Barrackpore Court
Enrolment No : WE-784/91

Computer typed by :

Sanjib Das
(Sanjib Das, Bkp.)

OFFICES OF THE A.D.S.R.-DISTRICT NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA

STATUS : PRESENTANT

1. **LEFT HAND FINGER PRINT** Name SAMPA SAMANTA

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Sampa Samanta

RIGHT HAND FINGER PRINT

SIGNATURE Sampa Samanta

2. **LEFT HAND FINGER PRINT** Name KANTI RANJAN DAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Kanti Ranjan Das

RIGHT HAND FINGER PRINT

SIGNATURE Kanti Ranjan Das

3. **LEFT HAND FINGER PRINT** Name GODAL DAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Godal Das

RIGHT HAND FINGER PRINT

SIGNATURE Godal Das

4. **LEFT HAND FINGER PRINT** Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

Space for Photo

RIGHT HAND FINGER PRINT

SIGNATURE



ভূমি ও ভূমি সংস্কার এবং উদ্ধার্ত্র ত্রাণ ও পুনর্বাসন দপ্তর

Land & Land Reforms and Refugee Relief and Rehabilitation Department

- [Special Citizen Service \(RCCMS\)](#)
[Citizen Services](#)
[Know Your Property](#)
[Query Search](#)
[Public Grievance](#)
[Mouza Information](#)

KHATIAN & PLOT INFORMATION

Mouza Identification

Code Wise / Name Wise: * ☐ Code Wise ☒ Name Wise

District:*

[15] NORTH 24 PARGANAS

Block:*

[09] BARRACKPUR-2

Mouza:*

[005] KERULIA

Choose Your Language:

Bengali

Option:

Khatian Type: * ☒ Normal Khatian ☐ Lease Khatian ☐ FHTD Khatian

☐ Search By Khatian

☒ Search By Plot

Plot No.* 414

Enter Captcha*

H J W M F 4 cat

VIEW

LIVE

(Live Data As On 06/12/2024,07:33:03)

জে.এল নং ১ থানা খড়দহ

দাগ নং	শ্রেণী	জমির মোট পরিমাণ(একর)	দাগের ম্যাপ	
414	বাস্তু	0.09	Click Here	
				
খতিয়ান নং	স্বামীর নাম	পিতা/স্বামী	অংশ অংশ পরিমাণ(একর)	মন্তব্য
1821	শম্পা সামন্ত	সিদ্ধার্থ শঙ্কর সামন্ত	1.0000	0.0900
				Nil

Nil

Major Information of the Deed

Deed No :	I-1524-08640/2024	Date of Registration	06/12/2024
Query No / Year	1524-8003099684/2024	Office where deed is registered	
Query Date	06/12/2024 1:54:59 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	D Mukherjee Bkp,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831540067, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 50,00,000/-		Rs. 86,50,001/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152408627/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Kalyannagar Road, Mouza: Keruliya, Ward No: 7, Holding No:5/336 Pin Code : 700112

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	LR-414	LR-1821	Bastu	Bastu	5 Katha 5 Chatak 21 Sq Ft	48,00,000/-	80,12,501/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, . Project Name :
Grand Total :					8.8138Dec	48,00,000 /-	80,12,501 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	850 Sq Ft.	2,00,000/-	6,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 850 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		850 sq ft	2,00,000 /-	6,37,500 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SAMPA SAMANTA Wife of Shri SIDDHARTHA SARKAR Executed by: Self, Date of Execution: 06/12/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office	Photo  06/12/2024	Finger Print  Captured LTI 06/12/2024	Signature  06/12/2024
1/6, RANI DEBENDRA BALA ROAD,, City:- , P.O:- COSSIPORE, P.S:-Chitpur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: B1xxxxxx5Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/12/2024 , Admitted by: Self, Date of Admission: 06/12/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PIONEER ASSOCIATES SHREYASI APARTMENT, 12/A/1/35, STATION ROAD,, City:- , P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KANTI RANJAN DAS Son of Late NALINI KANTA DAS Date of Execution - 06/12/2024 , Admitted by: Self, Date of Admission: 06/12/2024, Place of Admission of Execution: Office	Photo  Dec 6 2024 2:49PM	Finger Print  Captured LTI 06/12/2024	Signature  06/12/2024
1NO. SURYA SEN NAGAR,, City:- , P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9P,Aadhaar No Not Provided Status : Representative, Representative of : PIONEER ASSOCIATES (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr GOPAL DAS (Presentant) Son of Late NARAYAN CHANDRA DAS Date of Execution - 06/12/2024, Admitted by: Self, Date of Admission: 06/12/2024, Place of Admission of Execution: Office		 Captured	
KIRONALAY, SASADHAR TARAFDER ROAD,, City:- , P.O:- SUKCHAR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx5H,Aadhaar No Not Provided Status : Representative, Representative of : PIONEER ASSOCIATES (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sandip Das Son of Mr. Dilip Das R K Pally, City:- , P.O:- Panihati, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114		 Captured	
	06/12/2024	06/12/2024	06/12/2024

Identifier Of Smt SAMPA SAMANTA, Mr KANTI RANJAN DAS, Mr GOPAL DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SAMPA SAMANTA	PIONEER ASSOCIATES-8.81375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SAMPA SAMANTA	PIONEER ASSOCIATES-850.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Kalyannagar Road, Mouza: Keruliya, Ward No: 7, Holding No:5/336 Pin Code : 700112

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 414, LR Khatian No:- 1821	Owner: সন্ধ্যা সামন্ড, Gurdian: কান্তি রঞ্জন সামন্ড, Address: বৈষ্ণব, Classification: কৃষি, Area: 0.09000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152408640 / 2024

On 06-12-2024

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 14:00 hrs. on 06-12-2024, at the Office of the A.D.S.R. SODEPUR by Mr GOPAL DAS .

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 86,50,001/-

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

Execution is admitted on 06/12/2024 by Smt SAMPA SAMANTA, Wife of Shri SIDDHARTHA SARKAR, 1/6, RANI DEBENDRA BALA ROAD,, P.O: COSSIPORE, Thana: Chitpur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business

Indetified by Mr Sandip Das, ., Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

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

Execution is admitted on 06-12-2024 by Mr KANTI RANJAN DAS, PARTNER, PIONEER ASSOCIATES, SHREYASI APARTMENT, 12/A/1/35, STATION ROAD,, City:- , P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Mr Sandip Das, ., Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Execution is admitted on 06-12-2024 by Mr GOPAL DAS, PARTNER, PIONEER ASSOCIATES, SHREYASI APARTMENT, 12/A/1/35, STATION ROAD,, City:- , P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Mr Sandip Das, ., Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1: Stamp: Type: Impressed, Serial no 449, Amount: Rs.100.00/-, Date of Purchase: 02/12/2024, Vendor name: Rana Sur

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2024, Page from 253895 to 253917

Being No 152408640 for the year 2024.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2024.12.09 15:43:59 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 09/12/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.