

10765/2024

I-010932/2024.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 757311

३. २. २०२२०१५/२०२५

३
25/11/24

Witnessed that the document is signed by
the person named above and is intended to
be used for the purpose of the document

३
Registrar (U-74)
District Sub Registrar-II
North 24 Parganas, Barisal

25 NOV 2024

SUPPLEMENTARY DEVELOPMENT AGREEMENT WITH DEVELOPMENT POWER OF ATTORNEY

THIS SUPPLEMENTARY AGREEMENT is made on this the 25th day of
NOVEMBER, 2024 (TWO THOUSAND TWENTY FOUR) of the Christian
Era.

1787 তারিখ 29/11/2024
Rainbow Construction
আরবিন্দপাল, নোয়াপাড়া,
বারাসাত
বারাসাত কোর্ট
উত্তর 28 পরগনা
তারিখ 18/11/24
মোট মূল্য 700,000

টেজারী অফিস বারাসাত
ডেভার শ্রী সুব্রত চ্যাটার্জী



Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

Sanjit Kumar
S/o Ananta Lal Kumar
Of - Barasat Court
Occ. Lawyer
Del-2024/24

25 NOV 2024

B E T W E E N

SMT. KARUNA SARKHEL, PAN NO. LQWPS5165H, Voter I. Card No. CKW2756435, W/o. Shri Rajib Sarkhel, D/o. Late Nil Ratan Mondal and Late Kalpana Mondal, by Nationality - Indian, by Faith - Hindu, by Occupation - Household Works, residing at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas, hereinafter called and referred to as the **LAND OWNER** (which terms and/or expression shall unless, excluded by or repugnant to the context or subject or deemed to mean and included her heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART.**

A N D

RAINBOW CONSTRUCTION, PAN NO. AAPFR4145N, a Partnership Firm having its Office at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas, represented by its Partners **(1) SHRI PRANAY KUMAR PAL**, PAN NO. BBAPP0586L, Voter I. Card No. WB/13/090/396487, S/o. Late Prabir Kumar Pal, residing at Banamalipur (East), P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas AND **(2) SHRI TAPAS KUMAR DAS**, PAN NO. AIOPD7012K, Voter I. Card No. WB/13/090/159188, S/o. Late Krishnapada Das, residing at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas, both are by Nationality - Indian, by Faith - Hindu, by Occupation - Business, hereinafter called the **DEVELOPER** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Principles heirs, legal representatives, successors and assigns) of the **SECOND PART.**

WHEREAS the brother of the LAND OWNER herein namely Nishit Mandal (now deceased), S/o. Late Nil Ratan Mondal and Late Kalpana Mondal, along with his other co-sharers namely (1) Shri Kamal Sarkar, (2) Smt. Bharati Sarkar, (3) Smt. Bina Haldar, (4) Smt. Karuna Sarkhel and (5) Smt. Sandhya Gharami, jointly become the absolute Owners of the

total landed property measuring **04 (Four) Cottahs more or less i.e. 06.60 (Six point six zero) Decimals** be the same a little more or less together with an old dilapidated structure standing thereon lying and situated under MOUZA – NOAPARA, J.L. No. 83, Re.Su. No. 137, Touzi No. 146, Pargana – Anowarpur, comprised in L.O.P. No. 9, in R.S. Khatian No. 1366, appertaining to C.S. & R.S. Dag No. 1182, within the local limits of Barasat Municipality, being Holding No. 1659, Arabinda Pally, in Ward No. 10, P.S. Barasat, A.D.S.R.O. Kadambagachi, Kolkata – 700 124, Dist – North 24 Parganas, which is more fully and particularly described in the **SCHEDULE** herein below which was obtained by way of inheritance as per Hindu Succession Act from their deceased father and mother, deceased husband, and deceased mother namely Lila Sarkar, Kumud Ranjan Sarkar, Amal Sarkar, Kalpana Mondal and Biswajit Sarkar and they mutated and recorded their names in the Office Records of Barasat Municipality and paying respective rents and taxes regularly before the authority concerned and seize and possess of and / or otherwise well and sufficiently entitled to the said property and enjoying the same peacefully, freely, absolutely and without any interruptions from any corner together with rights to sell, convey and / or transfer the same to others as they shall think fit and proper.

AND WHEREAS said Nishit Mandal (now deceased) along with his other co-sharers namely (1) Shri Kamal Sarkar, (2) Smt. Bharati Sarkar, (3) Smt. Bina Haldar, (4) Smt. Karuna Sarkhel and (5) Smt. Sandhya Gharami, with a view to construct a Multi-Storied Building upon the aforesaid landed property, which is more fully and particularly described in the **SCHEDULE** herein below executed a Registered Development Agreement being No. 150203401 dated 29/06/2022 which was duly registered at D.S.R.-II, North 24 Parganas and recorded the same in Book No. I, Volume No. 1502-2022, Pages from 104576 to 104622 for the year 2022 with the said **RAINBOW CONSTRUCTION**, a Partnership Firm having its Office at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata – 700 124, Dist –

North 24 Parganas, represented by its Partners **(1) SHRI PRANAY KUMAR PAL**, S/o. Late Prabir Kumar Pal, residing at Banamalipur (East), P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas AND **(2) SHRI TAPAS KUMAR DAS**, S/o. Late Krishnapada Das, residing at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas, the Developer of the Second Part herein as per the terms and conditions mentioned therein.

AND WHEREAS as per terms and conditions of the said Registered Development Agreement being No. 150203401 for the year 2022 said Nishit Mandal (now deceased) along with his other co-sharers namely (1) Shri Kamal Sarkar, (2) Smt. Bharati Sarkar, (3) Smt. Bina Haldar, (4) Smt. Karuna Sarkhel and (5) Smt. Sandhya Gharami have also executed a Registered Development Power of Attorney being No. 150203471 for the year 2022 which was duly registered at D.S.R.-II, North 24 Parganas and recorded the same in Book No. I, Volume No. 1525-2022, Pages from 105828 to 105853 for the year 2022 in favour of said **RAINBOW CONSTRUCTION**, a Partnership Firm having its Office at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas, represented by its Partners **(1) SHRI PRANAY KUMAR PAL**, S/o. Late Prabir Kumar Pal, residing at Banamalipur (East), P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas AND **(2) SHRI TAPAS KUMAR DAS**, S/o. Late Krishnapada Das, residing at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas, the Developer of the Second Part herein as their true and lawful attorney to do the acts, deeds and things in connection with the Schedule mentioned property as per terms and conditions of the said Development Agreement as well said Development Power of Attorney.

AND WHEREAS during the time of processing of the said construction job for the said proposed Multi-Storied building over the aforesaid landed property said Sandhya Gharami died intestate on 21/02/2023 and her

husband Mahadeb Gharami died intestate on 17/09/2011 i.e. before the death of said Sandhya Gharami and the said deceased Sandhya Gharami died intestate leaving behind her two daughters namely Smt. Baishakhi Sardar and Smt. Nilam Sardar, and one son namely Shri Tapas Gharami, as her only legal heirs and successors to inherit her aforesaid undivided proportionate share of land measuring 576 Sq.ft. i.e. 12 Chittacks 36 Sq.ft. out of the total land measuring 04 Cottahs more or less, and after demise of said Sandhya Gharami, said Smt. Baishakhi Sardar, Smt. Nilam Sardar and Shri Tapas Gharami, being the Land Owners obtained the said Sandhya Gharami's share of land measuring 576 Sq.ft. by way of inheritance under Hindu Succession Act left by said deceased Sandhya Gharami and accordingly said Smt. Baishakhi Sardar, Smt. Nilam Sardar and Shri Tapas Gharami, being the other Land Owners in respect of their said undivided proportionate share of land measuring 576 Sq.ft. with a view to complete the said proposed Multi-Storied Building over the said total landed property made and executed a Registered Supplementary Development Agreement being No.150202528 dated 19/03/2024 which was duly registered at D.S.R.-II, North 24 Parganas and recorded the same in Book No. I, Volume No. 1502-2024, Pages from 66601 to 66625 for the year 2024 and Registered Development Power of Attorney being No. 150202539 dated 19/03/2024 which was duly registered at D.S.R.-II, North 24 Parganas at Barasat and recorded the same in Book No. I, Volume No. 1502-2024, Pages from 66718 to 66741 for the year 2024 in favour of the said Developer of the SECOND PART herein.

AND WHEREAS during the time of processing of the said construction job for the said proposed Multi-Storied building over the aforesaid landed property said Nishit Mandal also died intestate on 22/05/2024 as unmarried (bachelor) leaving behind his only sister said **Smt. Karuna Sarkhel, the Land Owner herein** as his only legal heir and successor to inherit his aforesaid undivided $\frac{1}{2}$ share of land measuring 288 Sq.ft. out of undivided proportionate share of land measuring 576 Sq.ft. i.e. 12

Chittacks 36 Sq.ft. out of the total land measuring 04 Cottahs more or less, which said deceased Nishit Mandal and said Smt. Karuna Sarkhel inherited from their deceased father and deceased mother namely Kalpana Mondal and deceased Nil Ratan Mondal, which is mentioned in the Schedule of property and after demise of said Nishit Mandal, said **Smt. Karuna Sarkhel, the Land Owner herein** become the absolute Owner of the said undivided $\frac{1}{2}$ share of land measuring 288 Sq.ft. out of undivided proportionate share of land measuring 576 Sq.ft. out the aforesaid and/or below mentioned Schedule of property by way of inheritance as per Hindu Succession Act left by said deceased Nishit Mandal and thus said Smt. Karuna Sarkhel become the absolute Owner of the proportionate share of land measuring 576 Sq.ft. by way of inheritance under Hindu Succession Act from her deceased father, deceased mother and deceased unmarried brother.

AND WHEREAS thus said **Smt. Karuna Sarkhel, the Land Owner herein** become the absolute Owner of the said undivided proportionate share of Bastu land admeasuring **576 Sq.ft.** (288 Sq.ft. from her deceased father and deceased mother and **288 Sq.ft. from her deceased brother**) be the same a little more or less out of total land measuring **04 Cottahs be the same a little more or less** together with an old dilapidated structure measuring 200 Sq.ft. standing thereon lying and situated under MOUZA - NOAPARA, J.L. No. 83, Re.Su. No. 137, Touzi No. 146, Pargana - Anowarpur, comprised in L.O.P. No. 9, in R.S. Khatian No. 1366, appertaining to C.S. & R.S. Dag No. 1182, within the local limits of Barasat Municipality, being Holding No. 1659, Arabinda Pally, in Ward No. 10, P.S. Barasat, A.D.S.R.O. Kadambagachi, Kolkata - 700 124, Dist - North 24 Parganas, hereinafter called as the **"SAID PROPERTY / SAID PREMISES"**, which is morefully and particularly described in the **FIRST SCHEDULE** herein below by way of inheritance as per Hindu Succession Act left by said deceased Kalpana Mondal, deceased Nil Ratan Mondal and

deceased Nishit Mandal and seized and possessed the same free from all encumbrances.

AND WHEREAS said **Smt. Karuna Sarkhel, the Land Owner herein** with a view to continue the said construction work and to complete of the said proposed Multi-Storied building in respect of her said deceased brother's undivided $\frac{1}{2}$ share of the land measuring 288 Sq.ft. (which said **Smt. Karuna Sarkhel, the Land Owner herein** obtained from her deceased brother Nishit Mandal by way of inheritance), execute and register this Supplementary Development Agreement in favour of the said **RAINBOW CONSTRUCTION**, a Partnership Firm having its Office at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas, represented by its Partners **(1) SHRI PRANAY KUMAR PAL**, S/o. Late Prabir Kumar Pal, residing at Banamalipur (East), P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas AND **(2) SHRI TAPAS KUMAR DAS**, S/o. Late Krishnapada Das, residing at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas, the Developer / Second Part herein.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES hereto as follows :-

- 1) That said **Smt. Karuna Sarkhel, the Land Owner herein** with a view to continue the said construction work and to complete of the said proposed Multi-Storied building in respect of her said deceased brother's undivided $\frac{1}{2}$ share of the land measuring 288 Sq.ft. (which said Smt. Karuna Sarkhel, the Land Owner herein obtained from her deceased brother Nishit Mandal by way of inheritance), execute and register this Supplementary Development Agreement in favour of the said **RAINBOW CONSTRUCTION**, a Partnership Firm having its Office at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata - 700 124, Dist - North 24 Parganas, represented by its Partners **(1) SHRI PRANAY KUMAR PAL**, S/o. Late Prabir Kumar Pal, residing at

Banamalipur (East), P.O. & P.S. Barasat, Kolkata – 700 124, Dist – North 24 Parganas AND **(2) SHRI TAPAS KUMAR DAS**, S/o. Late Krishnapada Das, residing at Arabinda Pally, Noapara, P.O. & P.S. Barasat, Kolkata – 700 124, Dist – North 24 Parganas, the Developer of the Second Part herein.

- 2) That the Land Owner herein will be entitled to get the $\frac{1}{2}$ share of her deceased brother Nishit Mandal as land owner's allocation i.e. $\frac{1}{2}$ share of the FLAT being No. G-2 on Ground Floor at North-West side from the proposed Multi-Storied Building as per the terms and conditions of the said Registered Development Agreement vide No. 150203401 for the year 2022 in place of deceased Nishit Mandal's share of Land Owner's allocation.
- 3) That the other terms and conditions of the said Registered Development Agreement vide No. 150203401 for the year 2022 and Supplementary Development Agreement being No.150202528 for the year 2024 shall remain unchanged.
- 4) That this Supplementary Agreement with Development Power of Attorney shall be treated as the part and parcel of the Registered Agreement for Development vide No. 150203401 for the year 2022 and and Registered Supplementary Development Agreement being No.150202528 for the year 2024.

POWER OF ATTORNEY:

We, the **LANDOWNERS / EXECUTANTS / PRINCIPALS** herein by these presents do hereby appoint, nominate and constitute the said **Developer / Promoter of the SECOND PART herein** hereinafter referred to as the said **POWER OF ATTORNEY HOLDER** as our true authorized and lawful Attorney 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 Barasat Municipality, B.L. & L.R.O., W.B.S.E.D.C. LTD, 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 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 my said premises before Barasat 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 as and when the same will become due and payable.

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 flats/units/car parking spaces/shops 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.
7. 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.
8. That the Developer shall have no power to take any loan / financial assistance from any competent authorities by mortgaging the Land Owners' Allocation portion.
9. 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, units and / or car parking spaces / Shops 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.
10. 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 / shops relating to **Developer's Allocation** and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representatives.
11. To do all the needful according to the condition mentioned in the said Registered Agreement for Development regarding negotiation, agreement / contract for sale of flats, garages, covered spaces and car parking spaces within the **Developer's Allocation**.

12. 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 / shops in the said building/s relating to **Developer's Allocation** in our said premises.
13. 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.
14. 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.
15. 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 relating to **Developer's Allocation** on behalf of us.
16. 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.
17. 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.

FIRT SCHEDULE OF PROPERTY

ALL THAT a piece and parcel of Revenue paying undiided $\frac{1}{2}$ share of Bastu land admeasuring **288 Sq.ft.** out of 576 Sq.ft. out of total land measuring 04 Cottahs be the same a little more or less together with an old dilapidated structure measuring 200 Sq.ft. standing thereon lying and situated under MOUZA - NOAPARA, J.L. No. 83, Re.Su. No. 137, Touzi No. 146, Pargana - Anowarpur, comprised in L.O.P. No. 9, in R.S. Khatian No. 1366, appertaining to C.S. & R.S. Dag No. 1182, within the local limits of Barasat Municipality, being Holding No. 1659, Arabinda Pally, in Ward No. 10, P.S. Barasat, A.D.S.R.O. Kadambagachi, Kolkata - 700 124, Dist - North 24 Parganas, which is butted and bounded by as follows :-

ON THE NORTH :- Property of Plot No. 4;

ON THE SOUTH :- 12' ft. Wide Arabinda Pally Road;

ON THE EAST :- Property of Plot No. 8;

ON THE WEST :- Property of Plot No. 10.

IN WITNESS WHEREOF the PARTIES above named hereunto have set and subscribed their respective hands, seal and signatures on the day, month and year as first mentioned hereinabove in the presence of the following witnesses :-

Witnesses :-

1) *Saigir K Sarkhel*
of - Barasat Kd-124

Karuna Sarkhel
SMT. KARUNA SARKHEL
SIGNATURE OF THE LAND OWNER

2) *Debendranath Sarkhel*
of - Barasat Kd-124

RAINBOW CONSTRUCTION
Pranay K Sarkhel
Partner

RAINBOW CONSTRUCTION
Jagan K Sarkhel
Partner

SIGNATURE OF THE DEVELOPER

Drafted and prepared by :-

Sourish Kr. Biswas

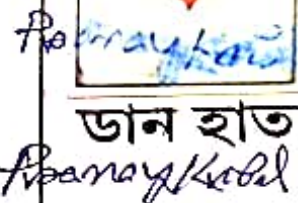
(Shri Sourish Kr. Biswas)
 Advocate,
 Enrolment No. WB/405/2006
 Judges' Court, Barasat,
 Dist - North 24 Parganas,
 Kolkata -700 124

Computer type by :-

Rana Dey
 (Rana Dey, Barasat)

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

(1) Name : PRANAY KUMAR PAL

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

Pranay K Pal
Signature of the Presentant

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

(2) Name : TAPAS KUMAR DAS

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

Tapas K Das
Signature of the Presentant

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

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

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

(1) Name : KARUNA SARKHEL

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

Karuna Sarkhel
Signature of the Presentant

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

(2) Name :

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

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

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250289168511

GRN Details

GRN:	192024250289168511	Payment Mode:	Online Payment
GRN Date:	25/11/2024 16:02:55	Bank/Gateway:	State Bank of India
BRN :	IK0DAEPMW6	BRN Date:	25/11/2024 16:03:41
GRIPS Payment ID:	251120242028916850	Payment Init. Date:	25/11/2024 16:02:55
Payment Status:	Successful	Payment Ref. No:	2002972994/9/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Smt Karuna Sarkhel
Address:	Arabida Pally, Noapara, Barasat, West Bengal, 700124
Mobile:	9735494084
Contact No:	6291433676
Depositor Status:	Buyer/Claimants
Query No:	2002972994
Applicant's Name:	Mr RANA DEY
Address:	D.S.R. - II NORTH 24-PARGANAS
Office Name:	D.S.R. - II NORTH 24-PARGANAS
Identification No:	2002972994/9/2024
Remarks:	Sale, Development Power of Attorney Payment No 9
Period From (dd/mm/yyyy):	25/11/2024
Period To (dd/mm/yyyy):	25/11/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002972994/9/2024	Property Registration- Stamp duty	0030-02-103-003-02	20
2	2002972994/9/2024	Property Registration-Registration Fees	0030-03-104-001-16	53
Total				73

IN WORDS: SEVENTY THREE ONLY.

Major Information of the Deed

Deed No :	I-1502-10932/2024	Date of Registration	25/11/2024
Query No / Year	1502-2002972994/2024	Office where deed is registered	
Query Date	24/11/2024 5:18:46 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	RANA DEY BANAMALIPUR, PO BARASAT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 6291433676, Status : Solicitor firm		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 2,88,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,020/- (Article:48(g))	Rs. 53/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

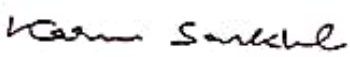
Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Arabinda Pally Road, Mouza: Napara. .
 Holding No:1659 JI No: 83. , ARABINDA PALLY Pin Code : 700124

Holding No:1659 JI No: 83, , ARABINDA PALLY Pin Code : 700124

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1182	RS-1366	Bastu	Bastu	288 Sq Ft	2,00,000/-	2,88,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					.66Dec	2,00,000 /-	2,88,000 /-	

Principal Details :

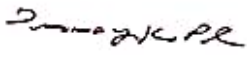
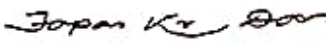
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt KARUNA SARKHEL (Presentant) Wife of Mr RAJIB SARKHEL Executed by: Self, Date of Execution: 25/11/2024 , Admitted by: Self, Date of Admission: 25/11/2024 ,Place : Office	 25/11/2024	 Captured LTI 25/11/2024	 25/11/2024

ARABIDA PALLY, NOAPARA,, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: LQxxxxxx5H, Aadhaar No: 73xxxxxxxx5990, Status :Individual, Executed by: Self, Date of Execution: 25/11/2024 , Admitted by: Self, Date of Admission: 25/11/2024 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RAINBOW CONSTRUCTION ARABINDA PALLY, NOAPARA, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 , PAN No.: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PRANAY KUMAR PAL Son of Late PRABIR KUMAR PAL Date of Execution - 25/11/2024, , Admitted by: Self, Date of Admission: 25/11/2024, Place of Admission of Execution: Office	Photo  Nov 25 2024 4:15PM	Finger Print  LT1 25/11/2024 Captured	Signature  25/11/2024
	BANAMALIPUR (EAST), City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: BBxxxxxx6L, Aadhaar No: 64xxxxxxxx2580 Status : Representative, Representative of : RAINBOW CONSTRUCTION (as PARTNER)			
2	Name Mr TAPAS KUMAR DAS Son of Late KRISHNAPADA DAS Date of Execution - 25/11/2024, , Admitted by: Self, Date of Admission: 25/11/2024, Place of Admission of Execution: Office	Photo  Nov 25 2024 4:16PM	Finger Print  LT1 25/11/2024 Captured	Signature  25/11/2024
	ARABINDA PALLY, NOAPARA,, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: Alxxxxxx2K, Aadhaar No: 62xxxxxxxx1728 Status : Representative, Representative of : RAINBOW CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANJIT KUMAR GHOSH Son of Mr AMRITALAL GHOSH BARASAT COURT, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124		 Captured	
	25/11/2024	25/11/2024	25/11/2024
Identifier Of Smt KARUNA SARKHEL, Mr PRANAY KUMAR PAL, Mr TAPAS KUMAR DAS			

Endorsement For Deed Number : I - 150210932 / 2024

On 25-11-2024

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 15:36 hrs on 25-11-2024, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Smt KARUNA SARKHEL ,Executant.

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 2,88,000/-

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

Execution is admitted on 25/11/2024 by Smt KARUNA SARKHEL, Wife of Mr RAJIB SARKHEL, ARABIDA PALLY, NOAPARA, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession House wife

Indetified by Mr SANJIT KUMAR GHOSH, , Son of Mr AMRITALAL GHOSH, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , City/Town: 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 25-11-2024 by Mr PRANAY KUMAR PAL, PARTNER, RAINBOW CONSTRUCTION (Partnership Firm), ARABINDA PALLY, NOAPARA, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Indetified by Mr SANJIT KUMAR GHOSH, , Son of Mr AMRITALAL GHOSH, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 25-11-2024 by Mr TAPAS KUMAR DAS, PARTNER, RAINBOW CONSTRUCTION (Partnership Firm), ARABINDA PALLY, NOAPARA, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Indetified by Mr SANJIT KUMAR GHOSH, , Son of Mr AMRITALAL GHOSH, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , City/Town: BARASAT, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 53/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/11/2024 4:03PM with Govt. Ref. No: 192024250289168511 on 25-11-2024, Amount Rs: 53/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DAEPMW6 on 25-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 20/-

Description of Stamp

- 1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
- 2. Stamp: Type: Impressed, Serial no 1787, Amount: Rs.5,000.00/-, Date of Purchase: 25/11/2024, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/11/2024 4:03PM with Govt. Ref. No: 192024250289168511 on 25-11-2024, Amount Rs: 20/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0DAEPMW6 on 25-11-2024, Head of Account 0030-02-103-003-02



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2024, Page from 268657 to 268681
being No 150210932 for the year 2024.



[Handwritten signature]

Digitally signed by RITA LEPCHA
Date: 2024.11.26 17:15:27 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 26/11/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

West Bengal.