

2452/2024

T-2539/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 619307 ..

3/19/24

3-8-754814/2024
 I certify that the document is admitted to
 registration. This document is attached to
 the end of the document and is not to be
 detached from this document.

19 MAR 2024

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

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED SUPPLEMENTARY
DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT We (1) SMT. BAISHAKHI SARDAR, PAN NO. QYAPS3258A, Voter I. Card No. SDE2301711, Wife of Shri Chand Ratan Sardar, D/o. Late Mahadeb Gharami and Late Sandhya Gharami, residing at Lakshminarayanpur, Uttar Lakshminarayanpur, P.O. & P.S. Mathurapur, Dist - South 24 Parganas, PIN - 743354, (2) SMT. NILAM SARDAR, PAN NO. QYBPS5273L, Voter I. Card No. WET1563824, Wife of Shri Sanjit Sardar, D/o. Late Mahadeb Gharami and Late Sandhya Gharami,

18/01/24

তারিখ: 18/01/24

নম্বর: 3024

ক্রেতার নাম:

স্থানাঙ্ক:

মূল্য: 100

ভেডার:

হাবড়া এ.ডি.এস.আর অফিস

জেলা: উঃ ২৪ পরগনা

খরিদ তাং:

মোট স্ট্যাম্প খরিদ:

ট্রেজারী বারাসাত

চাকর: শ্রী সুদীপ ঘোষ

Vendor - Sudip Ghosh

22 FEB 2024

409 000



Registrar VS 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

19 MAR 2024

Sanjit K Ghosh
S/o - Ambikatal Ghosh
of - Barasat Center
occy - La Delesse
KOL-124

residing at Haldar Para, Kanthal Beria, Sangrampur Hat, Usthi, P.O. Sangrampur, P.S. Baruipur, Dist - South 24 Parganas, PIN - 743 355, **[3] SHRI TAPAS GHARAMI**, PAN NO. DBZPG9037A, Voter I. Card No. SDE1446723, S/o. Late Mahadeb Gharami and Late Sandhya Gharami, residing at Sitagachhi, Mathurapur, P.O. & P.S. Mathurapur, Dist - South 24 Parganas, PIN - 743354, all are by Nationality - Indian, by Faith - Hindu, by Occupation - No. 1 & 2 - Household Works, and No. 3 - Business, hereinafter called and referred to as the **LAND OWNERS / PRINCIPALS / EXECUTANTS**, do hereby nominate, constitute and appoint **RAINBOW CONSTRUCTION**, PAN NO. AAPFR4145N, a Partnership Firm having its Office at Arabinda Pally, Noapara, P.O. & P.S. Barasat, 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 as the Power of Attorney Holders, as our true, authorized and lawful Attorney for us in our names on our behalf and to do exercise, execute and perform all and every / any of the acts, deeds, matters and things.

WHEREAS the mother of the LAND OWNERS herein namely Sandhya Gharami (now deceased) along with her other co-sharers namely (1) Shri Kamal Sarkar, (2) Smt. Bharati Sarkar, (3) Smt. Bina Haldar, (4) Smt. Karuna Sarkhel and (5) Shri Nishit Mandal, 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, deceased brother 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 Sandhya Gharami (now deceased) along with her other co-sharers namely (1) Shri Kamal Sarkar, (2) Smt. Bharati Sarkar, (3) Smt. Bina Haldar, (4) Smt. Karuna Sarkhel and (5) Shri Nishit Mandal 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**, PAN NO. AAPFR4145N, a Partnership Firm having its Office at Arabinda Pally, Noapara, P.O. & P.S. Barasat, 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, 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 Sandhya Gharami (now deceased) along with her other co-sharers namely (1) Shri Kamal Sarkar, (2) Smt. Bharati Sarkar, (3) Smt. Bina Halder, (4) Smt. Karuna Sarkhel and (5) Shri Nishit Mandal have also executed a Registered Development Power of Attorney being No. 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, 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 Grami and the said deceased Sandhya Gharami died intestate leaving behind her two daughters namely Smt. Baishakhi Sardar, the Land Owner No. 1 herein and Smt. Nilam Sardar, the Land Owner No. 2 herein and one son namely Shri Tapas Gharami, the Land Owner No. 3 herein 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, which is mentioned in the Schedule of property and after demise of said Sandhya Gharami, said Smt. Baishakhi Sardar, Smt. Nilam Sardar and Shri Tapas Gharami, the Land Owners become the absolute joint Owners of the said undivided proportionate share of aforesaid and/or below mentioned Schedule of property by way of inheritance as per Hindu Succession Act left by said deceased Sandhya Gharami.

AND WHEREAS thus said Smt. Baishakhi Sardar, Smt. Nilam Sardar and Shri Tapas Gharami, the Land Owners herein become the absolute Owners of the said undivided proportionate share of Bastu land admeasuring **12 (Twelve) Chittacks 36 (Thirty six) Sq.ft.** 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 Sandhya Gharami and seized and possessed the same free from all encumbrances.

AND WHEREAS said Smt. Baishakhi Sardar, Smt. Nilam Sardar and Shri Tapas Gharami, the Land Owners herein with a view to continue the said construction work and to complete of the said proposed Multi-Storied building in respect of their said undivided proportionate share of the aforesaid landed property, have entered into a Registered Supplementary Development Agreement No. 150202528 dated 19/03/2024 which was registered in the Office of the D.S.R.-II, North 24 Parganas at Barasat and recorded the same in Book No. I, for the year 2024. in favour of the said **RAINBOW CONSTRUCTION**, a Partnership Firm having its Office at Arabinda Pally, Noapara, P.O. & P.S. Barasat, 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 as per the terms and conditions mentioned therein.

AND WHEREAS referencing the above Registered Supplementary Development Agreement and for smooth development work, we, the Principals/Landowners appointing the said **RAINBOW CONSTRUCTION**, a Partnership Firm having its Office at Arabinda Pally, Noapara, P.O. & P.S. Barasat, 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 as our true authorized and lawful CONSTITUTED ATTORNEYS for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Barasat Municipality, W.B.S.E.D.C.L. B.L. & L.R.O., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Kolkata, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, garage spaces of **Developer's** Allocation.
2. To apply, obtain building plan, electricity, Gas, Water, Sewerage, orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans, complete building plan for multi storied building/s, deeds, documents and papers in respect of the 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.
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, office, shop,

godown, covered garage within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Agreement for Development. To take finance/loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flats, office, shop, godown, covered garage from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats, office, shop, godown, covered garage in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Agreement for Development.

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

10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said premises or any part or portion thereof.
11. To sign, declare and / or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Agreement for Development on behalf of us.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorneys 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 Supplementary 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 Supplementary Agreement for Development.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE LAND / SAID PREMISES)

ALL THAT a piece and parcel of Revenue paying Bastu land admeasuring **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.

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

ALL THAT the remaining constructed area i.e. save and except Land Owners' allocation as per Registered Development Agreement being No. 150203401 for the year 2022 and Supplementary Development Agreement along with undivided proportionate share of land and stairs, lift and common areas and facilities of the proposed Multi-Storied building will be the Developer's Allocation.

IN WITNESS WHEREOF the PARTIES above named hereunto have set and subscribed their respective hands, seal and signatures on 19th day of MARCH, 2024 in the presence of the following witnesses :-

Witnesses :-

1) Santanu Sarkar
S/O - Kamal Sarkar
Arabindopally, Narpara,
Barasat, Kolkata-700124

1) Baishakhi Sardar
BAISHAKHI SARDAR

2) Nilam Sardar
NILAM SARDAR

2) Sanjit Kishore
S/O - Anurita Kishore
J - Barasat Court
Kul-124

3) Tapas Gharami
TAPAS GHARAMI
SIGNATURE OF THE EXECUTORS /
LAND OWNERS

RAINBOW CONSTRUCTION

Pranay Khatun
Partner

Drafted and prepared by :-

Sourish K. Biswas

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

RAINBOW CONSTRUCTION

Tapas K. Gharami
Partner

Computer type by :-

Rana Dey
(Rana Dey, Barasat)

SIGNATURE OF THE ATTORNEY

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

(1) Name : PRANAY KUMAR PAL

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  Pranay Kumar Pal ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Pranay Kumar 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  Tapas Kumar Das ডান হাত
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

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

Tapas Kumar Das
Signature of the Presentant

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 : **BAISHKHI SARDAR**

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

Baishkhi Sardar

Signature of the Presentant

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

(2) Name : **NILAM SARDAR**

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

Nilam Sardar

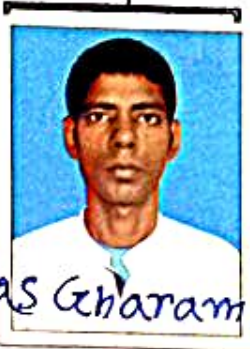
Signature of the Presentant

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 : TAPAS GHARAMI

LITTLE	RING	MIDDLE	FORE	THUMB	বাম হাত  Tapas Gharami
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Tapas Gharami
Signature of the Presentant

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

(2) Name :

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

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.

Major Information of the Deed

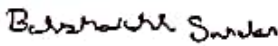
Deed No :	I-1502-02539/2024	Date of Registration	19/03/2024
Query No / Year	1502-8000754814/2024	Office where deed is registered	
Query Date	19/03/2024 1:05:51 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	RANA DEY BANAMALIPUR, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 6291433676, Status : Solicitor firm		
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. 4,00,000/-	Rs. 5,18,399/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 150202528/2024 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, ARABINDA PALLY Pin Code : 700124

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1182	RS-1366	Bastu	Bastu	12 Chatak 36 Sq Ft	4,00,000/-	5,18,399/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					1.32Dec	4,00,000 /-	5,18,399 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt BAISIAKHI SARDAR Daughter of Late SANDHYA GHARAMI(Mother) Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office	 19/03/2024	 Captured LTI 19/03/2024	 19/03/2024

LAKSHMINARAYANPUR, UTTAR LAKSHMINARAYANPUR, Village:- LAKSHMINARAYANPUR, P.O:- MATHURAPUR, P.S:-Mathurapur, District:-South 24-Parganas, West Bengal, India, PIN:- 743354 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: QYxxxxxx8A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/03/2024
 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Smt NILAM SARDAR Daughter of Late SANDHYA GHARAMI(Mother) Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office		 Captured	Nilam Sardar
		19/03/2024	LTI 19/03/2024	19/03/2024

HALDAR PARA, KANTHALBERIA, Block/Sector: SANGRAMPUR HAT, USTHI, Village:- HALDAR PARA, KANTHALBERIA, P.O:- SANGRAMPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743355 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: QYxxxxxx3L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/03/2024
 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office

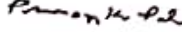
3	Name	Photo	Finger Print	Signature
	Mr TAPAS GHARAMI Son of Late SANDHYA GHARAMI(Mother) Executed by: Self, Date of Execution: 19/03/2024 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office		 Captured	Tapas Gharami
		19/03/2024	LTI 19/03/2024	19/03/2024

SITAGACHHI, MATHURAPUR,, Village:- SITAGACHHI, P.O:- MATHURAPUR, P.S:-Mathurapur, District:-South 24-Parganas, West Bengal, India, PIN:- 743354 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: DBxxxxxx7A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/03/2024
 , Admitted by: Self, Date of Admission: 19/03/2024 ,Place : Office

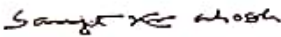
Attorney Details :

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, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRANAY KUMAR PAL (Presentar t) Son of Late PRABIR KUMAR PAL Date of Execution - 19/03/2024 , Admitted by: Self, Date o Admission: 19/03/2024. Place of Admission of Execution: Office		 Captured	
	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, , PAN No.:: BBxxxxxx6L,Aadhaar No Not Provided Status : Representative, Representative of : RAINBOW CONSTRUCTION (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr TAPAS KUMAR DAS Son of Late KRISHNAPADA DAS Date of Execution - 19/03/2024 , Admitted by: Self, Date o Admission: 19/03/2024. Place of Admission of Execution: Office		 Captured	
	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, , PAN No.:: Alxxxxxx2K,Aadhaar No Not Provided Status : Representative, Representative of : RAINBOW CONSTRUCTION (as PARTNER)			

Identifier Detail 3 :

Name	Photo	Finger Print	Signature
Mr SANJIT KUMAR GHOSH Son of Mr AMRITA'AL GHOSH BARASAT COURT, City:- Not Specified, P.O:- BARASAT, P. S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124		 Captured	
	19/03/2024	19/03/2024	19/03/2024
Identifier Of Smt BAISHAKHI SARDAR, Smt NILAM SARDAR, Mr TAPAS GHARAMI, Mr PRANAY KUMAR PAL, Mr TAPAS KUMAR DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt BAISHAKHI SARDAR,	RAINBOW CONSTRUCTION-0.44 Dec
2	Smt NILAM SARDAR	RAINBOW CONSTRUCTION-0.44 Dec
3	Mr TAPAS GHARAMI	RAINBOW CONSTRUCTION-0.44 Dec

Endorsement For Deed Number : I - 150202539 / 2024

On 19-03-2024

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 13:41 hrs on 19-03-2024, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Mr PRANAY KUMAR PAL ..

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 5,18,399/-

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

Execution is admitted on 19/03/2024 by 1. Smt BAISHAKHI SARDAR, Daughter of Late SANDHYA GHARAMI, LAKSHMINARAYANPUR, UTTAR LAKSHMINARAYANPUR, P.O: MATHURAPUR, Thana: Mathurapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by Profession House wife, 2. Smt NILAM SARDAR, Daughter of Late SANDHYA GHARAMI, HALDAR PARA, KANTHALBERIA, Sector: SANGRAMPUR HAT, USTHI, P.O: SANGRAMPUR, Thana: Baruiapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743355, by caste Hindu, by Profession House wife, 3. Mr TAPAS GHARAMI, Son of Late SANDHYA GHARAMI, SITAGACHHI, MATHURAPUR,, P.O: MATHURAPUR, Thana: Mathurapur, , South 24-Parganas, WEST BENGAL, India, PIN - 743354, by caste Hindu, by Profession Business

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

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

Execution is admitted on 19-03-2024 by Mr PRANAY KUMAR PAL, PARTNER, RAINBOW CONSTRUCTION, ARABINDA PALI Y, NOAPARA, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

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

Execution is admitted on 19-03-2024 by Mr TAPAS KUMAR DAS, PARTNER, RAINBOW CONSTRUCTION, ARABINDA PALI Y, NOAPARA, City:- Barasat, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124

Identified by Mr SANJIT KUMAR GHOSH, , Son of Mr AMRITALAL GHOSH, BARASAT COURT, P.O: BARASAT, Thana: 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 53.00/-

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: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 3024, Amount: Rs.100.00/-, Date of Purchase: 18/03/2024, Vendor name: Sudip Ghosh


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 66718 to 66741
being No 150202539 for the year 2024.**



Digitally signed by RITA LEPCHA
Date: 2024.04.03 12:40:13 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 03/04/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.