

2633/2023

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Additional Registrar of Assurances-II
Kolkata

Certified that this document is admitted to
Registration. The Stamp, Fee and the
endorsement are attached to this document
are the part of the document.

Additional Registrar
of Assurances II Kolkata

21 FEB 2023

DEVELOPMENT POWER OF ATTORNEY

AFTER

REGISTERED DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT is made and
entered into at Kaikhali, on this 21st day of
February 2023 of Christian Era.

Mintu Mondal

Page Contd.....

10264

29.12.22

নং -

সন ও তারিখ -

ক্রেতার নাম -

সাক্ষিন -

স্বাক্ষর মূল্য -

ভেতার -

বারাসাত কোর্ট, উত্তর ২৪ পরগণা

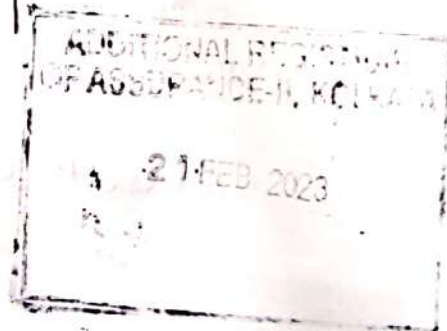
ভেতার - শ্রী হরান চন্দ্র সাধু

টি.ডি. 74
তারিখ - 5 DEC 2022

মোট স্বাক্ষর মূল্য -

হাজারী সাক্ষিন - বারাসাত

SANDIP MONDAL
Advocate
Barasat Judges Court



EXECUTED BY

1. **AMIT KUMAR ROY** [PAN- AFZPR2409A, Aadhar No. 2926 1696 5611] son of Ajit Roy, by faith Hindu, by nationality Indian, by occupation Business, residing at **Uttarayan, Kaikhali Madhyapara, 91 Main Road, P.O- Rajarhar Gopalpur, P.S- Airport, Dist.-North 24 Parganas, Kolkata- 700136.**

2. **DILIP DUTTA** [PAN NO. AFXPD8923K, Aadhar No. 5696 3086 2356] son of Biswanath Dutta, by faith Hindu, by nationality Indian, by occupation Business, residing at **Mondal Ganthi, Ramkrishna pally, P.O- Airport, P.S- Baguiati, Dist.-North 24 Parganas, Kolkata- 700052,** hereinafter jointly called and referred to as the **PRINCIPALS** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heirs, successors, legal representatives, administrators, executors and assigns) of the **ONE PART.**

IN FAVOUR OF

MQ REALTY [PAN No. ABVFM5991N] a Partnership Firm, having its registered office **Holding Premises No. 384, Ward No. 6, Kaikhali, Sardarpara, Near Agragami Club, P.O. & P.S.- Airport, Kolkata- 700136, Dist. North 24 Parganas** represented by its Partners namely

1. **HAMJAL MONDAL** [PAN No. ALTPM2205R, Aadhar No. 5261 0040 1433], Son of Altap Mondal, **by faith -Muslim**, by nationality- Indian, by occupation- Business, residing at **Arman Plaza, 3rd Floor, Flat No- 1, Dashadrone, P.O. - Rajarhat Gopalpur, P.S.- Airport, Kolkata-700136 , Dist. North 24 Parganas.**

2. **MINTU MONDAL** [PAN- BAPPM4813D, Aadhar No. 3730 8024 2531] son of late Omar Ali Mondal, **by faith - Muslim**, by nationality- Indian, by

occupation - Business, residing at **Kaikhali, Sardar Para Near Agragami Club, P.O & P.S. Airport, Kolkata-700052, Dist. North 24 Parganas**

- 3. SHARFARAJ ALI MONDAL [PAN - ARIPM5439Q, Aadhar No. 9660 1304 3586]** son of Momraj Ali Mondal, **by faith- Muslim**, by nationality- Indian, by occupation Business, residing at **Patuli School Para, P.O- Abdalpur, P.S- Madhyamgram, Kolkata-700155, Dist.North 24 Parganas**

hereinafter called and referred to as the **ATTORNEY** (which expression shall unless excluded by or repugnant to the context be deemed to include their heir/ heirs, successor/ successors, administrator/ administrators, legal representative/ representatives, nominees and person/ persons, deriving title under each of them) of the **ANOTHER PART**.

KNOW ALL MEN BY THIS POWER OF ATTORNEY We, **1. AMIT KUMAR ROY [PAN NO. AFZPR2409A] [AADHAR NO. 2926 1696 5611]** son of Ajit Roy, by faith Hindu, by nationality Indian, by occupation Business, residing at **Uttarayan, Kaikhali Madhyapara, 91 Main Road, P.O- Rajarhar Gopalpur, P.S- Airport, Dist.-North 24 Parganas, Kolkata-700136** and **2. DILIP DUTTA [PAN NO. AFXPD8923K] [AADHAR NO. 5696 3086 2356]** son of Biswanath Dutta, by faith Hindu, by nationality Indian, by occupation Business, residing at **Mondal Ganthi, Ramkrishna pally, P.O- Airport, P.S- Baguiati, Dist.-North 24 Parganas, Kolkata- 700052** **do hereby constitute and appoint MQ REALTY [PAN No. ABVFM5991N]** a Partnership Firm, having its registered office **Holding Premises No. 384, Ward No. 6, Kaikhali, Sardarpara, Near Agragami Club, P.O. & P.S.- Airport, Kolkata- 700136, Dist. North 24 Parganas**, represented by its Partners namely **1. HAMJAL MONDAL [PAN No. ALTPM2205R, Aadhar No. 5261 0040 1433]**, Son of Altap Mondal, **by faith -Muslim**, by nationality- Indian, by occupation- Business, residing at **Arman Plaza, 3rd Floor, Flat No- 1, Dashadrone, P.O. - Rajarhat Gopalpur, P.S.- Airport, Kolkata-700136, Dist.**

North 24 Parganas 2. MINTU MONDAL [PAN- BAPPM4813D, Aadhar No. 3730 8024 2531] son of late Omar Ali Mondal, by faith - Muslim, by nationality- Indian, by occupation - Business, residing at Kaikhali, Sardar Para Near Agragami Club, P.O & P.S. Airport, Kolkata-700052, Dist. North 24 Parganas and 3. SHARFARAJ ALI MONDAL [PAN - ARIPM5439Q, Aadhar No. 9660 1304 3586] son of Momraj Ali Mondal, by faith- Muslim, by nationality- Indian, by occupation Business, residing at Patuli School Para, P.O- Abdalpur, P.S- Madhyamgram, Kolkata-700155, Dist. North 24 Parganas as our Attorney in our name and on our behalf make perform execute all or any of the several acts, deeds, powers, authorities, matters and things stated herein.

WHEREAS We, being the joint owner seized and possessed of **ALL THAT** a piece and parcel of **Vacant Bastu land** measuring about **11 (Eleven) Cottahs 07 (zero seven) Chittacks 00 (zero zero) Sq. Ft.** more or less or a little bit comprised in the C.S Dag No. 317 corresponding to **R.S and L.R Dag No-357** in the C.S Khatian No. 138 corresponding to R.S Khatian No. 66, corresponding to **L.R Khatian No-2202, 2203 & 2204** lying and situated at **Bimannagar P.O. Airport, Kolkata-700052**, appertaining to **Mouza- Kaikhali, J.L No-05, P.S- Airport** within the **Ward No-06 of the Bidhannagar Municipal Corporation, Dist.-North 24 Parganas**, morefully described in **Schedule- hereto**, hereinafter referred to as the **Schedule Property** for the sake of brevity.

Mintu Mondal
AND WHEREAS by one Development Agreement (hereinafter referred to as the **(SAID AGREEMENT)** dated 21/02/23 day of **February 2023** and duly executed before the **A.D.S.R. Bidhannagar, Salt Lake**, recorded as **Book No. I, Volume No. 1504-2023**, being No. 1504- 2250 for the year **2023** by and between us and the said Attorney [Developer therein], We have entrusted the said Attorney for developing the Schedule Property by erect a multistoried building which consist with dwelling

units or flats, shops on ownership basis and We have given possession thereof to the Attorney upon the terms and conditions contained therein.

AND WHEREAS in the Said Agreement We have agreed to execute one **Development Power of Attorney** in favour of the Developer[herein Attorney] in order to enable them to get the necessary building plan from the appropriate authority and to do all other acts and things necessary in connection with development of the said **Schedule property** for the proposed building scheme as contemplated in the Said Agreement.

AND WHEREAS the said Attorney have requested us to execute the Development Power of Attorney, which We hereby do.

NOW THESE PRESENTS WITNESSETH as follows:

1. (a) **To amalgamate the Schedule Property with the adjacent Plot of land or lands.**
 - (b) To prepare Building plan for development of the said property and construction of the new proposed building thereon;
 - (c) To submit the same to the concerned authorities to get the revised plan for sanctioning the same;
2. To obtain permission or approval from other authorities as may be required for the development and construction of the said new building in accordance with the **Said Agreement** and for that purpose to sign such applications, papers, writings, undertakings, appeals etc. as may be required in relation to the said property, development and constructions.
3. To enter upon the said property with men and materials as may be required for the purpose of development work and erect new building structures etc. as per the plan to be sanctioned and to remove the rubbish and other materials dispose of the same in the manner the Attorney may think fit.

Page Contd.....

4. To appoint Architect, Contractors, Sub-Contractors and Surveyors as may be required and to supervise the development work in respect of the said new construction of the proposed building and structures on the said property in accordance with the plans to be sanctioned and specification agreed to and/or sanctioned.
5. To apply for modification of the building plan from time to time as may be required in relation to the construction of the said new building on the said property.
6. To approach the concerned authorities for the purpose of obtaining the permission and other service connection including water and electricity for carrying out and completing the development of the said property and construction of the new building.
7. To make deposit with the concerned Municipal / Corporation authorities and other Authorities for the purpose of carrying out the development work and construction of the new building on the said property and to claim refunds of such deposits and to give valid and effectual receipt and discharge in my name and on my behalf in connection therewith.
8. After the completion of the said construction on the said property to apply for and obtain Occupation and Completion Certificate in respect of the said building or parts thereof from the concerned Municipal Corporation.
9. To enter into **Agreements for Sale or Lease of the Developer's Allocation** or any part thereof such persons and on such terms and conditions as the said Attorney may think fit and proper but subject to the conditions contained in the Said Agreement.
10. To apply for and obtain on our behalf for the purpose of Registration of the Conveyance, Lease and/ or other documents of transfer in respect of the

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said property, building flats that may be executed by the said Attorney **in respect of Developer's Allocation only.**

- 11. To Sell and dispose of all or any of the Flats, Car Parking spaces from within the Developer's Allocation** on such terms and for such consideration as the Attorney may think fit and proper and to do all things necessary in relation thereto.
- 12.** To execute time to time Agreements for Sale on ownership basis of such flats in respect of the said new constructed building but **in relation to the Developer's Allocation** or portion thereof and present the documents for registration and admit the execution of such documents before the appropriate authority.
- 13.** To insure the said property, building and fitting and fixtures against damages, fire, tempest, riots, civil commotion, floods, earthquakes, malicious damage or destruction and against other risks as the Attorney may think sufficient to protect the interest of all concerned therein.
- 14.** To accept any service or Writ of Summons or other legal process for us and/ or in our name and to appear in any Court or authority as our Attorney and to commence any action or legal proceeding in any Court or before any Authority and to prosecute, discontinue or become non-suited and to settle, compromise or refer any dispute to arbitration as the said Attorney may think fit and proper and for such purpose to appoint any Solicitor, Advocate, lawyer in our name or in the name of our Attorney and pay costs, expenses, fees and other outgoings.
- 15. GENERALLY** to do and perform all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for

Page Contd.....

giving full effect to the power and authorities hereinabove contained as fully and effectively as **We could in person do.**

16. This Development Power of Attorney is always REVOCABLE in nature.

17. We hereby declare that this **Development Power of Attorney** is given in favour of the said Attorney for the purpose of **develop the said property, construction of the said new buildings and sell or disposal of only Developer's Allocation [as mentioned in the Third Schedule of the Said Agreement]** and for such other acts and things as mentioned herein and We, agree to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents.

FIRST SCHEDULE

(Description of the Schedule Property)

ALL THAT piece and parcel of a **Bastu land** measuring about **11 (Eleven) Cottahs 07 (zero seven) Chittacks 00 (zero) Sq. Ft.** more or less or a little bit under 3(Three) L.R. Khatian numbers as under

R.S. and L.R. Dag No.	L.R. Khatian No.	Nature of land	Area of land Cottahs- Chittacks- Sq.ft	
357	2202	Bastu	03-13-00	Total Area 11 Cottahs 7 Chittacks 00 sq.ft.
357	2203	Bastu	03-13-00	
357	2204	Bastu	03-13-00	

Which are lying and situated at **Bimannagr, P.O. Airport, Kolkata-700052** appertaining to **Mouza- Kaikhali, J.L No-05, P.S-Airport, A.D.S.R.**

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Bidhannagar, Salt Lake City within the Ward No-06 of the Bidhannagar Municipal Corporation, Dist.-North 24 Parganas, AND TOGETHER WITH its' all easement rights which is butted and bounded by-:

ON The North-: R.S/L.R Dag No. 252,

ON The South-: R.S/L.R Dag No. 356,

ON The East -: R.S/L.R Dag No. 253 & **12 Feet wide Municipal Road,**

ON The West -: R.S/L.R Dag No. 358 & 360 & 5'06" Common Passage

SECOND SCHEDULE

(Landowner's Allocation as mentioned in the Said Agreement)

The Landowners hereto in consideration for allowing the Develop the Schedule Property as stated in the First Schedule herein above by raising the construction of proposed multi storied building over and above the same will be entitled to have the allocation in the manner as under.

Landowner shall get 42% [Forty two percent] of the constructed area of proposed multi-storied Building TOGETHR WITH undivided right over and in respect of the roof of the said building and other open spaces on the ground floor together with the undivided share in the common parts and portions and also the undivided proportion share in the land as described in First Schedule hereinabove.

The demarcation and or position of Landowners' Allocation shall be **settled amicably after completion of Super structure of the proposed multi-storied building** and such settlement shall be categorically record by a **Registered Supplementary Development Agreement.**

CONDITIONALLY- IN ADDITION TO THAT the Landowner will be entitled to get total amount of **Rs 20,00,000/ -(Rupees Twenty lakh)** only as **INTEREST FREE REFUNDABLE SECURITY DEPOSIT** and the Developer will pay the stated total consideration in favour of the Landowner herein in manner:

Page Contd.....

Rs. 10,00,000/- (Rupees Ten lakh) only at the time of execution of Development Agreement.

Rs. 10,00,000/- (Rupees Ten lakh) only at the time of obtain sanction building plan from competent Authority subject to construct proposed multi storied building on the Schedule Property.

The aforesaid refundable interest free security deposit shall refund by the landowners at the time of receiving vacant and peaceful possession of the landowners' allocation of the proposed multistoried building.

THIRD SCHEDULE

(Developer's Allocation as mentioned in the Said Agreement)

ALL THAT remaining portion i.e., **58% (Fifty eight percent)** of the total constructed area in the proposed **multi-storied Building (excluding Landowners' allocation)** including the proportionate share of common facilities common parts and common amenities of the building and the said Schedule Property absolutely shall be the property of the Developer after providing the Landowners' allocation as aforesaid and together with the absolute right of the part of the developer to enter into agreement for sale with intending purchaser/ purchasers, teamsters, by and mode of Transfer of Property Act and/or lease, let out, or in any manner.

=====

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals on the day, month and year first above written;

SIGNED, SEALED AND DELIVERED

By the parties at **Kaikhali** in presence of the following witnesses:

WITNESS

1. *Amaragh Bhomick*
224A/4/5 M.M.Rd
Kol-34

Amit Kumar Roy
1. [AMIT KUMAR ROY]

Dilip Dutta
2. [DILIP DUTTA]
Signature of the PRINCIPALS

2. Faruk Aazi
Narayampur
Airport, Kol-136

Hamjal Mondal
1. [HAMJAL MONDAL]

Mintu Mondal
2. [MINTU MONDAL]

Drafted as per instruction by the Parties
and explained the same in Bengali by

Sandip Mondal

SANDIP MONDAL

Advocate

Barasat Judges' Court

Registration No. WB/125/2009

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Sharfaraj Ali Mondal
3. [SHARFARAJ ALI MONDAL]


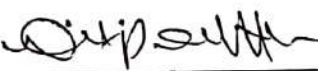










[MQ REALTY, a Partnership Firm
Represented by its Partners]

Signature of the ATTORNEY

SIGNATURE OF THE PRESENTANT/EXECUTANT/
SELLER/BUYER/CLAIMANT WITH PHOTO

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












 Attested : 	Left Hand	Little	Ring	Middle	Index	Thumb
						
	Right Hand	Thumb	Index	Middle	Ring	Little
						












 Attested : 	Left Hand	Little	Ring	Middle	Index	Thumb
						
	Right Hand	Thumb	Index	Middle	Ring	Little
						


 Attested : <i>Harish Mandal</i>	Left Hand	Little	Ring	Middle	Index	Thumb
						
	Right Hand	Thumb	Index	Middle	Ring	Little
						

SIGNATURE OF THE PRESENTANT/EXECUTANT/
SELLER/BUYER/CLAIMANT WITH PHOTO

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

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	Right Hand	Thumb	Index	Middle	Ring	Little
						
Attested : <i>Mintu Mondal</i>						

	Left Hand	Little	Ring	Middle	Index	Thumb
						
	Right Hand	Thumb	Index	Middle	Ring	Little
						
Attested : <i>Sharfaj Ha Mondal</i> ⁶						

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	Right Hand	Thumb	Index	Middle	Ring	Little
Attested :						

Major Information of the Deed





Deed No :	I-1902-02258/2023	Date of Registration	21/02/2023
Query No / Year	1902-8000475251/2023	Office where deed is registered	
Query Date	21/02/2023 2:40:48 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DILIP KUMAR SAILA HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836961273, 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. 3/-	Rs. 1,44,11,253/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190202250/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Bimannagar (Kaikhali), Mouza: Kaikhali, Pin Code : 700052

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-357	LR-2202	Bastu	Bastu	3 Katha 13 Chatak	1/-	48,03,751/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-357	LR-2203	Bastu	Bastu	3 Katha 13 Chatak	1/-	48,03,751/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-357	LR-2204	Bastu	Bastu	3 Katha 13 Chatak	1/-	48,03,751/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			18.8719Dec	3 /-	144,11,253 /-	
		Grand Total :			18.8719Dec	3 /-	144,11,253 /-	



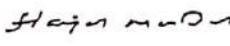






Principal Details :

Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	Mr AMIT KUMAR ROY Son of AJIT ROY Executed by: Self, Date of Execution: 21/02/2023 , Admitted by: Self, Date of Admission: 21/02/2023 ,Place : Office	 21/02/2023	 LTI 21/02/2023
UTTARAYAN, KAIKHALI, City:- Not Specified, P.O:- RAJARHAT GOPALPUR, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx9A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/02/2023 , Admitted by: Self, Date of Admission: 21/02/2023 ,Place : Office			
No	Name	Photo	Signature
2	Mr DILIP DUTTA Son of BISWANATH DUTTA Executed by: Self, Date of Execution: 21/02/2023 , Admitted by: Self, Date of Admission: 21/02/2023 ,Place : Office	 21/02/2023	 LTI 21/02/2023
MONDAL GANTHI, RAMKRISHNA PALLY, City:- Not Specified, P.O:- AIRPORT, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/02/2023 , Admitted by: Self, Date of Admission: 21/02/2023 ,Place : Office			




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MQ REALTY KAIKHALI, SARDARPARA, 384, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: ABxxxxxx1N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Finger Print	Signature
1	Mr HAMJAL MONDAL Son of ALTAP MONDAL Date of Execution - 21/02/2023, , Admitted by: Self, Date of Admission: 21/02/2023, Place of Admission of Execution: Office	 Feb 21 2023 3:15PM	 LTI 21/02/2023	 21/02/2023
ARMAN PLAZA, Flat No: 1, City:- Not Specified, P.O:- DASHADRONE, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5R,Aadhaar No Not Provided Status : Representative, Representative of : MQ REALTY (as PARTNER)				
2	Mr MINTU MONDAL (Presentant) Son of Late OMAR ALI MONDAL Date of Execution - 21/02/2023, , Admitted by: Self, Date of Admission: 21/02/2023, Place of Admission of Execution: Office	 Feb 21 2023 3:15PM	 LTI 21/02/2023	 21/02/2023
KAIKHALI SARDARPARA, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BAxxxxxx3D,Aadhaar No Not Provided Status : Representative, Representative of : MQ REALTY (as PARTNER)				
3	Mr SHARFARAJ ALI MONDAL Son of MOMRAJ ALI MONDAL Date of Execution - 21/02/2023, , Admitted by: Self, Date of Admission: 21/02/2023, Place of Admission of Execution: Office	 Feb 21 2023 3:16PM	 LTI 21/02/2023	 21/02/2023
PATULI SCHOOL PARA, City:- Not Specified, P.O:- ABDALPUR, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700155, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx9Q,Aadhaar No Not Provided Status : Representative, Representative of : MQ REALTY (as PARTNER)				

Transfer Details :

Transfer Details :	Photo	Finger Print	Signature
AMARESH BHOWMICK Son of Late SHYAMAL BHOWMICK 224A/H/5, M M ROAD, City:- Not Specified, P.O:- KANKURGACHI, P.S:- Narikeldanga, District:-South 24- Parganas, West Bengal, India, PIN:- 700054			
	21/02/2023	21/02/2023	21/02/2023
Identifier Of Mr AMIT KUMAR ROY, Mr DILIP DUTTA, Mr HAMJAL MONDAL, Mr MINTU MONDAL, Mr SHARFARAJ ALI MONDAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT KUMAR ROY	MQ REALTY-3.14531 Dec
2	Mr DILIP DUTTA	MQ REALTY-3.14531 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT KUMAR ROY	MQ REALTY-3.14531 Dec
2	Mr DILIP DUTTA	MQ REALTY-3.14531 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIT KUMAR ROY	MQ REALTY-3.14531 Dec
2	Mr DILIP DUTTA	MQ REALTY-3.14531 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Bimannagar (Kaikhali), Mouza: Kaikhali, Pin Code : 700052

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 357, LR Khatian No:- 2202	Owner:দীপেশ প্রসাদ, Gurdian:ধনুসুধারী প্রসাদ, Address:কালীপার্ক থানা-এয়ারপোর্ট কোলকাতা-136, Classification:বাস্ত, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 357, LR Khatian No:- 2203	Owner:ভোলা সাউ, Gurdian:মুলচাঁদ সাউ, Address:2/ডি, ফুগীদাড়া বাই লেন কোলকাতা-106, Classification:বাস্ত, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 357, LR Khatian No:- 2204	Owner:সুমিত দে, Gurdian:নারায়ণ চন্দ্র, Address:নারায়নপুর নরেন্দ্রনগর থানা-এয়ারপোর্ট কোলকাতা-136, Classification:বাস্ত, Area:0.06000000 Acre,	Owner Name not selected by applicant.

21-02-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 14:45 hrs on 21-02-2023, at the Office of the A.R.A. - II KOLKATA by Mr MINTU MONDAL .

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 1,44,11,253/-

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

Execution is admitted on 21/02/2023 by 1. Mr AMIT KUMAR ROY, Son of AJIT ROY, UTTARAYAN, KAIKHALI, P.O: RAJARHAT GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 2. Mr DILIP DUTTA, Son of BISWANATH DUTTA, MONDAL GANTHI, RAMKRISHNA PALLY, P.O: AIRPORT, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by Profession Business

Indetified by Mr AMARESH BHOWMICK, , , Son of Late SHYAMAL BHOWMICK, 224A/H/5,M M ROAD, P.O: KANKURGACHI, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Others

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

Execution is admitted on 21-02-2023 by Mr HAMJAL MONDAL, PARTNER, MQ REALTY, KAIKHALI, SARDARPARA, 384, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mr AMARESH BHOWMICK, , , Son of Late SHYAMAL BHOWMICK, 224A/H/5,M M ROAD, P.O: KANKURGACHI, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Others

Execution is admitted on 21-02-2023 by Mr MINTU MONDAL, PARTNER, MQ REALTY, KAIKHALI, SARDARPARA, 384, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mr AMARESH BHOWMICK, , , Son of Late SHYAMAL BHOWMICK, 224A/H/5,M M ROAD, P.O: KANKURGACHI, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Others

Execution is admitted on 21-02-2023 by Mr SHARFARAJ ALI MONDAL, PARTNER, MQ REALTY, KAIKHALI, SARDARPARA, 384, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Indetified by Mr AMARESH BHOWMICK, , , Son of Late SHYAMAL BHOWMICK, 224A/H/5,M M ROAD, P.O: KANKURGACHI, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
escription of Stamp
1. Stamp: Type: Impressed, Serial no 10264, Amount: Rs.100.00/-, Date of Purchase: 14/12/2022, Vendor name: H C
SADHU

fm2

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 79455 to 79476

being No 190202258 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.02.24 12:19:12 +05:30
Reason: Digital Signing of Deed.

Handwritten signature

(Satyajit Biswas) 2023/02/24 12:19:12 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)