

140/2024

8/130/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 504305

Certified that the document is submitted for registration. The signature sheet and the endorsement sheet are attached to this document are the part of this document

Asst. Dir. Sub Registrar
Malhati, North 24 Parganas

8 JAN 2024

DEVELOPMENT POWER OF ATTORNEY

Date- The 8th Day of JANUARY 2024

Sub Registrar
Malhati, North 24 Parganas

8 JAN 2024

KNOW ALL MEN BY THESE PRESENTS, I," "SRI SANKAR CHOWDHURY , PAN : BSRPC0904P, Aadhar No.:- 5747 9134 5819 , Son of Late Anath Bandhu Chowdhury, aged about 53 years , By Faith - Hindu, By Nationality - Indian, By Occupation - business, Residing at Holding No. 213, Halisahar Station Road, Chowmatha Bazar, A.B.C. House , Post Office – Nabanagar, Police Station - Bizpur, District - North 24 Parganas, Pin Code - 743136, West Bengal, India; hereinafter referred to as the hereinafter referred to as the **"OWNER"** (which expression shall unless be excluded or repugnant to the context be deemed to mean and include each of her respective legal heirs, successors, executors, administrators and assigns) of the **ONE PART.**

AND

MAA SARADA CONSTRUCTION a Partnership Firm being PAN No. ABZFM1347G Having its registered office at C/o Bimal Majumdar , 123/110/491, Col. K.P. Gupta Road, Halisahar, P.O. Nabanagar , P.S. Bizpur, Pin- 743136

Represented by its partners namely :- .

1."SRI TAPAN GHOSH", Having PAN:- AJXPG4766B, Aadhaar No.:- 8783 9195 5642, aged about 50 years, Son of Tajendra lal Ghosh, By Faith - Hindu, By Nationality Indian, By Occupation - Business, Of:- 348/E, Pipeline Netaji Subhash Sarani, Halisahar, Post Office - Nabanagar, Police Station-Bizpore, District - North 24 Parganas, Pin Code - 743136, West Bengal;

2. "SMT. SUSMITA DEB", Having PAN:- AQIPD1787B, Aadhaar No.:- 6698 1870 5940, aged about 42 years, Wife of Sri Pradip Deb, By Faith - Hindu, By Nationality - Indian

By Occupation - Business, Of:- 171/A, Udayan Sarani, Nabanagar, Kanchrapara, Post Office Nabanagar, Police Station - Bizpore, District - North 24 Parganas, Pin Code - 743136, West Bengal, India;

3. "SRI BISWAJIT ROUTH" Aadhaar No.:- 9536 0381 9546, S/o Late Ram Chandra Routh, aged about 44 years By Faith - Hindu, By Nationality - Indian, By Occupation - Business, residing at Uttar Nanna Halisahar Station Road, Siddheswarbatki, P.S. Bizpur, Dist-North 24 Parganas , Pin-743135, West Bengal;

4. " SRI BIMAL MAJUMDER Aadhaar No.:- 4604 8647 6503 , S/o Surendranath Majumder , aged about 52 years By Faith - Hindu, By Nationality - Indian, By Occupation - Business, residing at 123/110/491, Col. K.P. Gupta Road, Halisahar, P.O. Nabanagar , P.S. Bizpur, Pin- 743136 West Bengal; hereinafter called the **DEVELOPERS** , (which expression shall unless be excluded or repugnant to the context be deemed to mean and include each of her respective legal heirs, successors, executors, administrators and assigns) on the **ATTORNEY"**; jointly as my "True & Lawful Constituted Attorney" to do all acts and things for us, in my name and on our behalf in respect of Development and Commercial Exploitation

WHEREAS the appointers/Principals herein are the absolute owners of ALL THAT piece and parcel of bastu land measuring about 8 Cottahs 7 Chittacks 23 Sq.ft. or 0.1400 acre more or less with standing structure thereon ,being L.R. Dag No. 42/1862, L.R. Khatian No. 5132, J.L. No. - 16, Mouza - Jethia, lying & situated :-
 123/110/491, Col. K.P. Gupta Road. Panbasti , Post Office -

Nabanagar , under Ward No. 24, within the limits of Kancharapara Municipality, Police Station Bizpur, A.D.S.R.O. Naihati, District - North 24 Parganas, Pin Code 743136, West Bengal.

BUTTED AND BOUNDED BY

On the North: House Of Dulal Ghosh ;

On the South : 40 ft. K.P. Gupta Road;

On the East : House of Sukhendu Acharya ;

On the West : House of Ranjit Saha .

WHEREAS Land measuring about 02 Cottahs , Khatian No. 71, Dag No. 42/1862 , Mouza- Jethia , P.S. Bizpur, A.D.S.R.O. Naihati , Dist- North 24 Parganas had been purchased by Smt. Ava Rani Chowdhury vide sale deed no. 674 dt. 31/01/1968 registered at S.R.O. Naihati from Smt. Anima Rani Mukhopadhyay and Others and again land measuring about 06 Cottahs 07 Chataks 23 Sq.ft. being Khatian No. 71, Dag No. 42/1862 , Mouza- Jethia , P.S. Bizpur, A.D.S.R.O. Naihati , Dist- North 24 Parganas had been purchased by said Smt. Ava Rani Chowdhury vide sale deed no. 940 dt. 02/08/1975 registered at S.R.O. Naihati from Smt. Anima Rani Mukhopadhyay and others and said Smt. Ava Rani Chowdhurya got the total land measuring about 08 Cottahs 07 Chatk 23 Sq.ft. and standing structure thereon with specific boundaries On the North – House Of Dulal Ghosh ; On the South – 40 ft. K.P. Gupta Road; On the East – House of Sukhendu Acharya ; On the West- House of Ranjit Saha and subsequently executed deed of gift in favour of her son namely Sri Sankar Chowdhurya being no. 150701264 dt.

19/02/2020 registered at A.D.S.RO. Naihati and also got L.R. Khatian No.5132 being L.R. Dag No. 42/1862 land measuring about 0.1400 acre and nature of the land bastu in his name and also got Municipal Holding No.213, Panbasti, Ward No.24, under Kancharapara Municipality.

AND WHEREAS Thus the land owner herein became the absolute owner of the above mentioned 0.1400 acre more or less together with a tin shaded room standing thereon more fully described in the FIRST schedule hereunder written and has been seized and possessed of the same without interruption of others.

AND WHEREAS the landowner mutated its name in the office of Kancharapara Municipality and has paid municipal taxes up to date against its name as absolute Owner and occupier thereof.

AND WHEREAS while enjoying the above mentioned 0.1400 acre more or less of land, the land owner mutated its name in the office of B.L & L.R.O and their names have been recorded.

AND WHEREAS with a view to developing and/or cause to be developed by constructing a multi storied building over the above mentioned land more fully and particularly described in the First schedule herein below and hereinafter called and referred to as the "said property", the Land owner herein approached the Developer and expressed its intention to develop the said property more fully described in the First Schedule hereunder written according to

AND WHEREAS for such purpose the Land Owners of the First Part approached the Developer hereto for a joint venture in relation to construction of a multi storied building on the First Schedule property in strict adherence to the building plan proposed to be sanctioned in the name of the Land Owners hereto by Kancharapara Municipality exclusively and the Developer hereto agreed to proceed such construction.

AND WHEREAS with a view to construct A Multi Storied Building over the aforesaid land the **APPOINTERS / PRINCIPALS** hereto entered into a registered Development Agreement, being no ~~0.148~~....., dated ~~08.01.2024~~, registered at the office of A.D.S.R.O. Naihati with MA SARADA CONSTRUCTION a Partnership Firm being PAN No. ~~ABZAM1347G~~ Having its registered office at C/o Bimal Majumdar, 123/110/491, Col. K.P. Gupta Road, Halisahar, P.O. Nabanagar, P.S. Bizpur, Pin Code - 743136 Represented by its partners namely:- .

1. "SRI TAPAN GHOSH", Having PAN:- AJXPG4766B, Aadhaar No.:- 8783 9195 5642, aged about 50 years, Son of Tajendra lal Ghosh, By Faith - Hindu, By Nationality Indian, By Occupation - Business, Of:- 348/E, Pipeline Netaji Subhash Sarani, Halisahar, Post Office - Nabanagar, Police Station-Bizpore, District - North 24 Parganas, Pin Code - 743136, West Bengal;

2. "SMT. SUSMITA DEB", Having PAN:- AQIPD1787B, Aadhaar No.:- 6698 1870 5940, aged about 42 years, Wife of Sri Pradip Deb, Daughter of Gobinda Deb, By Faith - Hindu, By Nationality - Indian, By Occupation - Business. Of:- 171/A, Udayan Sarani, Nabanagar,

Kanchrapara, Post Office Nabanagar, Police Station - Bizpore, District - North 24 Parganas, Pin Code - 743136, West Bengal, India;

3. "SRI BISWAJIT ROUTH" Aadhaar No.:- 9536 0381 9546, S/o Late Ram Chandra Routh, aged about 44 years By Faith - Hindu, By Nationality - Indian, By Occupation - Business, residing at Uttar Nanna Halisahar Station Road, Siddheswarbatki, P.S. Bizpur, Dist- North 24 Parganas , Pin-743135, West Bengal;

4. " SRI BIMAL MAJUMDER Aadhaar No.:- 4604 8647 6503 , S/o Surendranath Majumder , aged about 52 years By Faith - Hindu, By Nationality - Indian, By Occupation - Business, residing at 123/110/491, Col. K.P. Gupta Road, Halisahar, P.O. Nabanagar , P.S. Bizpur, Pin- 743136 West Bengal; hereinafter called the **DEVELOPERS** , (which expression shall unless be excluded or repugnant to the context be deemed to mean and include each of her respective legal heirs, successors, executors, administrators and assigns) on the **ATTORNEY"** under some terms and conditions embodied therein.

AND WHEREAS the Developer requires an appropriate Power of Attorney for the authorization and conducting the development works with construction of a new multi storied building smoothly without any hindrance from any corner whatsoever.

NOW YE BE THESE PRESENTS that we, the **APPOINTERS / PRINCIPALS** herein do hereby nominate constitute and appoint : **MAA SARADA CONSTRUCTION** a Partnership Firm being PAN No.

ABZFM1347G Having its registered office at 123/110/491, Col. K.P. Gupta Road, Halisahar, P.O. Nabanagar , P.S. Bizpur, Pin- 743136 Represented by its partners namely :- .

1. "SRI TAPAN GHOSH", Having PAN:- AJXPG4766B, Aadhaar No.:- 8783 9195 5642, aged about 50 years, Son of Tajendra lal Ghosh, By Faith - Hindu, By Nationality Indian, By Occupation - Business, Of:- 348/E, Pipeline Netaji Subhash Sarani, Halisahar, Post Office - Nabanagar, Police Station-Bizpore, District - North 24 Parganas, Pin Code - 743136, West Bengal;

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and on our behalf and we authorize them to do all acts, deeds, matters and things in our name and on our, behalf as mentioned hereinafter specifically.

AND WHEREAS it has been agreed in terms of the said Joint Venture Agreement we shall appoint the Developer as our **ATTORNEY** for the purpose herein stated.

1. To enter into hold and defend possession of the said land and every part thereof and also manage, maintain and administer the said property and every part thereof.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan sanctioned modified and/or altered by the local Municipal authority,
3. To appear and represent us before the necessary authorities including the Kancharapara Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanctioned Plan.
4. To pay fees obtain such other orders and permission from the necessary authorities as to be 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 ,Sub-Contractors for the aforesaid purpose as the said Attorney

5. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.

6. To develop the said premises by making construction of building thereon as per sanctioned plan which to be approved by the Kancharapara Municipality and for that purpose to take down, demolish and/or remove house, building and/or structure of whatsoever nature on the premises.

7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

8. To utilize or shift or have connected the existing electricity if any in the said premises in such manner as the said Attorney may deem fit and proper.

9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and On account of the said premises or any part thereof and similarly to receive all incomings, receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the Occupants thereof or save and except the owners' allocation.

10, To appear and represent us before all authorities including those under the Kancharapara Municipality for fixation and/or finalization of the said premises and for that purpose to

sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.

11. To enter into agreement for sale of flats only developer's allocation of proposed building as per stipulations of Development Agreement executed on with the intending purchaser/purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers in respect of the developer allocation.

12. To apply formulation and to record the name of respective flat owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.

13. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.

14. To commerce, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit of compromise settle refer to arbitration submit to judgement or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.

15. To affix signboard or install any Hoardings on the schedule plot along with the name of the owner.

16. To advertise in the newspaper for procuring Purchasing for selling the flats in the proposed building.

17. To file and defend suits, cases, appeals and applications in respect of the construction of the proposed multi storied building for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ application in respect thereof.

18. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, vakalatnama , warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

19. To execute and registrar any Agreement or Bainapatra in respect of each and every flat/shop/garage and in that effect and to execute and register the Deed of Sale in respect of the developers allocation in favour of the prospective purchaser or purchasers, nominee/nominees by writing our names thereto.

20. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, thereof and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, Income taxes If any in respect of the said Properties.

22. To present the document or documents as required for the transfer of the said property or any part thereof in any Registry Office or A.D.S.R. Office, D.R. Office, Registrar of Assurance, Kolkata and to admit the Execution take back the said document

23. To deposit and withdraw fees documents and money in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefore.

24. For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.

AND GENERALLY to act of our attorney or agent in relation to all matters touching the construction of multi-storeyed building find on behalf of us to do all acts, deeds, matters and things as fully and effectually as we would do if we would personally present notwithstanding no special power of Attorney that particular behalf as contained in these presents.

AND we do, hereby ratify and confirm and agree or undertake to ratify and confirm all the acts, matters, deeds and things, whatsoever our said attorney or agents appointed under this power in that hereinabove contained shall lawfully do or cause to be done in the right of, or by virtue of these presents including in such confirmations and other works will be the completion of the whole deal/transaction as per the said Registered Development Agreement and this Power of Attorney is irrevocable in nature.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring about 8 Cottahs 7 Chittacks 23 Sq.ft. or 0.1400 acre more or less with standing structure thereon ,being L.R. Dag No. 42/1862, L.R. Khatian No. 5132, J.L. No. - 16, Mouza - Jethia, lying & situated :- Holding No. 213, K.P. Gupta Road, Panbasti , Post Office - Nabanagar , under Ward No. 24, within the limits of Kancharapara Municipality, Police Station Bizpur, A.D.S.R.O. Naihati, District - North 24 Parganas, Pin Code 743136, West Bengal.

BUTTED AND BOUNDED BY

On the North: House Of Dulal Ghosh;

On the South : 40 ft. K.P. Gupta Road;

On the East : House of Sukhendu Acharya ;

On the West : House of Ranjit Saha .

IN WITNESS WHEREOF the aforesaid executants do hereby put their respective signatures out of their free will and own accord on this the/...../2021₄

SIGNED AND DELIVERED IN THE PRESENCE OF

WITNESSES

1. Chanchal K. Ghosh
of Naradi

Sankar Chowdhury,

SIGNATURE OF THE EXECUTANT

We have gone through the contents of this power and ready to act accordingly

2. Soma Chowdhury,
Halsahare.

1. Tapan Chosh 2. Susmita Deb.

3. Biswajit Raut 4. Bimal Majda

SIGNATURE OF THE ATTORNEY

Drafted & Prepared by :-



**SUVA KARMAKAR,
ADVOCATE
BARRACKPORE COURT
DIST- NORTH 24 PARGANAS**

SPECIMEN FORM FOR TEN FINGERPRINTS



Tapan Ghosh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Sumita Deb.

Sumita Deb.

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

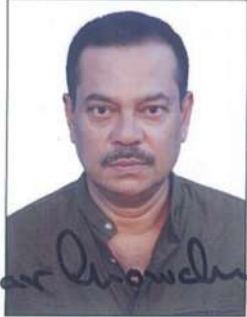


Bimal Majhi

Bimal Majhi

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



Sanjay Choudhary

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed

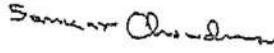
Deed No :	I-1507-00150/2024	Date of Registration	08/01/2024
Query No / Year	1507-8000064799/2024	Office where deed is registered	
Query Date	08/01/2024 12:42:45 PM	A.D.S.R. NAIHATI, District: North 24-Parganas	
Applicant Name, Address & Other Details	B K Ghosh Naihati, Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743165, Mobile No. : 9331051599, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,25,77,125/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150700148/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Bijpur, Municipality: KANCHRAPARA, Road: Cornel K. P. Gupta Road, Mouza: Zetiya, Pin Code : 743135

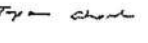
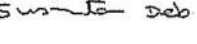
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-42/1862	LR-5132	Bastu	Bastu	8 Katha 7 Chatak 23 Sq Ft	1/-	1,25,77,125/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					13.9746Dec	1 /-	125,77,125 /-	

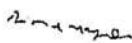
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sankar Chowdhury (Presentant) Son of Late Ananth Bandhu Chowdhury Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office		 Captured	
		08/01/2024	LTI 08/01/2024	08/01/2024

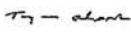
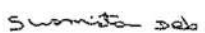
	123 Halisahar Station Road Chowmatha Bajar, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bsxxxxxx4p,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office
2	MAA SARADA CONSTRUCTION 123/110/491 COL. K.P. GUPTA ROAD HALISAHAR, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136 , PAN No.: ABxxxxxx7G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

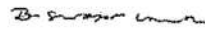
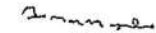
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr TAPAN GHOSH Son of TAJENDRA LAL GHOSH Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office	 08/01/2024	 LTI 08/01/2024	 08/01/2024
	Son of TAJENDRA LAL GHOSH 348/E PIPELINE NETAJI SUBHAS SARANI HALISAHAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx6B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mrs SUSMITA DEB Wife of Mr PRADIP DEB Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office	 08/01/2024	 LTI 08/01/2024	 08/01/2024
	Wife of Mr PRADIP DEB 171/A UDAYAN SARANI NABANAGAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQxxxxxx7B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mr BISWAJIT ROUTH Son of Late RAM CHANDRA ROUTH Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office	 08/01/2024	 LTI 08/01/2024	 08/01/2024

Son of Late RAM CHANDRA ROUTH UTTAR NANNA HALISAHAR STATION ROAD, City:- , P.O:- JETHIA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx3L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office				
4	Name Mr BIMAL MAJUMDER Son of SURENDRA NATH MAJUMDER Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office	Photo  08/01/2024	Finger Print  Captured LT1 08/01/2024	Signature  08/01/2024
Son of SURENDRA NATH MAJUMDER 123/110/491 COL. K.P. GUPTA ROAD HALISAHAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: aoxxxxxx1n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/01/2024 , Admitted by: Self, Date of Admission: 08/01/2024 ,Place : Office				

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr TAPAN GHOSH Son of Mr TAJENDRA LAL GHOSH Date of Execution - 08/01/2024, , Admitted by: Self, Date of Admission: 08/01/2024, Place of Admission of Execution: Office	Photo  Jan 8 2024 2:00PM	Finger Print  Captured LT1 08/01/2024	Signature  08/01/2024
348/E PIPELINE NETAJI SUBHAS SARANI HALISAHAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : MAA SARADA CONSTRUCTION (as PARTNER)				
2	Name Mrs SUSMITA DEB Wife of Mr PRADIP DEB Date of Execution - 08/01/2024, , Admitted by: Self, Date of Admission: 08/01/2024, Place of Admission of Execution: Office	Photo  Jan 8 2024 1:56PM	Finger Print  Captured LT1 08/01/2024	Signature  08/01/2024
171/A UDAYAN SARANI NABANAGAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24- Parganas, West Bengal, India, PIN:- 743136, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Aadhaar No Not Provided Status : Representative, Representative of : MAA SARADA CONSTRUCTION (as PARTNER)				

3	Name Mr BISWAJIT ROUTH Son of Late RAM CHANDRA ROUTH Date of Execution - 08/01/2024, , Admitted by: Self, Date of Admission: 08/01/2024, Place of Admission of Execution: Office	Photo  Jan 8 2024 2:02PM	Finger Print  Captured LTI 08/01/2024	Signature  08/01/2024
UTTAR NANNA HALISAHAR STATION ROAD, City:- , P.O:- JETHIA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, ,Aadhaar No Not Provided Status : Representative, Representative of : MAA SARADA CONSTRUCTION (as PARTNER)				
4	Name Mr BIMAL MAJUMDER Son of SURENDRA NATH MAJUMDER Date of Execution - 08/01/2024, , Admitted by: Self, Date of Admission: 08/01/2024, Place of Admission of Execution: Office	Photo  Jan 8 2024 2:04PM	Finger Print  Captured LTI 08/01/2024	Signature  08/01/2024
123/110/491 COL. K.P. GUPTA ROAD HALISAHAR, City:- , P.O:- NABANAGAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx1N,Aadhaar No Not Provided Status : Representative, Representative of : MAA SARADA CONSTRUCTION (as PARTNER)				

Identifier Details :

Name Mr Bijoy Kumar Ghosh Son of Late Gopinath Ghosh Rajendrapur, City:- , P.O:- Madarpur, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743166	Photo  08/01/2024	Finger Print  Captured 08/01/2024	Signature  08/01/2024
Identifier Of Mr Sankar Chowdhury, Mr TAPAN GHOSH, Mrs SUSMITA DEB, Mr BISWAJIT ROUTH, Mr BIMAL MAJUMDER, Mr TAPAN GHOSH, Mrs SUSMITA DEB, Mr BISWAJIT ROUTH, Mr BIMAL MAJUMDER			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sankar Chowdhury	Mr TAPAN GHOSH-1.74682 Dec,Mrs SUSMITA DEB-1.74682 Dec,Mr BISWAJIT ROUTH-1.74682 Dec,Mr BIMAL MAJUMDER-1.74682 Dec
2	MAA SARADA CONSTRUCTION	Mr TAPAN GHOSH-1.74682 Dec,Mrs SUSMITA DEB-1.74682 Dec,Mr BISWAJIT ROUTH-1.74682 Dec,Mr BIMAL MAJUMDER-1.74682 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Bijpur, Municipality: KANCHRAPARA, Road: Cornel K. P. Gupta Road, Mouza: Zetiya, Pin Code : 743135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 42/1862, LR Khatian No:- 5132	Owner:শহর ডায়েরী, Gurdian:অনাম বকু, Address:বিক্র , Classification:বাংল, Area:0.14000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150700150 / 2024

On 08-01-2024

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 11:33 hrs on 08-01-2024, at the Office of the A.D.S.R. NAIHATI by Mr Sankar Chowdhury, one of the Executants.

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 1,25,77,125/-

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

Execution is admitted on 08/01/2024 by 1. Mr Sankar Chowdhury, Son of Late Ananth Bandhu Chowdhury, 213 Halisahar Station Road Chowmatha Bajar, P.O: Nabanagar, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743136, by caste Hindu, by Profession Business, 2. Mr TAPAN GHOSH, Son of TAJENDRA LAL GHOSH, 348/E PIPELINE NETAJI SUBHAS SARANI HALISAHAR, P.O: NABANAGAR, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743136, by caste Hindu, by Profession Business, 3. Mrs SUSMITA DEB, Wife of Mr PRADIP DEB, 171/A UDAYAN SARANI NABANAGAR, P.O: NABANAGAR, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743136, by caste Hindu, by Profession Business, 4. Mr BISWAJIT ROUTH, Son of Late RAM CHANDRA ROUTH, UTTAR NANNA HALISAHAR STATION ROAD, P.O: JETHIA, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by Profession Business, 5. Mr BIMAL MAJUMDER, Son of SURENDRA NATH MAJUMDER, 123/110/491 COL. K.P. GUPTA ROAD HALISAHAR, P.O: NABANAGAR, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743136, by caste Hindu, by Profession Business

Indetified by Mr Bijoy Kumar Ghosh, , Son of Late Gopinath Ghosh, Rajendrapur, P.O: Madarpur, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 08-01-2024 by Mr BIMAL MAJUMDER, PARTNER, MAA SARADA CONSTRUCTION, 123/110/491 COL. K.P. GUPTA ROAD HALISAHAR, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136

Indetified by Mr Bijoy Kumar Ghosh, , Son of Late Gopinath Ghosh, Rajendrapur, P.O: Madarpur, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Deed Writer

Execution is admitted on 08-01-2024 by Mr TAPAN GHOSH, PARTNER, MAA SARADA CONSTRUCTION, 123/110/491 COL. K.P. GUPTA ROAD HALISAHAR, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136

Indetified by Mr Bijoy Kumar Ghosh, , Son of Late Gopinath Ghosh, Rajendrapur, P.O: Madarpur, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Deed Writer

Execution is admitted on 08-01-2024 by Mrs SUSMITA DEB, PARTNER, MAA SARADA CONSTRUCTION, 123/110/491 COL. K.P. GUPTA ROAD HALISAHAR, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136

Indetified by Mr Bijoy Kumar Ghosh, , Son of Late Gopinath Ghosh, Rajendrapur, P.O: Madarpur, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Deed Writer

Execution is admitted on 08-01-2024 by Mr BISWAJIT ROUTH, PARTNER, MAA SARADA CONSTRUCTION, 123/110/491 COL. K.P. GUPTA ROAD HALISAHAR, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136

Indetified by Mr Bijoy Kumar Ghosh, , Son of Late Gopinath Ghosh, Rajendrapur, P.O: Madarpur, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Deed Writer

Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 5124, Amount: Rs.100.00/-, Date of Purchase: 29/12/2023, Vendor name: S Samanta



Pranab Kumar Poddar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1507-2024, Page from 3936 to 3961
being No 150700150 for the year 2024.



Pranab

Digitally signed by Pranab Kumar Poddar
Date: 2024.01.10 11:35:07 +05:30
Reason: Digital Signing of Deed.

(Pranab Kumar Poddar) 10/01/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
West Bengal.