

002082/2024

T-01922/24

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE  
HUNDRED RUPEESभारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AS 414864

that the document is for  
registration. The signature sheet  
the endorsement sheet attached with  
document are the of this document.

Dist. Sub-Registrar  
Alipore, South 24 Parganas

18 SEP 2024

Sona Das

**DEVELOPMENT POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS OF THIS DEVELOPMENT POWER OF ATTORNEY THAT WE, (1) **SRI SONA DAS** (PAN - CWSPD0318Q, Aadhaar No. - 6457 2643 6946), son of Late Sushil Kumar Das, by Occupation - Service, residing at 68, Bidhan Pally, P.O. - Garla, Police Station - Bansdrani, Kolkata - 700084, in the District of South 24 Parganas, (2) **SRI SANTOSH NAG** (PAN - AQZPN1431H, Aadhaar No. - 5498 0763 3719), son of Late Anil Chandra Nag, by Occupation - Retired Person, residing at 68A, Bidhan Pally, P.O. - Garla, Police Station - Bansdrani, Kolkata - 700084, in the District of

R. No. 11160 Date 13/09/2024  
Sold to SONYA Das for 96/2 Binkar paly a 85  
Rs. Rupees 100

Saminar Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., KOL-2



Prasenjit Dey  
O-Late-Harabandhu Dey  
Talbarun  
O-Purba Putiary  
S-Regent+Park  
01-93

District Sub-Registrar-I  
Alipore, South 24 Parganas

13 SEP 2024

Somas

South 24 Parganas, (3) **SRI SWAPAN NAG** (PAN - ANVPN3196J Aadhaar No. - 2100 4662 7353), son of Late Anil Chandra Nag, by Occupation - Business, residing at 68A, Bidhan Pally, P.O. - Garia, Police Station - Bansdrani, Kolkata - 700084, in the District of South 24 Parganas & (4) **SRI ASIT BARAN NAG** (PAN - AOHPN3930R, Aadhaar No. - 7483 6236 8199), son of Late Anil Chandra Nag, by Occupation - Retired Person, residing at 68A, Bidhan Pally, P.O. - Garia, Police Station - Bansdrani, Kolkata - 700084, in the District of South 24 Parganas, all are by Faith - Hindu, by Nationality - Indian, hereinafter called the **EXECUTANTS:-**

**WHEREAS** we, the present Executants herein are the absolute joint owners of **ALL THAT** piece or parcel of Bastu Land measuring more or less **4 Cottahs 00 Chittak 35 Sq.ft., TOGETHER WITH** a Pucca structure measuring about more or less 350 Sq.ft., with cemented floor finished, in the Ground Floor, a Pucca structure measuring about more or less 350 Sq.ft., with cemented floor finished, in the First Floor & a Tile shed structure measuring about more or less 560 Sq.ft., with cemented floor finished, in the Ground Floor, **at Mouza - Kamdahari, J.L. No. - 49, C.S. Plot No. - 16(P), E.P. No. - 68A, S.P. No. - 177/1, lying within the limits of the Kolkata Municipal Corporation Ward No. - 112, Borough No. - XI, being the K.M.C Premises No. - 97, Bidhan Pally, Kolkata - 700084, K.M.C Assessee No. - 31-112-05-0097-5, Police Station - Regent Park now Bansdrani, in the District of South 24 Parganas, under the jurisdiction of the A.D.S.R. Alipore, morefully and particularly described in the **SCHEDULE 'A'** below.**

**AND WHEREAS** the Executants entered into a Development Agreement dated **18/09/2024**, with **SRI TAPASH BHADURI** (PAN - AJWPB4316R, Aadhaar No. - 7285 3965 6780), son of Late Amaresh Bhaduri, by Occupation - Business, by Faith - Hindu, by Nationality - Indian, residing at 74, Bidhan Pally, P.O. - Garia, Police Station - Bansdrani, Kolkata - 700084, in the District of South 24 Parganas, with certain terms and conditions,

Somas

Sona Das

Sona Das

mentioned therein and accordingly the said Development Agreement, duly registered in the Office of the D.S.R-I, South 24 Parganas and recorded in Book No. I, Volume No. 1601-2024, Being No. - 160101918 , for the year 2024.

**AND WHEREAS** due to our personal difficulties and also not in a position to look after, manage, control, supervise, maintain our such property as which has been mentioned and written in the SCHEDULE 'A' below and it has been expedient and necessary to appoint and engage an **ATTORNEY** in connection with the SCHEDULE 'A' mentioned property, who will properly look after, manage, control, supervise and proper administer our such property on our behalf.

**NOW ALL MEN BY THESE PRESENTS THAT** we, the above named Executants herein have appointing, nominating and constituting **SRI TAPASH BHADURI** (PAN - AJWPB4316R, Aadhaar No. - 7285 3965 6780), son of Late Amaresh Bhaduri, by Occupation - Business, by Faith - Hindu, by Nationality - Indian, residing at 74, Bidhan Pally, P.O. - Garia, Police Station - Bansdrani, Kolkata - 700084, in the District of South 24 Parganas, as our true and lawful attorney to do the following acts, deeds, things and matter on our behalf in connection with the SCHEDULE 'A' mentioned property that is to say :-

1. To look after, manage, control and supervise the SCHEDULE 'A' mentioned property on our behalf and to construct a multistoried building on that property as per sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation.
2. To represent us before all the office/offices concerned and also like Kolkata Municipal Corporation and to sign all papers, documents on our behalf for mutation of our names in respect of the Kolkata Municipal Corporation and to appear in all hearing before the authorities of the Kolkata Municipal Corporation. for such mutation, raising objections and/or appeals on our behalf against the excess

- valuation assessed by the Kolkata Municipal Corporation and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection of appeal on our behalf and also to sign all the relevant papers.
3. To prepare, sign and/or submit the proposed building plan and all relevant papers (documents, understandings, declarations, affidavits, indemnity bonds etc.) before the Kolkata Municipal Corporation on our behalf by the said Attorney in respect of the building for sanction.
  4. To execute and make any Deed of Declaration, Deed of Declaration to Kolkata Municipal Corporation, Deed of Boundary Declaration, Deed of Gift of Strip of Land to Kolkata Municipal Corporation, Deed of Gift of Splayed Corner portion to Kolkata Municipal Corporation or any other documents for registration, when required to be executed by our said Attorney for the sanction of the proposed building plan and to admit, execute and registration thereof before the registering authority or concerned authorities like registrar of Assurance Kolkata, District Registrar Alipore, Additional District Sub-Registrar Alipore or like any other registering office or offices concerned and also put his signature as and when require in the said Indentures on our behalf, in our names.
  5. To prepare, sign, register and/or submit all other relevant documents relating to the SCHEDULE 'A' mentioned property and to present the same to the office of the Kolkata Municipal Corporation, KMDA and/or any competent authority on our behalf for getting the sanctioned building plan.
  6. To prepare, sign and/or submit any revision plan and all relevant papers (documents, understandings, declarations, affidavits, indemnity bonds etc.) before the Kolkata Municipal Corporation by the said Attorney on our behalf.



7. To apply for the water supply connection from the Kolkata Municipal Corporation and to prepare, sign, register and/or submit all the relevant documents for that on our behalf.
8. To prepare, sign and/or submit all the papers (documents, understandings, declarations, affidavits, indemnity bonds etc.) and register the same, if required, for getting the Completion Certificate from the Kolkata Municipal Corporation on our behalf.
9. To apply for the internal and external drainage sanction from the Kolkata Municipal Corporation and to prepare, sign, register and/or submit all the relevant documents for that on our behalf.
10. To receive from the Kolkata Municipal Corporation and/or any other Authority or Authorities concerned for any Letters, Applications, Maps, Building Plans, Papers, Writings, Forms and/or any representation or representations, too, as may be required in respect of the SCHEDULE 'A' mentioned property by the said Attorney at his discretion shall think fit and proper for and on behalf of us and of our names.
11. To deposit any Fees, Charges or any other amount on behalf of us which may have to be paid to the Kolkata Municipal Corporation and/or any other Authorities in respect of the SCHEDULE 'A' mentioned property.
12. To apply for and obtain necessary permissions and/or approvals and/or sanctions and/or license from any statutory authority including the Kolkata Municipal Corporation, Fire Brigade, Land Acquisition Department, Urban Land Ceiling Department, PWD, Kolkata Police, West Bengal Police and any other Departments and to represent us before the said Departments in connection with the Sanction of the Building Plan, modification and/or alteration of the Building Plan, construction and development in respect of the SCHEDULE 'A' mentioned property.

13. To appear for and represent us before any competent authority, tribunal authority, arbitrator of revenue, administrative, Civil/Criminal Jurisdiction relating to the any matters concerning the SCHEDULE 'A' mentioned property on our behalf.
14. To institute any case or defend any suit, proceedings, appeals revision, injunction, proceedings, enquiry, claims etc. relating to the said property on our behalf.
15. To appoint and/or engage any legal practitioner, Solicitors, Auditor, Valuer, Assessor, Arbitrators, and/or any legal Practitioner or any Advocate or Advocates other person or persons and to sign, execute and deliver all vokalatnamas, show causes petition etc. for the aforesaid purposes on our behalf.
16. To sign, execute, submit or deliver all complaints, written statement, objection, memorandum of appeal, applications, revision, injunction, petitions, and all other appeals and papers, documents and exhibits for the aforesaid purposes.
17. To visit and represent us before all the West Bengal Govt. Office or Offices concerned and/or central Govt. Office or Offices concerned and all other offices concerned for smooth management of our SCHEDULE 'A' mentioned property on our behalf.
18. To apply and for to pay all rates, taxes, and revenues, charges, expenses outgoings payable for and on the account of the SCHEDULE 'A' mentioned property or any part thereof and similar to receive any such money and discharge receipt as income, rents, awards, compensations etc. receivable for and on account of the SCHEDULE 'A' mentioned property and after deduction of all such outgoings to deposit the same on our bank accounts with proper acquaintance.
19. To apply for and obtain electricity, gas or any other civil commotion, amenities, telephone and other utilities in the SCHEDULE 'A' mentioned property and/or make alterations thereof and to close down or to disconnection the same on our behalf.

20. To execute and make any Agreement for Sale, Deed of Conveyance or Conveyances, Indenture or Indentures, Deed of Rectification, Cancellation of Agreement and/or other documents for registration when required to be executed by our said Attorney only for the Developer's Allocation and to admit, execute and registration thereof before the registering authority or concerned authorities like registrar of Assurance Kolkata, District Registrar Alipore, Additional District Sub-Registrar Alipore or like any other registering office or offices concerned and also put his signature as and when require in the said Indentures on our behalf, in our name.
21. To make Sale agreement or agreements with any purchaser or purchasers in respect of the Developer's Allocation on our behalf and to register the Deed of Conveyance on our behalf in favour of such intending purchaser or purchasers name or names and to receive advance money and consideration money under allocation of the Developer's share.
22. To sign all the receipt or receipts by our said Attorney in favour of the intending purchaser or purchasers in respect of the Developer's share of allocation and also to hand over the same to such intending purchaser or purchaser on our behalf.

**AND GENERALLY** to do all other acts, deeds, things and matters as may be necessary from time to time by our said Attorney in this absolute discretion signature, which they may deem fit and proper, think necessary to do so or perform for the purpose of the SCHEDULE 'A' mentioned property.

**AND** we do hereby agree and undertake to ratify and confirm all such acts, deeds and things which our said Attorney may lawfully do execute and caused to be done, performed by virtue of this Development Power of Attorney.



SONA-DAS

**-:: SCHEDULE - A ::-**  
**(SCHEDULE OF THE PROPERTY ABOVE REFERRED TO)**

**ALL THAT** piece or parcel of Bastu Land measuring more or less **4 Cottahs 00 Chittak 35 Sq.ft., TOGETHER WITH** a Pucca structure measuring about more or less 350 Sq.ft., with cemented floor finished, in the Ground Floor, a Pucca structure measuring about more or less 350 Sq.ft., with cemented floor finished, in the First Floor & a Tile shed structure measuring about more or less 560 Sq.ft., with cemented floor finished, in the Ground Floor, **at Mouza - Kamdahari, J.L. No. - 49, C.S. Plot No. - 16(P), E.P. No. - 68A, S.P. No. - 177/1, lying within the limits of the Kolkata Municipal Corporation Ward No. - 112, Borough No. - XI, being the K.M.C Premises No. - 97, Bidhan Pally, Kolkata - 700084, K.M.C Assessee No. - 31-112-05-0097-5, Police Station - Regent Park now Bansdrani, in the District of South 24 Parganas, under the jurisdiction of the A.D.S.R. Alipore and the same is butted and bounded in the manner as follows:-**

- |                     |   |
|---------------------|---|
| <b>On the North</b> | : By 20ft. wide K.M.C Road                  |
| <b>On the South</b> | : By the property of Jharna Das.            |
| <b>On the East</b>  | : By the property of Goutam Das.            |
| <b>On the West</b>  | : By the property of Dilip Das & Ratan Das. |

**-:: SCHEDULE "B" ::-**  
**(LAND OWNER'S ALLOCATION)**

The Land Owners i.e. (i) SRI SONA DAS, (ii) SRI SANTOSH NAG, (iii) SRI SWAPAN NAG and (iv) SRI ASIT BARAN NAG are entitled to get total 4 (four) Nos. of Flats :-

(i) One self-contained residential Flat with floor tiles finish at the **Third Floor (Top Floor) in Front Side Portion, measuring more or less 650 Sq.ft. Built up area,**

(ii) One self-contained residential Flat with floor tiles finish at the **Third Floor (Top Floor) in Back Side Portion, measuring more or less 650 Sq.ft. Built up area,**

SONA-DAS

Somas

(iii) One self-contained residential Flat with floor tiles finish at the **First Floor in Front Side Portion, measuring more or less 650 Sq.ft. Built up area** and (iv) One self-contained residential Flat with floor tiles finish at the **Second Floor in Front Side Portion, measuring more or less 650 Sq.ft. Built up area**, respectively as per the sanction plan to be sanctioned by the Kolkata Municipal Corporation of the said proposed **G+III (Ground plus Three) storied building**.

The Developer shall also pay a total amount of **Rs.15,00,000/- (Rupees Fifteen Lakhs) only** to Land Owners herein, as non-refundable money as the following manner:-

- a) Rs.1,00,000/- (Rupees One Lakh) only already paid to each of the Land Owners.
- b) Rs.1,00,000/- (Rupees One Lakh) only shall be paid to each of the Land Owners after sanction of the G+III (Ground plus Three) storied building plan.
- c) Rs.1,00,000/- (Rupees One Lakh) only shall be paid to each of the Land Owners at the time of shifting the Land Owners.
- d) Rs.75,000/- (Rupees Seventy Five Thousand) only shall be paid to each of the Land Owners at the time of handing over the possession to each of the Land Owners.

**-:: SCHEDULE "C" ::-**  
**(DEVELOPER'S ALLOCATION)**

The Developer is entitled to get the remaining constructed saleable area save and except the Land Owner's Allocation including the entire ground floor area and the Land Owners shall not raise any objection for sale of the Developer's Allocation.

sona das

We, the Executants and Attorney hereby subscribed our signatures and seal on this the 10th day of September, Two Thousand and Twenty Four (2024).

**SIGNED, SEALED AND DELIVERED** In the Presence of :-

**WITNESSES:**

1) Prasenjit Dey  
Talbaran  
Kot-93

2) Arinash Chakrabarty  
Nabampally  
Kot-700093

sona das  
ସ୍ୱାକ୍ଷର

Santosh Nag  
Asit Baran Nayak  
SIGNATURE OF THE EXECUTANTS

Tapash Bhaduri  
SIGNATURE OF THE ATTORNEY

Drafted and prepared by me :

Philip Lly  
Advocate,

Advocate,

2027  
1979

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name ..SONA DAS.....

Signature ..SONA DAS.....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name ....SANTOSH NAG..

Signature ...Santosh Nag



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					












Name ....SWAPAN NAG.....

Signature ...स्वप्न नाग.....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name ASIT BARAN NAG

Signature ASIT BARAN NAG

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name TAPASH BHADURI

Signature Tapash Bhaduri

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



### Major Information of the Deed

Deed No :	I-1601-01922/2024	Date of Registration	18/09/2024
Query No / Year	1601-8002464937/2024	Office where deed is registered	
Query Date	18/09/2024 1:05:39 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANIMESH CHAKRABORTY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433213624, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 79,80,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160101918/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :










District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Pally, , Premises No: 97, , Ward No: 112 Pin Code : 700084




Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 35 Sq Ft		72,87,500/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				6.6802Dec	0 /-	72,87,500 /-	

### Structure Details :










Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	560 Sq Ft.	0/-	1,68,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 560 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L1	700 Sq Ft.	0/-	5,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 350 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 350 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1260 sq ft	0 /-	6,93,000 /-	

## Principal Details :




Sl No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Mr SONA DAS (Presentant )</b> Son of Late SUSHIL KUMAR DAS Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office	<b>Photo</b>  18/09/2024	<b>Finger Print</b>  Captured LTI 18/09/2024	<b>Signature</b>  18/09/2024
68, BIDHAN PALLY, City:- Kolkata, P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: CWxxxxxx8Q, Aadhaar No: 64xxxxxxxx6946, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office				
2	<b>Name</b> <b>Mr SANTOSH NAG</b> Son of Late ANIL CHANDRA NAG Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office	<b>Photo</b>  18/09/2024	<b>Finger Print</b>  Captured LTI 18/09/2024	<b>Signature</b>  18/09/2024
68A/2, BIDHAN PALLY, City:- Kolkata, P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.: AQxxxxxx1H, Aadhaar No: 54xxxxxxxx3719, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office				
3	<b>Name</b> <b>Mr SWAPAN NAG</b> Son of Late ANIL CHANDRA NAG Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office	<b>Photo</b>  18/09/2024	<b>Finger Print</b>  Captured LTI 18/09/2024	<b>Signature</b>  18/09/2024
68A, BIDHAN PALLY, City:- Kolkata, P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: ANxxxxxx6J, Aadhaar No: 21xxxxxxxx7353, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	<b>Mr ASIT BARAN NAG</b> Son of Late ANIL CHANDRA NAG Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office	 18/09/2024	 Captured LTI 18/09/2024	 18/09/2024
68A, BIDHAN PALLY, City:- Kolkata, P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.: AOxxxxxx0R, Aadhaar No: 74xxxxxxxx8199, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office				

#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td> <b>Mr TAPASH BHADURI</b>            Son of Late AMARESH BHADURI            Executed by: Self, Date of Execution: 18/09/2024            , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office         </td> <td>   18/09/2024         </td> <td>   Captured LTI 18/09/2024         </td> <td>   18/09/2024         </td> </tr> </table> <p>Son of Late AMARESH BHADURI 74, BIDHAN PALLY, City:- Kolkata, P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: AJxxxxxx6R, Aadhaar No: 72xxxxxxxx6780, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr TAPASH BHADURI</b> Son of Late AMARESH BHADURI Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office	 18/09/2024	 Captured LTI 18/09/2024	 18/09/2024
Name	Photo	Finger Print	Signature						
<b>Mr TAPASH BHADURI</b> Son of Late AMARESH BHADURI Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office	 18/09/2024	 Captured LTI 18/09/2024	 18/09/2024						

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr PRASENJIT DEY</b> Son of Late HARABANDHU DEY TALBAGAN, City:- Kolkata, P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093	 18/09/2024	 Captured 18/09/2024	 18/09/2024
Identifier Of Mr SONA DAS, Mr SANTOSH NAG, Mr SWAPAN NAG, Mr ASIT BARAN NAG, Mr TAPASH BHADURI			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SONA DAS	Mr TAPASH BHADURI-1.67005 Dec
2	Mr SANTOSH NAG	Mr TAPASH BHADURI-1.67005 Dec
3	Mr SWAPAN NAG	Mr TAPASH BHADURI-1.67005 Dec
4	Mr ASIT BARAN NAG	Mr TAPASH BHADURI-1.67005 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SONA DAS	Mr TAPASH BHADURI-140.00000000 Sq Ft
2	Mr SANTOSH NAG	Mr TAPASH BHADURI-140.00000000 Sq Ft
3	Mr SWAPAN NAG	Mr TAPASH BHADURI-140.00000000 Sq Ft
4	Mr ASIT BARAN NAG	Mr TAPASH BHADURI-140.00000000 Sq Ft

**Transfer of property for S2**

Sl.No	From	To. with area (Name-Area)
1	Mr SONA DAS	Mr TAPASH BHADURI-175.00000000 Sq Ft
2	Mr SANTOSH NAG	Mr TAPASH BHADURI-175.00000000 Sq Ft
3	Mr SWAPAN NAG	Mr TAPASH BHADURI-175.00000000 Sq Ft
4	Mr ASIT BARAN NAG	Mr TAPASH BHADURI-175.00000000 Sq Ft



**Endorsement For Deed Number : I - 160101922 / 2024**

On 18-09-2024

**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 13:15 hrs on 18-09-2024, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SONA DAS , 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 79,80,500/-

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

Execution is admitted on 18/09/2024 by 1. Mr SONA DAS, Son of Late SUSHIL KUMAR DAS, 68, BIDHAN PALLY, P.O: GARIA, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 2. Mr SANTOSH NAG, Son of Late ANIL CHANDRA NAG, 68A/2, BIDHAN PALLY, P.O: GARIA, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 3. Mr SWAPAN NAG, Son of Late ANIL CHANDRA NAG, 68A, BIDHAN PALLY, P.O: GARIA, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 4. Mr ASIT BARAN NAG, Son of Late ANIL CHANDRA NAG, 68A, BIDHAN PALLY, P.O: GARIA, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 5. Mr TAPASH BHADURI, Son of Late AMARESH BHADURI, 74, BIDHAN PALLY, P.O: GARIA, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business  
Indetified by Mr PRASENJIT DEY, , , Son of Late HARABANDHU DEY, TALBAGAN, P.O: PURBA PUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 46.00/- ( E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 46.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 11160, Amount: Rs.100.00/-, Date of Purchase: 13/09/2024, Vendor name: Samiran Das



**Md Tabis Ansari**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2024, Page from 70008 to 70027  
being No 160101922 for the year 2024.



*md*

Digitally signed by MD TABIS ANSARI  
Date: 2024.09.18 14:48:11 +05:30  
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 18/09/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.