

2848

✓ F-2890/2023

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 049149

Document is admitted to registration. The Signature
sheet and the Endorsement sheet attached to this
document are part of the document.

Additional District Sub Registrar
Sadar, Paschim Medinipur
01 SEP 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THIS PRESENT THAT WE,

**1. SRI TAPAN KUMAR DEO**

S/o Late Satya Ranjan De

PAN No. - ACUPD8572A Aadhaar No. 968141183537

2. SRI CHANDAN KUMAR DEO

S/o Late Satya Ranjan De

PAN No. - ALDPD2888F Aadhaar No. 269556138419

3. SRI RANJAN KUMAR DEO

S/o Late Satya Ranjan De

PAN No. - AFMPD8095H Aadhaar No. 278882315320



ICONIC CONSTRUCTION
S.K. Anwar Hossain
Partners

ICONIC CONSTRUCTION
Afzal Kumar Dubey,
Partners

Smt Trishna Deo
Mousumi Deo
Tapan Kumar Deo
Ranjan Kumar Deo
Chandan Kumar Deo

Chandan Kumar Deo

Ranjan Kumar Deo

01 SEP 2023

क्र. नं. 9838 टिकट 50
01 SEP 2023

नाम श्री Tapan Kumar Das
माता Ranganati
पिता V. C.
वसति स्थान Midnapore

50 X 1250

01 SEP 2023

केन्द्रीय चिकित्सा कक्षा में
ए. डि. ए. का परीक्षा केंद्र

01 SEP 2023



01 SEP 2023

4. **SMT. TRISHNA DEY**

W/o Late Swapan Kumar Dey

PAN No. - BDYPD8910L

Aadhaar No. 522962068829



Smt Trishna Dey

5. **SMT. MOUSUMI DEY**

D/o Late Swapan Kumar Dey

PAN No. - AWPPD8083P

Aadhaar No. 470089758044



Mousumi Dey

ICONIC CONSTRUCTION

Prindam Dey
SK Anwar Hussain
Partners

All are residents of Mohan Villa, Rangamati, P.O. - Vidyasagar University,
P.S. - Kotwali, District - Paschim Medinipur, PIN - 721102.

Hereinafter called the **PRINCIPAL** on one part

AND

M/S ICONIC CONSTRUCTION, a Partnership firm having its office at M-13,
Saratpally, P.O. - Midnapore, P.S. - Kotwali, District - Paschim Medinipur.

ICONIC CONSTRUCTION

Atul Kumar Dubey
Prindam Dey
Partners

Represented by its Partners: -

1. **SK. ANWAR HUSSAIN**, S/o Sk. Ahemad Hussain

Of Station Road, Midnapore,

P.O. - Midnapore, P.S. - Kotwali,

District - Paschim Medinipur, PIN - 721101,

PAN No. - AANPH0796F



SK Anwar Hussain

2. **SRI ATUL KUMAR DUBEY**, S/o Ramji Dubey

Of Sepoybazar, Midnapore, P.O. - Midnapore,

P.S. - Kotwali, District - Paschim Medinipur,

PIN - 721101, PAN No. - AFWPD0854J



Atul Kumar Dubey

3. **SRI PIJUSH AGARWAL**, S/o Late Kailas Agarwal

Of Nimtala, Midnapore, P.O. - Midnapore,

P.S. - Kotwali, District - Paschim Medinipur,

PIN - 721101, PAN No. - AHOPA9532A



Pijush

Smt Trishna Dey
Mousumi Dey
Prindam Dey
SK Anwar Hussain
Atul Kumar Dubey
Pijush Agarwal
Partners

4. **SRI ARINDAM MAITY**, S/o Gourhari Maity
Of M-13 Saratpally, P.O. – Midnapore,
P.S. - Kotwali, District - Paschim Medinipur,
PIN – 721101, PAN No. – AVMPM3351K

Hereinafter called the **ATTORNEY** on the second part



Arindam Maity

ICONIC CONSTRUCTION

Himant H. Maity
SK. Anwar Hossain
Partners

WITNESSETH

That the property measuring 0.0950 Acre within Mouza – Rangamati, J.L. No.- 150, as in schedule below, hereinafter referred to as '**Said Property**' along with other properties total measuring 0.42 Acre. In R.S. Plot No. 223/364 previously belonged to Hiren Bala Dasi whose name was recorded in the R.S.R.O.R under Khatian No. 158. She died on 24.09.1977 leaving behind her only daughter Radharani De who inherited the entire 0.42 Acre. Radharani De died on 21.09.1978 leaving behind her three sons namely Satya Ranjan De, Chitta Ranjan De and Nitya Ranjan De and five daughters namely Puspallata, Parul, Latika, Bela and Kanak and they inherited the entire property left by their mother, measuring 0.42 Acre and possessed the same jointly. While in possession of the joint property of 0.42 Acre in Plot No.223/364, they filed a Suit on 25.10.1979 for Partition being Title Suit No. 155/1979 before the Ld. 1st Court of Civil Judge (Sr. Div.), Midnapore. The said Suit was ended in compromise and final Decree was passed on 24.03.1980. By that Partition Decree, Plot No. 223/364 was divided into 8 parts i.e. Sub-Plot Nos.1 to 8. According to the said Decree, Satya Ranjan De got Sub-Plot No.1, Puspallata Chowdhury got Sub-Plot No. 3, and Parul Rani Das got Sub-Plot No. 5 of R. S. Plot No.223/364.

ICONIC CONSTRUCTION

Atul Kumar Debroy
Arindam Maity
Partners

Tapan Kumar Deb

Smt Trishna Deb
Mousumi Deb

Ranjan Kumar Deb

Puspalata Chowdhury transferred her allotted property in favour of Tapan Kumar Dey on 09.06.1980 by a registered Deed of sale being No. 3924/1980 and delivered possession. While Tapan Kumar Dey was in possession, he sold out and transferred his property to Satya Ranjan De on 22.04.1987 by a registered Deed of sale being No.2586/1987 and delivered possession.

Parul Rani Das also sold out and transferred her allotted property in favour of Satya Ranjan De on 14.08.1987 by a registered Deed of sale being No. 5346/1987 and delivered possession.

By the above Decree in Partition Suit being Title Suit No. 155/1979 and by way of purchase and transfer, Satya Ranjan De became the owner of Sub-Plot No.1, 3 and 5 of Plot No.223/364 of Mouza Rangamati, J.L. No.150, P.S. Kotwali. Thereafter, he had constructed one pucca dwelling house over Sub-Plot No.1 only and used to reside there along with his family members. Thereafter, Satya Ranjan De executed and registered a Will in respect of his property (i.e. Sub-Plot No.1, 3 and 5) on 17.05.1996 being No. III/19/1996. After the demise of Satya Ranjan De on 19.02.1998, the said Will was probated by a Probate Case being No. 119/1999. The Probate was granted on 19.02.2000. By that probated Will, Anjan Kumar Dey got Sub-Plot No.5 and other sons namely, Tapan Kumar Dey, Swapan Kumar Dey, Chandan Kumar Dey and Ranjan Kumar Dey got the '**Said Property**'.

Thereafter Tapan Kumar Dey and others gifted 0.0078 acre of land to Ranjan Kumar Dey on 27.02.2001 by a registered Deed of gift being No. 1416/2001.

By the aforesaid probated Will and the Deed of gift, Tapan Kumar Dey, Chandan Kumar Dey, and Ranjan Kumar Dey i.e. **PRINCIPAL** Nos. 1 to 3

and Swapan Kumar Dey got the '**Said Property**' equally and possessed the same jointly. Subsequently Swapan Kumar Dey died on 05.02.2019 leaving behind his wife namely Trishna Dey and only daughter namely Mousumi Dey i.e. **PRINCIPAL** Nos. 4 and 5 and they inherited the allotted property of Swapan Kumar Dey and possessed the same jointly with the **PRINCIPAL** Nos. 1 to 3.

AND

WHEREAS each of the **PRINCIPAL** Nos. 1 to 3 have 1/4th share in the '**Said Property**' and the **PRINCIPAL** Nos. 3 and 4 jointly have 1/4th share in the '**Said Property**' and they possessed the same jointly. Their names have been recorded in the present L.R.R.O.R. and also with the Midnapore Municipality. They paid rents and taxes under receipts to the appropriate Authority.

AND

THAT the ATTORNEY is a skilled Developer of multi-storied building for residential purpose and they are desirous to develop the property and the **PRINCIPAL** intended to make construction of a multi-storied building including residential rooms and accordingly to develop over the land as mentioned in '**Schedule-I**' below through the ATTORNEY. The ATTORNEY on proper enquiry became satisfied about the ownership of the **PRINCIPAL** of the land in question and there is now no dispute in between the parties hereunto about the land in question and the **PRINCIPAL** on being satisfied about the genuineness of the qualitative activities of the ATTORNEY, have agreed to appoint the ATTORNEY for

construction of the said multi-storied residential building on their land under certain terms and conditions. Accordingly, we the PRINCIPAL, have entered into a Development Agreement with the ATTORNEY thereby authorising and allowing the ATTORNEY to develop, construct and build a multi-storied building on the '**Said Property**' with provisions for residential use. We have delivered the possession of our '**Said Property**' to our ATTORNEY and now we further authorise our ATTORNEY to do the following works:-

1. Enter into the property, measure the same, demarcate the same by putting pillars and posts.
2. Take away all the rubbish and remove the dilapidated structure, other structures and temple at their own cost.
3. To construct the multi-storied building for residential purposes by taking delivery of the land in question into their possession with all rights of making permanent construction thereon at their own expenses exclusively.
4. Apply for getting compatibility certificate from Development Authority and for that purpose, deposit fees, prepare Plans and maps, apply, sign and comply all formalities.
5. That our ATTORNEY will get development Plan and building Plan to be sanctioned by the Municipality and Development Authority and if in future there is any change or increase or decrease in the floor area ratio, our ATTORNEY shall do the same as per their convenience.
6. That for the purpose of such construction they will appoint Architect/Civil Engineer/Structure Engineer for the purpose of drawing

ICONIC CONSTRUCTION
Smt. Trishna Dey.
Mousumi Dey.
Ranjan Kumar Dey.

ICONIC CONSTRUCTION
Atul Kumar Dey.
Prindan Dey.

Japan Kumar Dey.
Shantanu Kumar Dey.

Smt. Trishna Dey.
Mousumi Dey.
Ranjan Kumar Dey.

and preparing Plans, designs, drains and elevations of the intended building complex with the specifications of the works to be done and the materials to be provided for the said building complex will be of good quality of ISI standard.

7. That our ATTORNEY shall submit the building Plan prepared by the said Architect/Civil Engineer/Structure Engineer to the Municipality and Development Authority and other authorities in the name of the ATTORNEY.

8. To appoint Engineer and to have surveyed and the soil tested of the said land/premises and for that to make all correspondences with them and do all other acts, deeds and things.

9. To prepare site Plan by engaging qualified Engineer approved from the Municipality.

10. To Prepare and get approved the Plan for construction of multi-storied residential complex from appropriate authorities.

11. To sign, execute and submit all papers, documents, statements, undertakings, declarations and Plans, as may be required to have the sanctioned Plan modified and/or altered by the appropriate authority for the construction of multi-storied building on the **'Said Property'**.

12. To appear and represent the PRINCIPAL before the appropriate authorities in connection with the sanction, modification and/or alteration of the Plans.

13. To pay fees, obtain such orders and permissions from the necessary authorities, as may be expedient for modification and/or alteration of Plans and also to submit and take delivery of the Title

ICONIC CONSTRUCTION
Smt. Trishna Dey,
Mousumi Dey,
Ranjan Kumar Dey,
Partners

ICONIC CONSTRUCTION
Atul Kumar Dey,
Ranjan Kumar Dey,
Partners

Tapan Kumar Dey,
Ranjan Kumar Dey,
Partners

Smt. Trishna Dey,
Mousumi Dey,
Ranjan Kumar Dey,
Partners

Deeds concerning the said premises and other papers and documents, as may be required by the appropriate authorities.

14. To receive the refund of the excess amount of fees, if any paid for the purpose of modification and/or alteration of the Plan to any authority or authorities.

15. To develop the said premises by making construction of such type of building/Flats thereon in accordance with the sanctioned Plan and as per specified materials mentioned in the Development Agreement.

16. Apply for getting finance from any Bank and for the purpose of creation of security, take the original Deeds and documents of Title from us and after verification by lawyer and evaluation by valuer, deposit the same with the Bank for the purpose of mortgage as per provisions of law in force for the time being for us on our behalf and tender and deposit thus made by them, shall be treated as made by us with all legal incidents and commitments and the Bank, as the case may be, shall hold the documents as duly mortgaged for satisfaction of their dues to the extent as agreed between PRINCIPAL and ATTORNEY as per Development Agreement and after repayment of Bank loans, shall hold the original documents.

17. To enter into any agreement with Bank or private persons regarding sale of the Flats, take advance, deposit the same in Bank account, constructing the Flats and allocate those for sale.

18. The power hereby given includes the authority to the ATTORNEY to sell, transfer, lease rent and/or enter into agreement for sale and transfer on lease rent of various constructed units viz. apartments,

ICONIC CONSTRUCTION
Pranav Kumar Dey
S.K. Shukla
Partners

ICONIC CONSTRUCTION
Atul Kumar Dey
Prindam Naity
Partners

Tapan Kumar Dey
Chandan Kumar Dey

Smt Trishna Dey
Mousumi Dey
Ranjan Kumar Dey

garages etc., and to execute Deeds, documents, present the same for registration, fix up valuation, receive consideration money, grant receipt in respect of Developer's allocation.

19. That the said ATTORNEY shall be able to appear before Municipal Authority, Development Authority, Fire Service, Local Police, B.L. & L.R.O. Office and all concerned offices for the purpose of deposit fees, make application, arrange for inspection of the site and all other necessary work for completing the project.

20. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or connection of any other utility in the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, application, documents and Plans and do all other deeds and things as may be deemed fit and proper by the said ATTORNEY.

21. To appear and represent the PRINCIPAL before all authorities for fixation and/or finalization of the annual valuation of the said premises and for that to sign, execute and submit all papers and documents and all other acts, deeds and things, as the said ATTORNEY may deem fit and proper.

22. To file and submit declaration, statements, applications, and/or returns to the necessary authorities in connection with the matters therein contained.

23. To appear and represent the PRINCIPAL before Notary Public, Registrar of Assurances, Magistrate and other officer or officers of authority or authorities having jurisdiction and to present for

ICONIC CONSTRUCTION
Primo Hyman
S.K. Shukla-Huwa
Partners

ICONIC CONSTRUCTION
Atul Kumar Dey
Prindam Dey
Partners

Tapan Kumar Dey
Shantanu Kumar Dey

Smt Trishna Dey
Mousumi Dey
Rangan Kumar Dey

registration and to acknowledge and register or have registered and perfect all Deeds, instruments and writings executed and signed by the said ATTORNEY in any manner concerning the various Flats/Apartments/Garages/ Units forming part of the Developer's allocation.

24. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of these matters concerning the said premises or any part thereof including acquisition and/or requisition in respect of the said premises or any part thereof by any State or Central Authority and if thought fit to compromise, settle, refer to arbitration, abandon submit to judgment or become non-suited in any action or proceedings as aforesaid before any Court, Civil / Revenue / Land Acquisition Department.

25. To appear in any Suit or Appeal or Misc. Cases or any Civil cases, if filed against the PRINCIPAL by anybody and to contest the same by appointing Lawyer, Advocate or Law Clerks and to file any Civil Cases or Appeal or Revision or Review or Misc. Cases in the name of the PRINCIPAL.

26. For all or any purpose hereinbefore stated to appear and represent the PRINCIPAL before all authorities having jurisdiction and to sign all papers, documents, affidavits, etc. to give meaningful effect to the Development Agreement.

27. To appoint and to empower, substitutes and to delegate such of the powers or authorities as the said ATTORNEY in his absolute discretion shall think fit and proper and upon such substitution and/or

ICONIC CONSTRUCTION
Prin Himmat,
SK Anwar Hashmi
Partners

ICONIC CONSTRUCTION
Atal Kumar Dey,
Prindam Dey,
Partners

Jagan Kumar Dey,
Abhondan Kumar Dey,

Smt Trishna Dey,
Mousumi Dey,
Ranjan Kumar Dey,

delegation of such powers of authorities to such substitute shall be deemed to have given by the PRINCIPAL to that effect in favour of such delegate or delegates or substitute or substitutes, as the case may be.

AND

The ATTORNEY shall have power to continue the project amalgamating the instant property along with adjoining properties and to construct a joint building.

AND

To do all acts, deeds, things concerning the authorities hereby granted in respect of the said premises which we the PRINCIPAL could have done lawfully under our own hand and seal personally.

AND

To do all other acts necessary for regular and peaceful construction of multi-storied building.

AND

We do hereby ratify and confirm and agree to ratify and confirm all and whatever our said ATTORNEY or our substitute or substitutes and/or delegate or delegates shall lawfully do or cause to be done in or about the premises aforesaid.

AND

ALL such things, acts and deeds so to be done by our ATTORNEY shall be construed to be our own act.

ICONIC CONSTRUCTION
Himanshu Dey,
S.K. Mukherjee
Partners

ICONIC CONSTRUCTION
Atul Kumar Dey,
Prindam Dey
Partners

ICONIC CONSTRUCTION
Sapan Kumar Dey,
Chandan Kumar Dey
Partners

Smt Trishna Dey,
Mousumi Dey,
Ranjan Kumar Dey
Partners

AND

We promise to ratify the same in future.

In witness whereof we, the PRINCIPAL, do hereby subscribe our hands and seal on the 1st day of September, 2023 in physically fit and mentally alert condition.

SCHEDULE- 'I'

Total Land of the PRINCIPAL/OWNERS FIRST PARTY which has been handed over to the ATTORNEY/DEVELOPER SECOND PARTY as mentioned below.

Within District Paschim Medinipur, P.S. - Kotwali,

Mouza - Rangamati, J.L. No.150,

Holding Nos. - 377, 378, 378/A, 378/B, 378/C.

L.R. Khatian Nos. - 1588, 1606, 1607, 1608, 1609

L.R. Plot No. 748 measuring 0.0950 Acre

Shown specifically in the map annexed

**Signatures of the OWNERS
FIRST PARTY**

Japan Kumar Dey
Chandan Kumar Dey.

Ranjan Kumar Dey.
Smt Trishna Dey.
Mousumi Dey.

Drafted by
Syed Nowzar Ali

Syed Nowzar Ali
M.A., LL.B., B.Ed., Kovid
Advocate
Mirzabazar, Midnapur

Regd. No.- F 1081/1053 of 1981

**Signatures of the DEVELOPER
SECOND PARTY**

ICONIC CONSTRUCTION
Arindam Dey
Abul Kumar Dey.
Partners

ICONIC CONSTRUCTION
Arindam Dey
SK. Anwar Hossain
Partners

WITNESS

- 1) - Abind Kumar Dey
30% Rangji Dey
Bapay Bazar Road near church
to-midnapur Dist - paschim midnapur
Pin - 721101 (WB)
- 2)

ICONIC CONSTRUCTION
Arindam Dey
SK. Anwar Hossain
Partners

ICONIC CONSTRUCTION
Abul Kumar Dey.
Arindam Dey
Partners

Smt Trishna Dey Japan Kumar Dey
Mousumi Dey. Chandan Kumar Dey.
Ranjan Kumar Dey.

FINGER PRINTS OF THE PARTIES

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature *Pran Dey*.

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature *Atul Kumar Dubey*.

FINGER PRINTS OF THE PARTIES

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature

S.K. Anwar Hussain

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature

Arindam Meity

FINGER PRINTS OF THE PARTIES

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature *Tapan Kumar Dey*

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature *Chandan Kumar Dey.*

FINGER PRINTS OF THE PARTIES

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature *Barjan Kumar Dey.*

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature

Smt Trishna Dey.

FINGER PRINTS OF THE PARTIES

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
				

Signature

Mousumi Dey

Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb
Little Finger	Righter Finger	Middle Finger	Fore Finger	Thumb

Signature

MOUZA - RANGAMATI, J.L NO.-150, P.S. - MEDINIPUR,
DIST. - PASCHIM MEDINIPUR.,
SCALE - 1" = 32'-0".

ICONIC CONSTRUCTION
Atul Kumar Dubey.
Partners



ICONIC CONSTRUCTION
Arindam Maity
SK. Anwar Hussain
Partners

DETAILS OF THE LAND FOR POWER OF ATTORNEY

LAND POWER TO	R.S. PLOT NO.	L.R. PLOT NO.	AREA OF THE LAND		MARK
			SQ.FT.	ACRE	
M/S ICONIC CONSTRUCTION REPRESENTED PARTNERS:- 1)SK. ANWAR HUSSAIN, S/O-SK. AHMAD HUSSAIN, OF STATION ROAD, 2)SRI ATUL KUMAR DUBEY, S/O- RAMJI DUBEY, OF SEPOYBAZAR, 3)SRI PIJUSH AGARWAL, S/O-LATE KAILAS AGARWAL, OF NIMTALA 4)SRI ARINDAM MAITY, S/O-GOURHARI MAITY, OF M-13 SARATPALLY, ALL P.O.+ P.S.- MEDINIPUR, DIST.- PASCHIM MEDINIPUR. PIN.-721101.			4346.00	0.0998	

DRAWN BY :- (AS DIRECTED)

S.S.ADHIKARY.
SURVEYOR *MAHATABPUR*

Ranjan Kumar Dey.
Tapan Kumar Dey. Chandan Kumar Dey.
Smt Trishna Dey. Moussumi Dey.

Major Information of the Deed

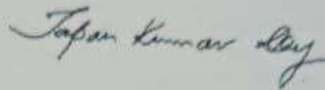
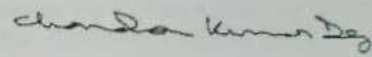
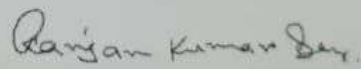
Deed No :	I-1003-02890/2023	Date of Registration	01/09/2023
Query No / Year	1003-8002237650/2023	Office where deed is registered	
Query Date	01/09/2023 2:39:10 PM	A.D.S.R, MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Chandra Sekhar Ghosh Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 8597613063, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 54,68,760/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 100302886/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

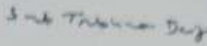
Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Rangamati, Pin Code : 721101

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-748	LR-1609	Commercial	Vastu	2.37 Dec		13,64,312/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-748	LR-1588	Commercial	Vastu	2.37 Dec		13,64,312/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-748	LR-1606	Commercial	Vastu	2.38 Dec		13,70,068/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-748	LR-1608	Commercial	Vastu	1.19 Dec		6,85,034/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-748	LR-1607	Commercial	Vastu	1.19 Dec		6,85,034/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			9.5Dec	0 /-	54,68,760 /-	
		Grand Total :			9.5Dec	0 /-	54,68,760 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Tapan Kumar Dey (Presentant) Son of Late Satya Ranjan Dey Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office			
	01/09/2023	LTI 01/09/2023	01/09/2023	
Mohan Villa, Rangamati, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: acxxxxxx2a, Aadhaar No: 96xxxxxxxx3537, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Shri Chandan Kumar Dey Son of Late Satya Ranjan Dey Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office			
	01/09/2023	LTI 01/09/2023	01/09/2023	
Mohan Villa, Rangamati, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: alxxxxxx8f, Aadhaar No: 26xxxxxxxx8419, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Shri Ranjan Kumar Dey Son of Late Satya Ranjan Dey Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office			
	01/09/2023	LTI 01/09/2023	01/09/2023	
Mohan Villa, Rangamati, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: afxxxxxx5h, Aadhaar No: 27xxxxxxxx5320, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Smt Trishna Dey Wife of Late Swapan Kumar Dey Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office			
		01/09/2023	LTI 01/09/2023	01/09/2023
	Mohan Villa, Rangamati, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bdxxxxxx0l, Aadhaar No: 52xxxxxxxx8829, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office			
5	Name	Photo	Finger Print	Signature
	Smt Mousumi Dey Daughter of Late Swapan Kumar Dey Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office			
		01/09/2023	LTI 01/09/2023	01/09/2023
	Mohan Villa, Rangamati, City:- Midnapore, P.O:- Vidyasagar University, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: awxxxxxx3p, Aadhaar No: 47xxxxxxxx8044, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office			

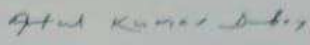
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms ICONIC CONSTRUCTION M-13, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: ABxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Sk. Anwar Hussain Son of Sk. Ahemad Hussain Date of Execution - 01/09/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office			
		Sep 1 2023 2:54PM	LTI 01/09/2023	01/09/2023

Station Road, Midnapore, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali
 , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Muslim,
 Occupation: Business, Citizen of: India, , PAN No.:: aaxxxxxx6f,Aadhaar No Not Provided by UIDAI
 Status : Representative, Representative of : Ms ICONIC CONSTRUCTION (as Partners)

2	Name Shri Atul Kumar Dubey Son of Ramji Dubey Date of Execution - 01/09/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office	Photo  Sep 1 2023 2:55PM	Finger Print  LTI 01/09/2023	Signature  01/09/2023
Sepoybazar, Midnapore, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx4j,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ms ICONIC CONSTRUCTION (as Partners)				
3	Name Shri Pijush Agarwal Son of Late Kailas Agarwal Date of Execution - 01/09/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office	Photo  Sep 1 2023 2:55PM	Finger Print  LTI 01/09/2023	Signature  01/09/2023
Nimtala, Midnapore, City:- Midnapore, P.O:- Midnapore, P.S:-Kotwali , District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx2a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ms ICONIC CONSTRUCTION (as Partners)				
4	Name Shri Arindam Maity Son of Gourhari Maity Date of Execution - 01/09/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office	Photo  Sep 1 2023 2:56PM	Finger Print  LTI 01/09/2023	Signature  01/09/2023
M-13, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: avxxxxxx1k,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ms ICONIC CONSTRUCTION (as Partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Arbind Kumar Dubey Son of Ramji Dubey Sepoybazar Road, Near Church, City:- Midnapore, P.O:- Midnapore, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101			
	01/09/2023	01/09/2023	01/09/2023
Identifier Of Shri Tapan Kumar Dey, Shri Chandan Kumar Dey, Shri Ranjan Kumar Dey, Smt Trishna Dey, Smt Mousumi Dey, Sk. Anwar Hussain, Shri Atul Kumar Dubey, Shri Pijush Agarwal, Shri Arindam Maity			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Tapan Kumar Dey	Ms ICONIC CONSTRUCTION-2.37 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri Chandan Kumar Dey	Ms ICONIC CONSTRUCTION-2.37 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri Ranjan Kumar Dey	Ms ICONIC CONSTRUCTION-2.38 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt Trishna Dey	Ms ICONIC CONSTRUCTION-1.19 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Smt Mousumi Dey	Ms ICONIC CONSTRUCTION-1.19 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Rangamati, Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 748, LR Khatian No:- 1609	Owner:ভগন কুমার দে, Gurdian:সত্যরজন দে, Address:মিড, Classification:বাড়, Area:0.02370000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 748, LR Khatian No:- 1588	Owner:ভগন কুমার দে, Gurdian:সত্যরজন , Address:মিড, Classification:বাড়, Area:0.02370000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 748, LR Khatian No:- 1606	Owner:রজন কুমার দে, Gurdian:সত্যরজন , Address:মিড, Classification:বাড়, Area:0.02380000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 748, LR Khatian No:- 1608	Owner:ভূদা দে, Gurdian:বগন কুমার দে, Address:মিড, Classification:বাড়, Area:0.01190000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 748, LR Khatian No:- 1607	Owner:মৌসুমী দে, Gurdian:বগন কুমার দে, Address:মিড, Classification:বাড়, Area:0.01190000 Acre,	Owner Name not selected by applicant.

On 01-09-2023

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 13:25 hrs on 01-09-2023, at the Office of the A.D.S.R. MIDNAPORE by Shri Tapan Kumar Dey , 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 54,68,760/-

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

Execution is admitted on 01/09/2023 by 1. Shri Tapan Kumar Dey, Son of Late Satya Ranjan Dey, Mohan Villa, Rangamati, P.O: Vidyasagar University, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession Others, 2. Shri Chandan Kumar Dey, Son of Late Satya Ranjan Dey, Mohan Villa, Rangamati, P.O: Vidyasagar University, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession Others, 3. Shri Ranjan Kumar Dey, Son of Late Satya Ranjan Dey, Mohan Villa, Rangamati, P.O: Vidyasagar University, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession Others, 4. Smt Trishna Dey, Wife of Late Swapan Kumar Dey, Mohan Villa, Rangamati, P.O: Vidyasagar University, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession House wife, 5. Smt Mousumi Dey, Daughter of Late Swapan Kumar Dey, Mohan Villa, Rangamati, P.O: Vidyasagar University, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721102, by caste Hindu, by Profession House wife

Indetified by Arbind Kumar Dubey, , , Son of Ramji Dubey, Sepoybazar Road, Near Church, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

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

Execution is admitted on 01-09-2023 by Shri Arindam Maity, Partners, Ms ICONIC CONSTRUCTION, M-13, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Arbind Kumar Dubey, , , Son of Ramji Dubey, Sepoybazar Road, Near Church, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

Execution is admitted on 01-09-2023 by Sk. Anwar Hussain, Partners, Ms ICONIC CONSTRUCTION, M-13, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Arbind Kumar Dubey, , , Son of Ramji Dubey, Sepoybazar Road, Near Church, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

Execution is admitted on 01-09-2023 by Shri Atul Kumar Dubey, Partners, Ms ICONIC CONSTRUCTION, M-13, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Arbind Kumar Dubey, , , Son of Ramji Dubey, Sepoybazar Road, Near Church, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

Execution is admitted on 01-09-2023 by Shri Pijush Agarwal, Partners, Ms ICONIC CONSTRUCTION, M-13, Saratpally, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Arbind Kumar Dubey, , , Son of Ramji Dubey, Sepoybazar Road, Near Church, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Others

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 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 9838, Amount: Rs.50.00/-, Date of Purchase: 01/09/2023, Vendor name: Soumen Kr Dey



Ashim Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 1003-2023, Page from 55107 to 55134
being No 100302890 for the year 2023.



Ashim Das

Digitally signed by ASHIM DAS
Date: 2023.09.08 16:42:06 +05:30
Reason: Digital Signing of Deed.

(Ashim Das) 08/09/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. MIDNAPORE
West Bengal.