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# भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

## भारत INDIA INDIA NON JUDICIAL

1500 पश्चिम बंगाल WEST BENGAL

C. Case No. 24 AR 443633

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

250/-  
100/-  
Total Rs. 350/-

*Handwritten Signature*  
Dist. Sub-Registrar-1  
Muzo, South 24 Parganas

02 FEB 2024

D.S. 9-1  
Alipore South 24 P.

01/02/2024

### DEVELOPMENT POWER OF ATTOTNEY

TO ALL TO WHOM BY THESE PRESENTS THAT WE, (1). SMT. MANJU MONDAL ( having PAN DTEPM8822A and Aadhaar No. 8652 9241 1992) daughter of Late Anil Mondal, wife of Dulal Mondal, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (2). SMT. APARNA DEY ( having PAN DTMPD 6491L and Aadhaar No. 5839 8063 1391) daughter of Late Anil Mondal, wife of Late Dilip Dey, by faith Hindu, by occupation Housewife, by nationality Indian, residing

*Handwritten Signature*

at 10, Bechu Doctor Lane, P.O. Dhakuria, P.S. Kasba, Kolkata 700031, in the District 24 Parganas (South), (3). **SMT. SHIBANI SHIKDAR** ( having PAN IQZPS6098P and Aadhaar No. 3372 5010 2534) daughter of Late Anil Mondal, wife of Ramen Shikder, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (4). **SRI. SUNIL MONDAL** ( having PAN HLNPM4695A and Aadhaar No. 9478 1393 6073) son of Late Anil Mondal, by faith Hindu, by occupation Business, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (5). **SRI. AMIYA MONDAL** ( having PAN DSNPM9452G and Aadhaar No. 4673 6850 7075) son of Late Anil Mondal, by faith Hindu, by occupation Retired, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), West Bengal; (6). **SMT. NANDITA MONDAL** (having PAN BXDPM9644K and Aadhaar No. 9407 7995 3173) wife of Late Gobinda Mondal, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (7). **SRI. SUROJIT MONDAL** ( having PAN CSEPM0635D and Aadhaar No. 8155 0361 4829) son of Late Gobinda Mondal, by faith Hindu, by occupation Service, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (8). **SMT. RATNA MONDAL** (having PAN CEMPM6211B and Aadhaar No. 9755 2612 6504) daughter of Sri. Amiya Mondal, wife of Sri. Badal Mondal, by faith Hindu, by occupation Business, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), West Bengal, hereinafter called and referred to as the **OWNERS /PRINCIPALS, SEND GREETINGS;**

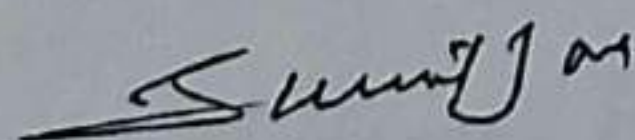
**WHEREAS** one Niroda Bala Dasi was the absolute owner of a plot of land measuring about 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less comprised in Dag No. 473, Khatian No. 125 under Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, Re. Sa. No. 38, P.S. previously Jadavpur now Patuli, District 24 Parganas (South). Being seized and possessed of the aforesaid plot of land, that said Niroda Bala Dasi gifted her aforesaid property to her daughter in law one Nani Bala Dasi alias Nani Bala Mondal through a

*Sunil Jax*

registered deed. The said deed of gift was registered in the office of Sub- Registrar, Alipore Sadar and it was recorded in its Book No. I, Volume No. 64, Pages 150 to 153, Being No. 3655 for the year 1954. Thereafter that said Nani Bala Dasi alias Nani Bala Mondal recorded and mutated her name in the records of the Calcutta Municipal Corporation now Kolkata Municipal Corporation vide Assessee No. 311100400680 and the land is being known and called as K.M.C. Premises No. 68, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084. Subsequently that said Nani Bala Dasi alias Nani Bala Mondal constructed a pucca structure measuring about 500 sq.ft. upon the aforesaid land morefully mentioned in the Schedule A below.

**AND WHEREAS** being seized and possessed of the aforesaid plot of land morefully mentioned in the Schedule A below, that said Nani Bala Dasi alias Nani Bala Mondal died intestate on 26.07.2002 leaving behind her four married daughters namely Smt. Manju Mondal, Smt. Aparna Dey, Smt. Swapna Mondal and Smt. Shibani Shikdar and one unmarried daughter namely Shankari Mondal, now deceased and four sons namely Sri. Amiya Mondal, Sri. Sunil Mondal, Gobinda Mondal, now deceased and Rabin Mondal, now deceased, as her legal heirs, successors and claimants. It is worth to mention that the husband of that said Nani Bala Dasi alias Nani Bala Mondal i.e. Anil Kumar Mondal died on 15.03.1975. Subsequently Rabin Mondal died intestate on 11.11.2020 leaving behind his four married sisters namely Smt. Manju Mondal, Smt. Aparna Dey, Smt. Swapna Mondal and Smt. Shibani Shikdar, one unmarried sister namely Shankari Mondal, now deceased, and three brothers namely Sri. Amiya Mondal, Sri. Sunil Mondal and Gobinda Mondal, now deceased as his legal heirs, successors and claimants. At the time of death that said Rabin Mondal was bachelor. Thereafter that said Sankari Mondal died intestate on 14.03.2022 leaving behind his four married sisters namely Smt. Manju Mondal, Smt. Aparna Dey, Smt. Swapna Mondal and Smt. Shibani Shikdar, and three brothers namely Sri. Amiya Mondal, Sri. Sunil Mondal and Gobinda Mondal, now deceased as her legal heirs, successors and claimants. At the time of death that said Sankari Mondal was spinster.

**AND WHEREAS** Smt. Manju Mondal, Smt. Aparna Dey, Smt. Swapna Mondal, Smt. Shibani Shikdar, Sri. Amiya Mondal, Sri. Sunil Mondal and Gobinda Mondal, now



deceased became the absolute owners of a plot of land measuring about 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less along with a pucca structure measuring about 500 sq.ft. comprised in Dag No. 473, Khatian No. 125 under Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, Re. Sa. No. 38, P.S. previously Jadavpur now Patuli, Kolkata 700084 now within the limits of Kolkata Municipal Corporation, Ward No. 110, being K.M.C. Premises No. 68, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 in the District 24 Parganas (South) morefully mentioned in the Schedule A below.

**AND WHEREAS** thereafter Smt. Manju Mondal, Smt. Aparna Dey, Smt. Swapna Mondal, Smt. Shibani Shikdar, Sri. Amiya Mondal, Sri. Sunil Mondal, Gobinda Mondal, now deceased jointly gifted undivided and undemarcated portion of land measuring about 490 Sq.ft. alongwith undivided and undemarcated portion of a pucca structure measuring about 63 sq.ft. from the entire land measuring more or less 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less along with a pucca structure measuring about 500 sq.ft. morefully mentioned in the Schedule A to Smt. Ratna Mondal through a registered gift deed. The said gift deed was registered in the office of D.S.R-I, Alipore and it was recorded in its Book No. I, Volume No. 1601-2022, Pages 95608 to 95633, Being No. 160102068 for the year 2022. Subsequently Smt. Manju Mondal, Smt. Aparna Dey, Smt. Swapna Mondal, Smt. Shibani Shikdar, Sri. Amiya Mondal, Sri. Sunil Mondal, Gobinda Mondal, now deceased and Smt. Ratna Mondal jointly became the absolute owners of a plot of land measuring about 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less along with a pucca structure measuring about 500 sq.ft. comprised in Dag No. 473, Khatian No. 125 under Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, Re. Sa. No. 38, P.S. previously Jadavpur now Patuli, Kolkata 700084 now within the limits of Kolkata Municipal Corporation, Ward No. 110, being K.M.C. Premises No. 68, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 in the District 24 Parganas (South) morefully mentioned in the Schedule A below. Thereafter Gobinda Mondal died intestate on 23.10.2023 leaving behind his wife Smt. Nandita Mondal and only son Surojit Mondal as his legal heirs, successors and claimants. Thereafter Smt. Manju Mondal, Smt. Aparna Dey, Smt. Swapna Mondal, Smt. Shibani Shikdar, Sri. Amiya Mondal, Sri. Sunil Mondal, Smt. Nandita Mondal, Sri. Surojit Mondal and Smt. Ratna

*Sunita Jais*

Mondal jointly became the absolute owners of a plot of land measuring about 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less along with a pucca structure measuring about 500 sq.ft. comprised in Dag No. 473, Khatian No. 125 under Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, Re. Sa. No. 38, P.S. previously Jadavpur now Patuli, Kolkata 700084 now within the limits of Kolkata Municipal Corporation, Ward No. 110, being K.M.C. Premises No. 68, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 in the District 24 Parganas (South) morefully mentioned in the Schedule A below.

AND WHEREAS that said Smt. Swapna Mondal executed and registered a deed of gift in respect of undivided and undemarcated  $1/8^{\text{th}}$  share of land measuring about 490.05 Sq.ft. alongwith undivided and undemarcated  $1/8^{\text{th}}$  share of a pucca residential structure measuring about 63 sq.ft. more or less out of the entire land measuring about about 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less along with a pucca residential structure measuring about 500 sq.ft. comprised in Dag No. 473, Khatian No. 125 under Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, Re. Sa. No. 38, P.S. previously Jadavpur now Patuli, Kolkata 700084 now within the limits of Kolkata Municipal Corporation, Ward No. 110, being K.M.C. Premises No. 68, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 in the District 24 Parganas (South) to Smt. Manju Mondal, Smt. Aparna Dey, Smt. Shibani Shikdar, Sri. Amiya Mondal, Sri. Sunil Mondal, Smt. Nandita Mondal, Sri. Surojit Mondal and Smt. Ratna Mondal. The said deed of gift was registered in the office of D.S.R.-I, Alipore, 24 Parganas (South) and it was recorded in its Book No. I, Volume No. 1601-2023, Pages 86145 to 86172, Being No. 160102507 for the year 2023.

AND WHEREAS presently Smt. Manju Mondal, Smt. Aparna Dey, Smt. Shibani Shikdar, Sri. Amiya Mondal, Sri. Sunil Mondal, Smt. Nandita Mondal, Sri. Surojit Mondal and Smt. Ratna Mondal, the Owners herein are the absolute owners of ALL THAT piece and parcel of land measuring about 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less along with a residential pucca structure measuring about 500 sq.ft. comprised in Dag No. 473, Khatian No. 125 under Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, Re. Sa. No. 38, P.S. previously Jadavpur now Patuli, Kolkata 700084 now

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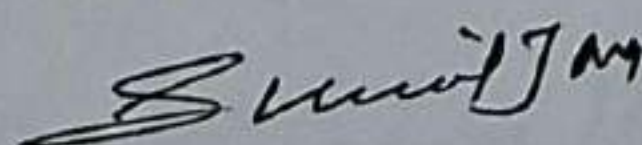
within the limits of Kolkata Municipal Corporation, Ward No. 110, being K.M.C. Premises No. 68, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 in the District 24 Parganas (South). Thus while seized and possessed of the said property Smt. Manju Mondal, Smt. Aparna Dey, Smt. Shibani Shikdar, Sri. Amiya Mondal, Sri. Sunil Mondal, Smt. Nandita Mondal, Sri. Surojit Mondal and Smt. Ratna Mondal; the Owners herein intended to construct a multistoried building upon the Schedule A land as per plan sanctioned by the Kolkata Municipal Corporation.

**AND WHEREAS** due to paucity of fund and lack of expertise ability Smt. Manju Mondal, Smt. Aparna Dey, Smt. Shibani Shikdar, Sri. Amiya Mondal, Sri. Sunil Mondal, Smt. Nandita Mondal, Sri. Surojit Mondal and Smt. Ratna Mondal, the Owners herein are not in a position to construct the said building. With a view to develop the schedule property mentioned below through a reputed Developer; the Owners are in search of a Developer and upon hearing the same, **D.S.P CONSTRUCTION** (having PAN AAPFD0536P), a registered partnership Firm having its registered office at 90, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, being represented by the following partners (1) **SRI. PRANTOSH NASKAR** (having PAN ADUPN0812E and Aadhaar No. 4268 2532 4250), Son of Late Arabindo Naskar, by faith Hindu, by occupation Business, by nationality Indian, residing at 31, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, (2) **SRI. SUNIL JANA** (having PAN AFUPT5282J and Aadhaar No. 7578 0651 7914), Son of Prahlad Jana, by faith Hindu, by occupation Business, by nationality Indian, residing at B-234, B. P. Township, P.O. Panchasayar, P.S. previously Jadavpur now Patuli, Kolkata 700096, (3) **SRI. MIHIR SARDAR** (having PAN AZGPS4193P & Aadhaar No. 4286 1856 9140), Son of Sri. Nitai Sardar, by faith Hindu, by occupation Business, by nationality Indian, residing at 238, Brij West Kadamtala, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, the Developer; has agreed to develop and/or construct a multi-storied building in the below schedule property, as per the sanction plan sanctioned by the Kolkata Municipal Corporation at its own cost and accord and the Owners herein have agreed with the proposal of the Developer hereinabove.

*Sunil Jana*

**AND WHEREAS** the Principals/ Owners have entered into a registered agreement dated 17<sup>th</sup> January, 2024 with **D.S.P CONSTRUCTION** (having PAN AAPFD0536P), a registered partnership Firm having its registered office at 90, Brijji Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, being represented by the following partners (1) **SRI. PRANTOSH NASKAR** (having PAN ADUPN0812E and Aadhaar No. 4268 2532 4250), Son of Late Arabindo Naskar, by faith Hindu, by occupation Business, by nationality Indian, residing at 31, Brijji Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, (2) **SRI. SUNIL JANA** (having PAN AFUPJ5282J and Aadhaar No. 7578 0651 7914), Son of Prahlad Jana, by faith Hindu, by occupation Business, by nationality Indian, residing at B-234, B. P. Township, P.O. Panchasayar, P.S. previously Jadavpur now Patuli, Kolkata 700096, (3) **SRI. MIHIR SARDAR** (having PAN AZGPS4193P & Aadhaar No. 4286 1856 9140), Son of Sri. Nitai Sardar, by faith Hindu, by occupation Business, by nationality Indian, residing at 238, Brijji West Kadamtala, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, hereinafter called and referred as **DEVELOPER** for developing the said premises with a right to construct a residential building as per sanctioned building plan as sanctioned by the Kolkata Municipal Corporation at or upon the said land morefully mentioned in the Schedule below, within the limit of Kolkata Municipal Corporation, through the aforesaid Developer, the particular of the same described in the Schedule written hereinbelow with such terms and conditions as clearly written therein. The said Development Agreement was registered in the office of District Sub Registrar-I, Alipore and it was recorded in its Book No. I, Being No. 160100076, for the year 2024.

**AND WHEREAS** in pursuance of the aforesaid agreement entered into by and between us named therein as Owners of the One Part and **D.S.P CONSTRUCTION** (having PAN AAPFD0536P), a registered partnership Firm having its registered office at 90, Brijji Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, being represented by the following partners (1) **SRI. PRANTOSH NASKAR** (having PAN ADUPN0812E and Aadhaar No. 4268 2532 4250), Son of Late Arabindo Naskar, by faith Hindu, by occupation Business, by nationality Indian, residing at 31, Brijji Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, (2) **SRI. SUNIL JANA** (having PAN AFUPJ5282J and Aadhaar No. 7578 0651 7914), Son of Prahlad Jana, by



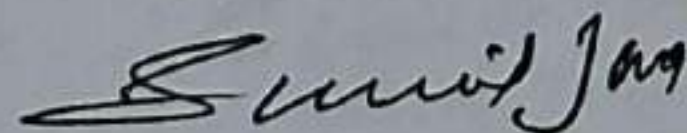
faith Hindu, by occupation Business, by nationality Indian, residing at B-234, B. P. Township, P.O. Panchasayar, P.S. previously Jadavpur now Patuli, Kolkata 700096, (3) **SRI. MIHIR SARDAR** (having PAN AZGPS4193P & Aadhaar No. 4286 1856 9140), Son of Sri. Nitai Sardar, by faith Hindu, by occupation Business, by nationality Indian, residing at 238, Briji West Kadamtala, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, mentioned therein as Developer of the Other Part and in pursuance of understanding between the parties thereto it is necessary and also expedient for us to appoint an agent to look after all our affairs during our absence.

**NOW KNOW BY THESE PRESENTS WE,** (1). **SMT. MANJU MONDAL** ( having PAN DTEPM8822A and Aadhaar No. 8652 9241 1992) daughter of Late Anil Mondal, wife of Dulal Mondal, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (2). **SMT. APARNA DEY** ( having PAN DTMPD 6491L and Aadhaar No. 5839 8063 1391) daughter of Late Anil Mondal, wife of Late Dilip Dey, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 10, Bechu Doctor Lane, P.O. Dhakuria, P.S. Kasba, Kolkata 700031, in the District 24 Parganas (South), (3). **SMT. SHIBANI SHIKDAR** ( having PAN IQZPS6098P and Aadhaar No. 3372 5010 2534) daughter of Late Anil Mondal, wife of Ramen Shikder, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (4). **SRI. SUNIL MONDAL** (having PAN HLNPM4695A and Aadhaar No. 9478 1393 6073) son of Late Anil Mondal, by faith Hindu, by occupation Business, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (5). **SRI. AMIYA MONDAL** ( having PAN DSNPM9452G and Aadhaar No. 4673 6850 7075) son of Late Anil Mondal, by faith Hindu, by occupation Retired, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), West Bengal; (6). **SMT. NANDITA MONDAL** (having PAN BXDPM9644K and Aadhaar No. 9407 7995 3173) wife of Late Gobinda Mondal, by faith Hindu, by occupation Housewife, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (7). **SRI. SUROJIT MONDAL** ( having

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PAN CSEPM0635D and Aadhaar No. 8155 0361 4829) son of Late Gobinda Mondal, by faith Hindu, by occupation Service, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), (8). **SMT. RATNA MONDAL** (having PAN CEMPM6211B and Aadhaar No. 9755 2612 6504) daughter of Sri. Amiya Mondal, wife of Sri. Badal Mondal, by faith Hindu, by occupation Business, by nationality Indian, residing at 44/2, Pranabananda Road, P.O. Garia, P.S. Patuli, Kolkata 700084, in the District 24 Parganas (South), West Bengal, do hereby and hereunder nominate, appoint, and constitute **D.S.P CONSTRUCTION** (having PAN AAPFD0536P), a registered partnership Firm having its registered office at 90, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, being represented by the following partners (1) **SRI. PRANTOSH NASKAR** (having PAN ADUPN0812E and Aadhaar No. 4268 2532 4250), Son of Late Arabindo Naskar, by faith Hindu, by occupation Business, by nationality Indian, residing at 31, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, (2) **SRI. SUNIL JANA** (having PAN AFUPJ5282J and Aadhaar No. 7578 0651 7914), Son of Prahlad Jana, by faith Hindu, by occupation Business, by nationality Indian, residing at B-234, B. P. Township, P.O. Panchasayar, P.S. previously Jadavpur now Patuli, Kolkata 700096, (3) **SRI. MIHIR SARDAR** (having PAN AZGPS4193P & Aadhaar No. 4286 1856 9140), Son of Sri. Nitai Sardar, by faith Hindu, by occupation Business, by nationality Indian, residing at 238, Brij West Kadamtala, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084, to be our true and lawful constituted **ATTORNEY** and in our names and on our behalf to do execute, exercise and perform all or any of the following acts, deeds and things, that is to say:

1. To construct a multi storied building on the property as described in the Schedule hereunder written, according to the sanctioned / modified building plan as sanctioned/ granted by the Kolkata Municipal Corporation in or upon the land morefully mentioned in the Schedule below, within the limit of Kolkata Municipal Corporation Ward No. 110.
2. To apply, sign, issue and receive from the Kolkata Municipal Corporation and/or any other authority or authorities concerned for such or relevant applications, maps plans, papers, writings, drawings, design, forms and/or any representation or representations, too



as may be required in respect of the premises by the said Attorney at their discretion shall think fit and proper for and on behalf of us and in our names.

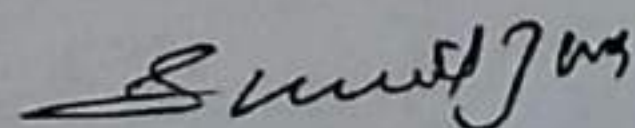
3. To deposit any fees, charges or any other amount on behalf of us which may have to pay to Kolkata Municipal Corporation and/or any other authorities in respect of the said premises or at the Scheduled property mentioned hereinbelow.

4. To manage, control and supervise the management and administration of the said property by whatsoever manner or way and if required appoint agent or agents, servant or servants on our behalf.

5. To apply for electric, water, telephone, sewerage, drainage and any other connection of whatsoever nature and for that purpose sign, issue and receive all papers and /or representation and/or relevant documents and / plans and/or drawings and/or designs and/or sketches and /or undertaking etc. of whatsoever manner or nature, which may be thought to be necessary by the said Attorney before the various department or departments of the Kolkata Municipal Corporation and/or proper authorities of various public and /or private and/or Government or Semi Government organization and /or autonomous body or bodies.

6. To appoint architect or architects, contractors, masons, labours, plumbers, engineers, painters, electricians, etc. for the purpose of execution of the construction of the proposed building on the said premises according to the sanctioned building plan and to terminate their service or services as and when required.

7. To sign and apply for and obtain necessary permissions and/ or approvals and /or sanction and/or license from statutory authorities including the Fire Brigade and Authorized Officer under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act and The West Bengal (Regulations of Promotion of Construction & Transfer by Promoters) Rules 1995 as well as appear and represent us before the necessary authorities including Land Acquisition Department, District Kolkata, P.W.D., the Kolkata Municipal Corporation and / or any other concerned Authority and concerned Police Stations, in connection with the sanction,



modification and/or alteration of plans, construction and development in respect of the said property.

8. To sign and submit all papers, documents, plans or any other necessary documents, for the purpose obtaining modified sanctioned building plan, undertaking and declarations as may be further required for construction of the proposed building as per plan sanctioned from the Kolkata Municipal Corporation.

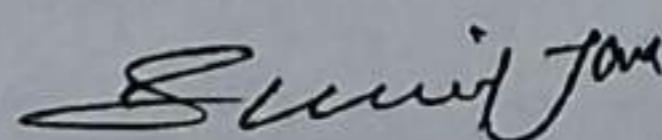
9. To sign and receive registered or registered with A/D letter and /or articles and/or documents of whatsoever manner or nature in respect of the said premises and/or property written in the Schedule mentioned herein below and grant proper and valid receipt or receipts thereof.

10. To file and defend any or all suits, cases, appeals, complaints and application of whatsoever manner or nature for and on behalf that is to institute and /or preferred against us and also to present and prosecute Writ Applications or Petitions in respect thereof in any manner in any Court of Law and also to appear, file and defend any case or cases whatsoever manner or nature before the Judicial Authority and Quasi-Judicial Authority in respect of the said premises particular of the same more particularly described in the Schedule written herein below.

11. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors to act, plead and conduct the case and to revoke such appointments.

12. In case of acquisition by State or Union Government of the said property our Attorney will have full power to file objection or written statement or petition and to apply for compensation before such competent authority.

13. To sign, declare, verify and/or affirm any plaint, written statement, petition, application, cross objection, claim, counter claim, consent petition, revisions, review, new trial or stay application of whatsoever nature, affidavit, vokalatnama, memorandum of appeal or any other document or court paper in any proceeding as the occasions shall



require for and on behalf of us as our said Attorney in their absolute discretion may think fit and proper.

14. To compromise all suits, appeals, cases and/or any other legal proceedings in any Court of Law, Tribunals Authority of whatsoever manner and to sign and verify all application and solenama for and on our behalf.

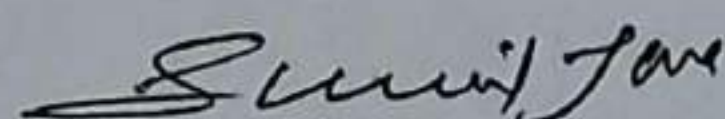
15. To appear and represent us before the Collector, Kolkata Municipal Corporation, the Income Tax Authorities and other authorities, statutory bodies and Government Departments and/or its officers and also all other State Executives, Judicial or Quasi-Judicial, Municipal and other authorities for all matters concerned herewith and to produce deliver and/or explain title deeds, accounts, documents and papers as may be necessary and to pay taxes and other amounts and to deal with them in all manner.

16. To appear and represent us before all authorities including those under Kolkata Municipal Corporation for mutation, fixation and /or finalization of the annual valuation and taxes of the said property and for that sign, execute and submit necessary papers and documents and to do all acts, deeds and things as my said Attorney think fit and proper.

17. To make sign and verify all applications or objections to appropriate authorities for all license, permission or consent etc. required by law in connection with the management and development of the said property and also to execute, present and register any declaration or undertaking before Registrar and Sub-Registrar and/or any other statutory authority.

18. To apply for and obtain and renew all license, permits, etc. as may be necessary or required for purchasing cement, iron, steel, and other building materials for the purpose of carrying out construction and develop the said property as our said Attorney may deem fit and proper.

19. To negotiate for sale or to enter into agreement for sale, lease, construction agreement for creating charge, assignment or nomination over and/ or any covered area or open areas or any part thereof or any flats and garage spaces and/or commercially sanctioned space if any in respect of the Developers' allocation which is morefully described in the



aforesaid Development Agreement in the said proposed building to be constructed with the prospective buyers of the flats and garage spaces or commercially sanctioned space as our said Attorneys may deem fit proper.

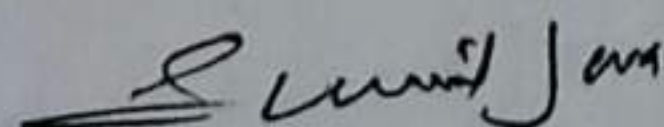
20. To receive all or any money or monies as earnest or part consideration from the intending purchaser or purchasers of the Developer's allocation and to give proper, valid receipt and discharge thereof and ~~also to accept the full and final payment from intending purchasers as our said Attorney may deem fit proper.~~

21. Upon such receipt as aforesaid in our names, on our behalf and as any act and deed, to sign, execute and register deeds, instruments and assurances, conveyance or conveyances as may be required for fully and effectually conveying the Developer's allocation as stated in the said Registered Development Agreement in favour of the purchaser or purchasers or his/her/their nominee or nominees and assignees, as the case may be.

22. To sign, execute and present any such conveyances or conveyances for registration, to admit, execution and on receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance or conveyances registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying and /or transferring the said Developer's allocated portion in the property as mentioned in the Schedule C of the Development Agreement to the Purchaser/Purchasers as fully and effectually in all respects as we could do the same for ourselves.

23. To receive any notice relation to our said Property from Kolkata Municipal Corporation or from the offices of the Government or Semi Government and other Department.

24. To accept, sign enter into and acknowledge and perform all such deeds, instruments, contracts, agreements, acts and things as shall be required or deemed proper for or in relation to all or any of purposes, matters or subject herein specified.



25. For all or any of the purpose herein before stated, to appear and represent ourselves before all authorities having jurisdiction and to sign, execute and submit all papers and documents relating to my said property.

**AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to our property/properties which we could have lawfully done under our own hands and seals, if personally present.

**AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the premises aforesaid. Notwithstanding no express power in that behalf is herein provided.

**SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**  
**(Description of the premises)**

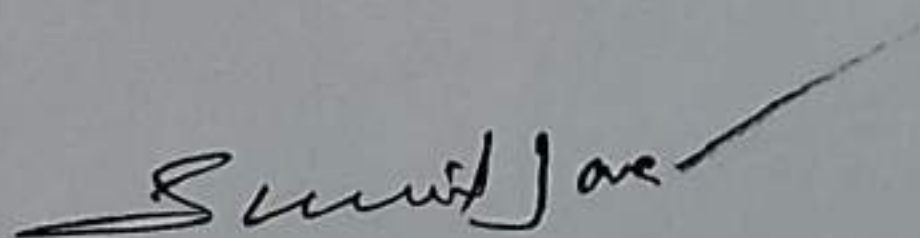
**ALL THAT** piece and parcel of land measuring about about 9 decimals i.e. 05 Cottahs 07 Chittaks 5.4 Sq.ft. more or less along with a residential pucca structure measuring about 500 sq.ft. comprised in Dag No. 473, Khatian No. 125 under Mouza Baishnabghata, J.L. No. 28, Touzi No. 56, Re. Sa. No. 38, P.S. previously Jadavpur now Patuli, Kolkata 700084 now within the limits of Kolkata Municipal Corporation, Ward No. 110, being K.M.C. Premises No. 68, Brij Road, P.O. Garia, P.S. previously Jadavpur now Patuli, Kolkata 700084 in the District 24 Parganas (South). The land is butted and bounded as follows:

ON THE NORTH : 16ft. wide K.M.C. Road

ON THE SOUTH : House of Babu Saha (60, Raja S.C. Mullick Road)

ON THE EAST : House of Sanjoy Shaw (98, Pranabananda Road)

ON THE WEST : House of Lila Pal (11, Pranabananda Road)



IN WITNESS WHEREOF the parties hereto have put their hands and signature on the 1<sup>st</sup> day of February, 2024.

WITNESSES:

1. *Handwritten signature*  
২০ নম্বর ডকু ডিভি. রোড  
কোম. কলকাতা ৭০

2. *Handwritten signature*  
44/2 PRANABANANDA  
ROAD, GARIA, KOL-84

Nandita Mondal  
Ratna Mondal  
Surojit Mondal  
*Handwritten signatures in Bengali*



*Handwritten text in Bengali*

EXECUTANTS  
POWER accepted by us

D.  
*Handwritten signature*

D. S.  
*Handwritten signature*

*Handwritten signature*  
ATTORNEY

Drafted by me as per deeds,  
documents, testimonials and  
instructions given by the parties hereto

*Manankar Ray*  
(MANANKAR RAY)  
Advocate (WB/733/2001)  
Alipore Police Court  
Kolkata 700027.



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

Name .....

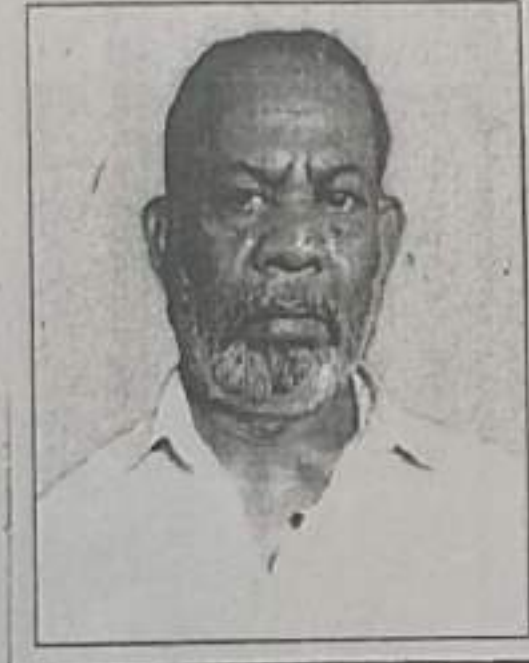
Signature *ଅନନ୍ତାମା*



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

Name .....

Signature *ସୁନୀଲ କୁମାର*



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

Name *ପିଏଚ୍ ଭାଏର ମାଧବ କୁମାର*

Signature *ଅକମଳେ ନୀଳୁଧର*



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

Name .....

Signature *Surojit Mondal*



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

Name .....

Signature Ratna Mondal



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

Name .....

Signature शिक्षा मिश्रा



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

Name .....

Signature Nandita Mondal



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

Name .....

Signature श्री. श्री. श्री.

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

PHOTO	left hand					
	right hand					

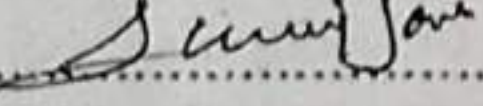
Name .....

Signature .....










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

	left hand					
	right hand					

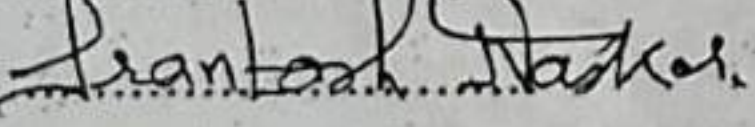
Name .....

Signature 












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

	left hand					
	right hand					


Name .....

Signature 

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

	left hand					
	right hand					

Name .....

Signature 









Government of West Bengal



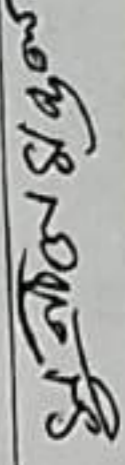
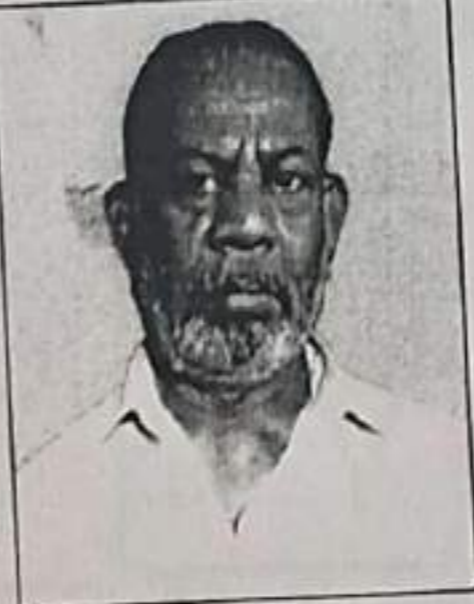

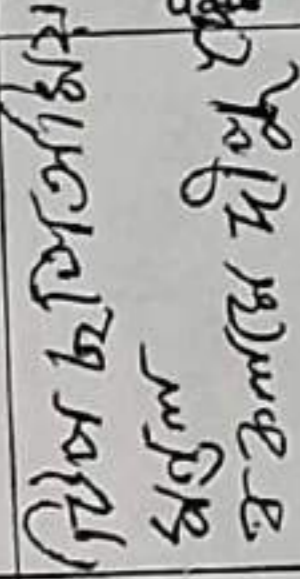


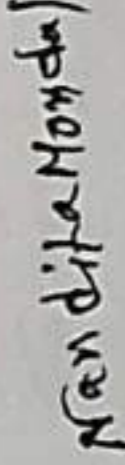


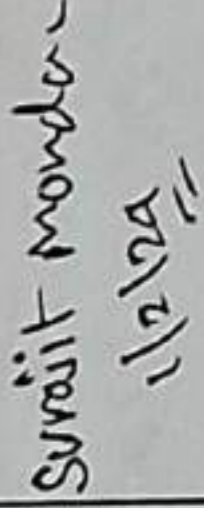
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16018000189276/2024









I. Signature of the Person(s) admitting the Execution at Private Residence.




SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Manju Mondal 44/2, Pranabananda Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Principal			Manju Mondal 2/2/28
2	Smt Aparna Dey 10 Bechu Doctor Lane, City:- Kolkata, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031	Principal			Aparna Dey 2/2/28
3	Smt Shibani Shikdar 44/2, pranabananda Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Principal			Shibani Shikdar 2/2/28

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Shri Sunil Mondal 44/2, Pranabananda Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Principal			 2/2/28
5	Shri Amiya Mondal 44/2, Pranabananda Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Principal			 2/2/28
6	Smt Nandita Mondal 44/2, Pranabananda Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Principal			 1/2/24
7	Shri Surojit Mondal 44/2, Pranabananda Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Principal			 1/2/24

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
8	Smt Ratna Mondal 44/2, Pranabananda Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Principal			Ratna Mondal 1.2.24
9	Shri Prantosh Naskar 31 Brij Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Attorney [D.S.P CONSTRUCTION]			Prantosh Naskar 1-2-24
10	Shri Sunil Jana B-234, B. P. Township, City:- Kolkata, P.O:- Panchasayar, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700096	Representative of Attorney [D.S.P CONSTRUCTION]			Sunil Jana 1-2-24
11	Shri Mihir Sardar 238, Brij West Kadamtala, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	Representative of Attorney [D.S.P CONSTRUCTION]			Mihir Sardar 01-02-24

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Dipu Dey Son of Late Dilip Dey 10, Bechu Doctor Lane, City:- Kolkata, P.O:- Dhakuria, P.S:- Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700031	Smt Manju Mondal, Smt Aparna Dey, Smt Shibani Shikdar, Shri Sunil Mondal, Shri Amiya Mondal, Smt Nandita Mondal, Shri Surojit Mondal, Smt Ratna Mondal, Shri Prantosh Naskar, Shri Sunil Shri Mihir Sardar			 21/2/28



(Md Tabis Ansari)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. - I  
SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal

### Major Information of the Deed

Deed No :	I-1601-00161/2024	Date of Registration	02/02/2024
Query No / Year	1601-8000189276/2024	Office where deed is registered	
Query Date	22/01/2024 2:53:15 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MANANKAR RAY ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831499159, 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. 1,01,000/-	Rs. 70,96,663/-		
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]:- 160100076/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brij Road, , Premises No: 68, , Ward No: 110 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	5 Katha 7 Chatak 5.4 Sq Ft	1,00,000/-	67,59,163/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				8.9843Dec	1,00,000 /-	67,59,163 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1,000/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1,000 /-	3,37,500 /-	

## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt Manju Mondal</b>            Daughter of Late Anil Mondal 44/2, Pranabananda Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: dtxxxxxx2a, Aadhaar No: 86xxxxxxxx1992, Status :Individual, Executed by: Self, Date of Execution: 01/02/2024            , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/02/2024            , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Pvt. Residence</p>
2	<p><b>Smt Aparna Dey</b>            Daughter of Late Anil Mondal 10 Bechu Doctor Lane, City:- Kolkata, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: dtxxxxxx1l, Aadhaar No: 58xxxxxxxx1391, Status :Individual, Executed by: Self, Date of Execution: 01/02/2024            , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/02/2024            , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Pvt. Residence</p>
3	<p><b>Smt Shibani Shikdar</b>            Daughter of Late Anil Mondal 44/2,pranabananda Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: iqxxxxxx8p, Aadhaar No: 33xxxxxxxx2534, Status :Individual, Executed by: Self, Date of Execution: 01/02/2024            , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/02/2024            , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Pvt. Residence</p>
4	<p><b>Shri Sunil Mondal</b>            Son of Late Anil Mondal 44/2, Pranabananda Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: hlxxxxxx5a, Aadhaar No: 94xxxxxxxx6073, Status :Individual, Executed by: Self, Date of Execution: 01/02/2024            , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/02/2024            , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Pvt. Residence</p>
5	<p><b>Shri Amiya Mondal</b>            Son of Late Anil Mondal 44/2, Pranabananda Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: DSxxxxxx2G, Aadhaar No: 46xxxxxxxx7075, Status :Individual, Executed by: Self, Date of Execution: 01/02/2024            , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/02/2024            , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Pvt. Residence</p>
6	<p><b>Smt Nandita Mondal</b>            Wife of Late Gobinda Mondal 44/2, Pranabananda Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bxxxxxx4k, Aadhaar No: 94xxxxxxxx3173, Status :Individual, Executed by: Self, Date of Execution: 01/02/2024            , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/02/2024            , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Pvt. Residence</p>

7	<p><b>Shri Surojit Mondal</b>  Son of Late Gobinda Mondal 44/2, Pranabananda Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: csxxxxxx5d, Aadhaar No: 81xxxxxxxx4829, Status :Individual, Executed by: Self, Date of Execution: 01/02/2024  , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/02/2024  , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Pvt. Residence</p>
8	<p><b>Smt Ratna Mondal</b>  Wife of Shri Badal Mondal 44/2, Pranabananda Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cexxxxx1b, Aadhaar No: 97xxxxxxxx6504, Status :Individual, Executed by: Self, Date of Execution: 01/02/2024  , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/02/2024  , Admitted by: Self, Date of Admission: 01/02/2024 ,Place : Pvt. Residence</p>

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>D.S.P CONSTRUCTION</b>  90, Brij Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AAxxxxxx6P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Shri Prantosh Naskar</b>  Son of Late Arabindo Naskar 31 Brij Road, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx2e, Aadhaar No: 42xxxxxxxx4250 Status : Representative, Representative of : D.S.P CONSTRUCTION (as Partner)</p>
2	<p><b>Shri Sunil Jana (Presentant )</b>  Son of Shri Prahlad Jana B-234, B. P. Township, City:- Kolkata, P.O:- Panchasayar, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700096, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx2j, Aadhaar No: 75xxxxxxxx7914 Status : Representative, Representative of : D.S.P CONSTRUCTION (as Partner)</p>
3	<p><b>Shri Mihir Sardar</b>  Son of Shri Nitai Sardar 238, Brij West Kadamtala, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: azxxxxxx3p, Aadhaar No: 42xxxxxxxx9140 Status : Representative, Representative of : D.S.P CONSTRUCTION (as Partner)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Dipu Dey</b>  Son of Late Dilip Dey  10, Bechu Doctor Lane, City:- Kolkata, P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031</p>			

Identifier Of Smt Manju Mondal, Smt Aparna Dey, Smt Shibani Shikdar, Shri Sunil Mondal, Shri Amiya Mondal, Smt Nandita Mondal, Shri Surojit Mondal, Smt Ratna Mondal, Shri Prantosh Naskar, Shri Sunil Jana, Shri Mihir Sardar

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Manju Mondal	D.S.P CONSTRUCTION-1.12303 Dec
2	Smt Aparna Dey	D.S.P CONSTRUCTION-1.12303 Dec
3	Smt Shibani Shikdar	D.S.P CONSTRUCTION-1.12303 Dec
4	Shri Sunil Mondal	D.S.P CONSTRUCTION-1.12303 Dec
5	Shri Amiya Mondal	D.S.P CONSTRUCTION-1.12303 Dec
6	Smt Nandita Mondal	D.S.P CONSTRUCTION-1.12303 Dec
7	Shri Surojit Mondal	D.S.P CONSTRUCTION-1.12303 Dec
8	Smt Ratna Mondal	D.S.P CONSTRUCTION-1.12303 Dec

**Transfer of property for S1**

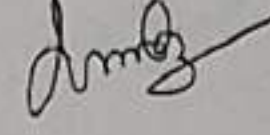
Sl.No	From	To. with area (Name-Area)
1	Smt Manju Mondal	D.S.P CONSTRUCTION-62.50000000 Sq Ft
2	Smt Aparna Dey	D.S.P CONSTRUCTION-62.50000000 Sq Ft
3	Smt Shibani Shikdar	D.S.P CONSTRUCTION-62.50000000 Sq Ft
4	Shri Sunil Mondal	D.S.P CONSTRUCTION-62.50000000 Sq Ft
5	Shri Amiya Mondal	D.S.P CONSTRUCTION-62.50000000 Sq Ft
6	Smt Nandita Mondal	D.S.P CONSTRUCTION-62.50000000 Sq Ft
7	Shri Surojit Mondal	D.S.P CONSTRUCTION-62.50000000 Sq Ft
8	Smt Ratna Mondal	D.S.P CONSTRUCTION-62.50000000 Sq Ft

Endorsement For Deed Number : I - 160100161 / 2024

On 22-01-2024

**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 70,96,663/-



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

On 01-02-2024

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 19:15 hrs on 01-02-2024, at the Private residence by Shri Sunil Jana ,.

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

Execution is admitted on 01/02/2024 by 1. Smt Manju Mondal, Daughter of Late Anil Mondal, 44/2, Pranabananda Road, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 2. Smt Aparna Dey, Daughter of Late Anil Mondal, 10 Bechu Doctor Lane, P.O: Dhakuria, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 3. Smt Shibani Shikdar, Daughter of Late Anil Mondal, 44/2,pranabananda Road, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 4. Shri Sunil Mondal, Son of Late Anil Mondal, 44/2, Pranabananda Road, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 5. Shri Amiya Mondal, Son of Late Anil Mondal, 44/2, Pranabananda Road, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person, 6. Smt Nandita Mondal, Wife of Late Gobinda Mondal, 44/2, Pranabananda Road, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 7. Shri Surojit Mondal, Son of Late Gobinda Mondal, 44/2, Pranabananda Road, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 8. Smt Ratna Mondal, Wife of Shri Badal Mondal, 44/2, Pranabananda Road, P.O: Garia, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr Dipu Dey, , , Son of Late Dilip Dey, 10, Bechu Doctor Lane, P.O: Dhakuria, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Business

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

Execution is admitted on 01-02-2024 by Shri Prantosh Naskar, Partner, D.S.P CONSTRUCTION, 90, Brijji Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

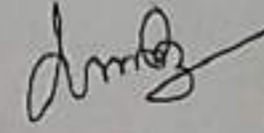
Indetified by Mr Dipu Dey, , , Son of Late Dilip Dey, 10, Bechu Doctor Lane, P.O: Dhakuria, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Business

Execution is admitted on 01-02-2024 by Shri Sunil Jana, Partner, D.S.P CONSTRUCTION, 90, Brijji Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Dipu Dey, , , Son of Late Dilip Dey, 10, Bechu Doctor Lane, P.O: Dhakuria, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Business

Execution is admitted on 01-02-2024 by Shri Mihir Sardar, Partner, D.S.P CONSTRUCTION, 90, Brij Road, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Dipu Dey, , , Son of Late Dilip Dey, 10, Bechu Doctor Lane, P.O: Dhakuria, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by profession Business



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

On 02-02-2024

**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.

**Payment of Fees**

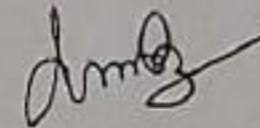
Certified that required Registration Fees payable for this document is Rs 46.00/- ( E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 46.00/-

**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 26273, Amount: Rs.100.00/-, Date of Purchase: 22/01/2024, Vendor name: Subhankar 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 7119 to 7150  
being No 160100161 for the year 2024.



*Ansari*

Digitally signed by MD TABIS ANSARI  
Date: 2024.02.06 15:36:18 +05:30  
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 06/02/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS  
West Bengal.