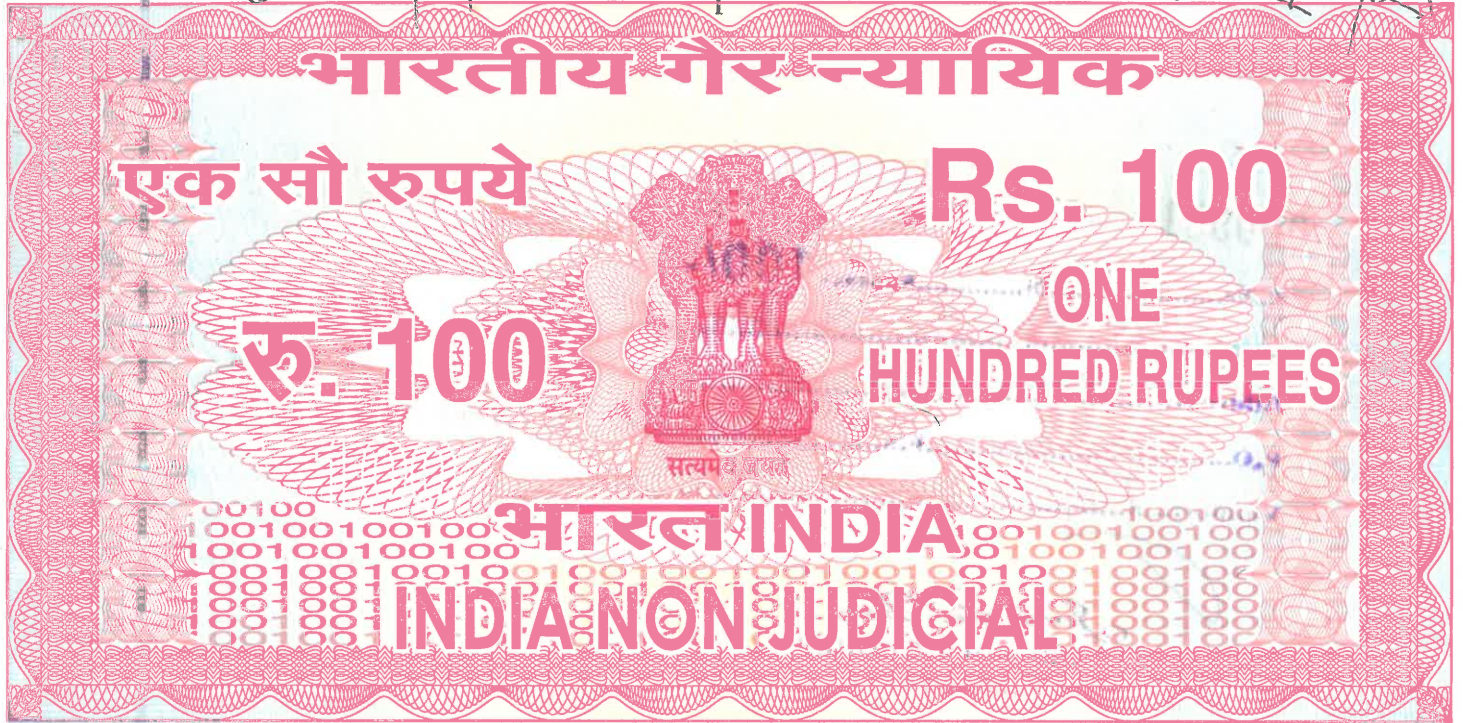


03226/24

I-3270/24



पश्चिम बंगाल WEST BENGAL

AS 364060

Q-8-2136027/24
12/8/24

Certified that the document is admitted to registration. The signature sheets and the endroesment sheets attached with document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas

13 AUG 2024

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT, We BETWEEN

000901

09 AUG 2024

Sl. No. Di. Rupees - **100/-**

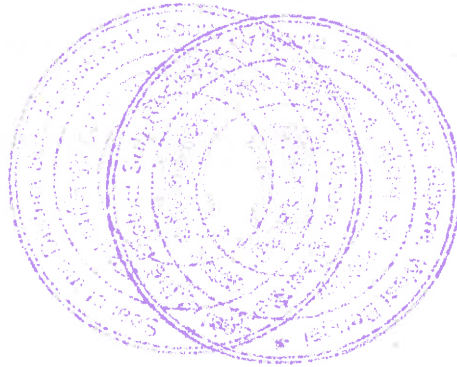
..... *M/S. Pratima Builder*

Address..... *946, Nayabad*

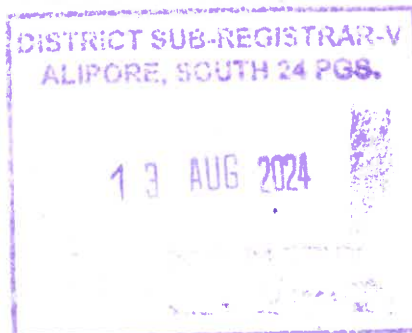
P.O..... *Heikundapur* P.S..... *Panchasayar, Kol-99*

Vendor..... *[Signature]*

Jayanta Dey
ALIPORE POLICE COURT
Kolkata-27



Nilesh Mondal
S/o Late C. L. Mondal.
Alipore Police
Court Kol-27



1)SRI PANKAJ KUMAR CHOWDHURY, son of Sravan Kumar Chowdhury, (**PAN – AIRPC7851N, AADHAR NO.-8634-6371-1498**), by faith– Hindu, by Nationality – Indian, by Occupation – Business, residing at 219/D, Picnic Garden Road, P.O- Tiljala, P.S- Kasba, Kolkata - 700039, in the District South 24 Parganas. **(2).SRI RABI NATH SAHOO,** S/o Late Mahendra Sahoo, (PAN- AOXPS2625G, Aadhaar No -8705-3411-6998) by Faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at 42/3, Bediadanga 2nd Lane, P.O – Tiljala, P.S-Kasba, Kolkata-700039, in the District South 24 Parganas, **SEND GREETINGS**

WHEREAS by virtue of a registered Deed of Sale dated 23.03.1979, registered at the office of the District Registrar at Alipore and recorded in Book No.1. Volume No.66. Pages 88 to 92, as Deed No. 1532, for the year 1979, one Subodh Krishna Mondal, Sunil Krishna Mondal, Sudhir Krishna Mondal and Amiya Krishna Mondal, all sons of Late Kumud Krishna Mondal, all of Bawali, P.S. Budge Budge, District-South 24 Parganas sold conveyed, transferred, assigned and granted one big plot of land measuring an area of 10 (Ten) Bighas lying and situated in Mouza Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana Khaspur, comprising in R.S. Dag No.194 and also others dags under R.S. Khatian No.115 and also other Khatians within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur. Kolkata-700094. District-24-Parganas (s). in favour of Bibhuti Bhusan Chowdhury, son of Late Kali Krishna



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Chowdhury, residing at 5/21, Bijoygarh, P.S. Jadavpur, Kolkata-700 032 and Smt. Bijoya Rani Maitra, wife of Sri Dhirendra Nath Maitra, residing at 2/65, Gandhi Colony, P.S. Jadavpur, Kolkata - 700 040 and the said Subodh Krishna Mondal, Sunil Krishna Mondal, Sudhir Krishna Mondal and Amiya Krishna Mondal, jointly acquired the right title and interest of a demarcated plot of land measuring 10 (Ten) Bighas as per Decree in the year 1971 passed by the Ld. 3 Civil Judge at Alipore and they got their share which is demarcated as "Ba" (in Bengali) in the partition plan of the said court order. It is pertinent to mention that one of the Co-sharers sold away his right title and interest to one Nagendra Nath Dey Sarkar and others of Baishnabghata, one of the Co-sharers of M/s The Subarban Agriculture Diary and Fisheries Pvt. Ltd. who files a Partition suit in the aforesaid Learned Court of the 3rd Sub-Judge Court at Alipore and accordingly said Subodh Krishna Mondal and others obtained the aforesaid land and property marked as "Ba" in the Partition plan.

AND WHEREAS after transfer by virtue of the said Deed of Conveyance vide Deed No. 1532 of 1979 some typographical errors are found in the said Deed and the said errors are rectified by virtue of a registered Deed of Declaration dated 16.09.1980 registered at District Registrar at Alipore, recorded into Book No. 1, Deed No. 7612 for the year 1980.

AND WHEREAS thereafter said Bibhuti Bhusan Chowdhury and Smt.

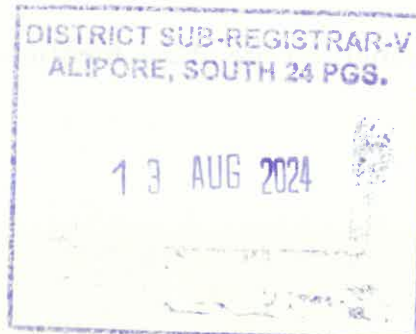


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Bijaya Rani Maitra, developed and fragmented the entire property into several small plots of land and thereafter by a registered Indenture dated 20.11.1980, registered in the Office of District Sub-Registrar, Alipore, South 24 Parganas and entered into Book No.1, Volume No.105. Pages 92 to 98. Deed No.5378 for the year 1980 sold, transferred and conveyed one small plot of land measuring an area of 3 (Three) Cottahs 2 (Two) Chittacks 18 (Eighteen) Sq.ft. being Scheme Plot No.34, situated in Mouza Nayabad, J.L. No.25, R.S. No.3. Touzi No.56. Pargana-Khaspur, comprising in R.S. Dag No. 194, 196, 197 and 205, under R.S. Khatian No.1 and 48, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata 700094, District-24-Parganas (s), in favour of one Tarapada Sanyal, at a valuable consideration mentioned there..

AND WHEREAS after such purchase while in peaceful possession seized and possessed of his aforesaid purchase landed property thus the said Tarapada Sanyal died intestate on 25.07.2000, and his wife died intestate on 26.07.2010. leaving behind their seven sons, 1) Sri Pankaj Kumar Sanyal, 2) Sri Dipak Sanyal, 3) Sri Apurba Kumar Sanyal, 4) Sri Prasanta Kumar Sanyal, 5) Sri Ajay Sanyal, 6) Sri Sanjoy Kumar Sanyal, 7) Sri Dhananjay Sanyal, and two daughters namely 8) Sikha Lahiri, and 9) Rekha Chatterjee, as their legal heirs and successors to inherited the above mentioned plot of land as per Hindu



Succession Act, 1956 and each Owners by having equal undivided 1/9th share each of them of the total property.

AND WHEREAS thereafter the said legal heirs of the deceased Tarapada Sanyal namely 1) Sri Pankaj Kumar Sanyal, 2) Sri Dipak Sanyal, 3) Sri Apurba Kumar Sanyal, 4) Sri Prasanta Kumar Sanyal, 5) Sri Ajay Sanyal, 6) Sri Sanjoy Kumar Sanyal, 7) Sri Dhananjay Sanyal, and two daughters namely 8) Sikha Lahiri, and 9) Rekha Chatterjee became the joint owners and possessor of the said property and while jointly seized and possessed and occupy the same they have jointly recorded their names in the record of the Ld. B.L. & L.R.O. Kasbain respect of their entire inherited plot of land vide Mutation Case No.395 of 2013 to 403 of 2013 and in the mutation, certificates said Ld. B.L. & L.R.O. Kasba has mentioned that the concerned property is situated in R.S. Dag No.194, under R.S. Khatian No.115 of said Mouza-Nayabad, J.L. No.25. under KMC ward No109, P.S- Purba Jadavpur now Panchasayar, Kolkata – 700 094.

AND WHEREAS the said 1) Sri Pankaj Kumar Sanyal, 2) Sri Dipak Sanyal, 3) Sri Apurba Kumar Sanyal, 4) Sri Prasanta Kumar Sanyal, 5) Sri Ajay Sanyal, 6) Sri Sanjoy Kumar Sanyal, 7) Sri Dhananjay Sanyal, and two daughters namely 8) Sikha Lahiri, and 9) Rekha Chatterjee became the absolute joint Owners of the entire plot of land measuring an area of **3 (Three) Cottahs 2 (Two) Chittacks 18 (Eighteen) Sq.ft.**

Year	Percentage
1994	60%
1996	65%
1998	70%
2000	75%
2002	80%
2004	75%

DISTRICT SUB-REGISTRAR-V
ALIBONE SOUTH 24 PGS.

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$\frac{1}{2} \left(\frac{1}{2} \right) = \frac{1}{4}$

1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

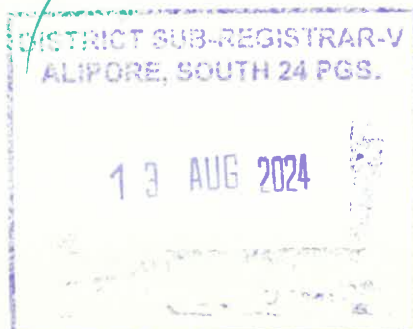


DISTRICT SUB-REGISTRAR-V
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together with one tile shed measuring an area of 100 (One hundred) Sq.ft. more or less under the jurisdiction of The Kolkata Municipal Corporation Ward No.109, situated in Mouza - Nayabad, J.L. No.25, R.S. No.3, Touzi No.56, Pargana - Khaspur, comprising in R.S. Dag No.194, under R.S. Khatian No.115, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata 700 094, District - 24-Parganas(s) as described in the SCHEDULE below and they have been enjoying the same without any interruption.

AND WHEREAS thus the said said 1) Sri Pankaj Kumar Sanyal, 2) Sri Dipak Sanyal, 3) Sri Apurba Kumar Sanyal, 4) Sri Prasanta Kumar Sanyal, 5) Sri Ajay Sanyal, 6) Sri Sanjoy Kumar Sanyal, 7) Sri Dhananjay Sanyal, and 8) Sikha Lahiri, while jointly seized possessed being need of urgent money they have sold and transferred of ALL THAT piece and parcel of undivided 8/9th share of Bastu plot of land measuring land area of 2016 (two thousand and sixteen) Sq.ft. out of total land area measuring **3 (Three) Cottahs 2 (Two) Chittacks 18 (Eighteen) Sq.ft.** together with undivided 8/9th share of one tile shed measuring an area of 89 (Eighty nine) Sq.ft. out of total tile shed area 100 (One hundred) Sq ft. more or less under the jurisdiction of The Kolkata Municipal Corporation Ward No.109, situated in Mouza - Nayabad, J.L. No.25, R.S. No.3. Touzi No.56, Pargana Khaspur, comprising in R.S. Dag No.194, under R.S. Khatian No.115, within presently P.S. Panchasayar,



formerly P.S. Purba Jadavpur, Kolkata-700094. District-24-Parganas(s) and the sold property was still unassessed and street name of the property is "Nayabad by virtue of a registered deed of sale on dated 11.08.2017 duly registered in the office of the D.S.R V Alipore and the same was recorded in Book -I Volume No-1630 pages from 77113 to 77160 being No 1630 02526 for the year 2017 unto and in favour of Rabindra Nath Das, the present owner/vendor herein at a valuable consideration.

AND WHEREAS on the same date on 11.08.2017 thus the said Rekha Chatterjee she duly sold and transferred of ALL THAT piece and parcel of her undivided 1/9th share of Bastu plot of land measuring land area of 252(Two hundred Fifty Two) Sq.ft. out of total land area measuring **3 (Three) Cottahs 2 (Two) Chittacks 18 (Eighteen) Sq.ft.** together with undivided 1/9th share of onetile shed measuring an area of 11 Sq.ft. out of total tile shed area 100 (One hundred) Sq.ft. more or less under the jurisdiction of The Kolkata Municipal Corporation Ward No.109, situated in Mouza - Nayabad, J.L. No.25, R.S. No.3.Touzi No.56, Pargana Khaspur, comprising in R.S. Dag No.194, under R.S. Khatian No.115, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata - 700094. District - 24-Parganas(s) and the sold property was still unassessed and street name of the property is "Nayabad" by virtue of a registered deed of sale on dated 11.08.2017



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duly registered in the office of the D.S.R V Alipore and the same was recorded in Book – I Volume No – 1630 pages from 76829 to 76855, being No 1630 02519 for the year 2017 unto and in favour of **Rabindra Nath Das**, the present owner/vendor herein at a valuable consideration.

AND WHEREAS the owner/vendor herein by virtue of the aforesaid Two registered deed of sale he became the sole and absolute owner and possessor of ALL THAT piece and parcel of Bastu land measuring land area of **3 (Three) Cottahs 2 (Two) Chittacks 18 (Eighteen) Sq.ft.** corresponding to 2268 (Two thousand two hundred and sixty eight) Sq.ft. together with one tile shed measuring an area of 100 (One hundred) Sq.ft. more or less under the jurisdiction of The Kolkata Municipal Corporation Ward No. 109. situated in Mouza - Nayabad, J.L. No.25. R.S. No.3, Touzi No.56, Pargana Khaspur, comprising in R.S. Dag No.194, under R.S. Khatian No.115, within presently P.S. Panchasayar, formerly P.S. Purba Jadavpur, Kolkata -700 094, District Parganas(s).

AND WHEREAS after such purchase, the said owner **Rabindra Nath Das**, being peacefully seized, possessed and enjoyed the same, she made 20'ft. wide road and also mutated her name in the Kolkata Municipal Corporation Assessment Register by paying necessary taxes and after such mutation, the said property was/is known and



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numbered as the **Premises No. 3688, Nayabad**, within the limits of **Ward No. 109 of** the Kolkata Municipal Corporation, P.S -Purba Jadavpur Now Panchasayar, Kolkata -700094, having **its KMC ASSESSE NO. 31-109-08-8321-9**, and also she constructed a tiled shed structure on the said premises by her own cost and expenses.

AND WHEREAS being urgent need of money, the said owner **Rabindra Nath Das** sold. conveyed and transferred ALL THAT piece and parcel of Bastu land measuring **3(Three) Cottahs 2(Two) Chittaks 18(Eighteen)** Sq.ft. more or less along with structure lying and situate at Mouza Nayabad, J.L. No. 25. R.S. No. 3. under District Collectorate's Touzi No. 56. comprised in R.S. Dag No.194, appertaining to R.S. Khatian No.115, now within the limits of the Kolkata Municipal Corporation Ward No. 109, being the **Premises No. 3688, Nayabad**, within the limits of **Ward No. 109 of** the KolkataMunicipal Corporation, P.S -Purba Jadavpur Now Panchasayar, Kolkata -700094, in the District of 24-Parganas now South 24- Parganas to **1)SRI PANKAJ KUMAR CHOWDHURY**, son of Sravan Kumar Chowdhury, and **2).SRI RABI NATH SAHOO**, S/o Late Mahendra Sahoo, the present owner herein by virtue of a deed of sale. Bearing, dated the 02/08/2024, and duly registered at D.S.R.-V-Alipore Office and recorded in Book No. I. Volume No. 1630-2024. Page form 82346 to 82371, Being No. 163002991, for the year 2024.

... as the premises No. 108B, Hyderabad, which are situated in
Ward No. 109 of the Kolkata Municipal Corporation, P.S. - Purbani
... having the KMC
... and also she constructed a shed
... and expenses by her own cost and expenses.

AND WHEREAS being aware of the fact, the said owner has
with due care and diligence and maintained ALL THAT place and parcel
... (Two) Children
... with structure lying and adjacent
... under District Collector's
... according to P.N.
... of the Kolkata Municipal
... No. 109, bearing
... Corporation
... in the
... of the
... and (2) SA
... the



DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
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AND WHEREAS after purchase the said **1) SRI PANKAJ KUMAR CHOWDHURY, and 2).SRI RABI NATH SAHOO,** has been seized. possessed and enjoyed the said land without any interruption or hindrances from others, mutated his name in the records of the Kolkata Municipal Corporation in respect of the aforesaid landed property, and after mutated his name in the records of the Kolkata Municipal Corporation in respect of the aforesaid landed property, and after mutation the aforesaid property has been known and numbered as **KMC Premises No. 3688, Nayabad,** within the limits of **Ward No. 109** of the Kolkata Municipal Corporation, P.S –Purba Jadavpur Now Panchasayar, Kolkata-700094, having its **KMC ASSESSE NO. 31-109-08-8321-9, of the Kolkata Municipal Corporation, for the sake of brevity** hereinafter called and referred to as the **SAID LAND** as well as **“SAID PREMISES”** And since then he.

KNOW WE AND THESE PRESENTS WITNESSES we, **1)SRI PANKAJ KUMAR CHOWDHURY,** son of Sravan Kumar Chowdhury, (**PAN – AIRPC7851N, AADHAR NO.-8634-6371-1498**), by faith– Hindu, by Nationality – Indian, by Occupation – Business, residing at 219/D, Picnic Garden Road, P.O- Tiljala, P.S- Kasba, Kolkata - 700039, in the District South 24 Parganas. **(2).SRI RABI NATH SAHOO,** S/o Late Mahendra Sahoo,(**PAN- AOXPS2625G, Aadhaar No -8705-3411-6998**)



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by Faith -Hindu, by Nationality - Indian, by Occupation - Business, residing at 42/3, Bediadanga 2nd Lane, P.O - Tiljala, P.S-Kasba, Kolkata-700039, District South 24- Parganas, do hereby constitute, nominate and appoint **M/S PRATIMA BUILDER**, a sole proprietorship Firm, having its office at 946, Nayabad, Post Office - Mukundapur, Police Station: Panchasayar, Kolkata-700099, represented by its Proprietor namely **SRI PANKAJ KUMAR CHOWDHURY**, son of Sravan Kumar Chowdhury, (**PAN AIRPC7851N, AADHAR NO.-8634-6371-1498**), by faith- Hindu, by Nationality - Indian, by Occupation - Business, residing at 219/D, Picnic Garden Road, P.O- Tiljala, P.S- Kasba, Kolkata - 700039, as per the said Development Agreement dated 13th August, 2024, which was duly executed by and between the Principal and Attorney therein, in respect of the said Landed Property, the said Deed was duly registered in D.S.R. V-Alipore office and entered in Book No. I, Being No. 03261 for the year 2024, as our true and lawful Attorney to make, perform, execute and exercise and all or any of the several acts, deeds. things, powers authorities, matter herein mentioned in my Name and on my behalf that is to say:

1. The owners' allocated the **Entire First Floor and one Car Parking space** on the Ground floor of the proposed **Ground plus Three storied building** to be raised and/or constructed on the land described in the schedule "A" hereinabove written as per the plan to be sanctioned by the Kolkata Municipal Corporation and as per specification mentioned



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in third schedule hereunder written and non-refundable sum of **Rs.20,000/- Rupees Twenty Thousand)** only. And **rest of Constructed area** except the owner's allocated Entire First Floor and One Car Parking space in the Ground Floor are **Developer allocated** portion of the proposed **Ground plus Three storied building**, lying and situate at Mouza Nayabad, J.L. No. 25, R.S. No. 3, under District Collectorate's Touzi No. 56, comprised in R.S. Dag No.194, appertaining to R.S. Khatian No.115, now within the limits of the Kolkata Municipal Corporation **Premises No. 3688, Nayabad**, within the limits of **Ward No. 109 of** the Kolkata Municipal Corporation, P.S -Purba Jadavpur Now Panchasayar, Kolkata-700094, in the District of 24-Parganas now South 24-Parganas along with the land underneath the structure including all common areas, common walls, lobbies, staircase and facilities amenities and advantages more fully described in the schedule below to any purchaser or purchasers at such price which our said attorney in its discretion think, fit and proper and/or cancelled or to reputed the same.


2. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money in respect of Developer's allocation only and to give good valid receipt and discharge for the same which will protect the purchaser/purchasers.
3. Upon such receipt as aforesaid in my name and as my acts and deeds



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deeds to sign execute and deliver any conveyance or conveyances of the said flats and car parking spaces in favour of the said purchaser or purchasers or his nominee or nominees and to deliver possession thereof.

4. To sign and execute all deeds, instruments and assurances which he shall consider and to enter into and/or agree to such covenant and condition as may be required fully and effectually conveying the said flats and car parking space under Developer's allocation as i could do myself it personally present.
 5. To present any such conveyance or conveyances for registration to admit, execution and receipt of consideration before the A.D.S.R. Sealdah. Distract Registrar-III-Alipore, Registrar of Assurance Kolkata having Authority for and to have the said conveyance Registered and to do all Acts Deeds and things which my said attorney shall consider necessary for conveying the said flats and car parking spaces under developer's allocation to the said purchaser or purchasers as fully and effectually in all respect as I could do the same myself.
 6. To sign building plan, modification of building plan and completion plan letters, correspondences and documents and to receive all papers.. documents, maps or plans from the Kolkata Municipal Corporation or other local authorities and for that purpose to sign grant proper and effectual receipts and
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DISTRICT SUB-REGISTRAR-V
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discharges.

7. To sign, execute and registry of Boundary Declaration, Municipal Corporation and any registered declaration regarding splayed comer and strip of land gifted to the Kolkata Municipal Corporation Which are require for obtaining sanction of the Building plan on my behalf.
8. To apply for Electricity, Gas, sewers drainage, connection, water connection and other connections, completion certificate from the Kolkata Municipal Corporation and for that purpose to make and sign necessary papers and applications in my name and to make payment of all fees, charges and expenses in respect thereof.
9. To sell or transfer the Developer's allocated flats and car parking spaces after handing over possession of the owner's allocated flats as stated before to the owner,

AND I hereby agree to ratify and confirm all and whatsoever other act or acts as my said attorney shall lawfully do, execute or perform or cause to be executed or performed in connection with the sale of the said flats and car parking space under developer's allocation by virtue of this Deed notwithstanding no express power in that behalf if hereunder provided.

THE SCHEDULE, ABOVE REFERRED TO

ALL THAT to sell entire Developer' allocated all flats and car parking space save and except the owner's allocated the **Entire First Floor and**



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one Car Paring space on the Ground floor of the **proposed Ground plus Three storied building** to be raised and/or constructed on the Bastu land measuring **3 (Three) Cottahs 2 (Two) Chittacks 18 (Eighteen) Sq.ft.** along with 100 Sq.ft. Tiled shed structure with cemented flooring standing thereon, as per the plan to be sanctioned by the Kolkata Municipal Corporaiton and as per specification mentioned in third schedule hereunder written and non- refundable sum of **Rs.20,000/- Rupees Twenty Thousand) only** lying and situate at Mouza Nayabad, J.L. No. 25. R.S. No. 3, under District Collectorate's Touzi No. 56, comprised in R.S. Dag No.194, appertaining to R.S. Khatian No.115, now within the limits of the Kolkata Municipal Corporation **Premises No. 3688, Nayabad**, within the limits of **Ward No. 109 of** the P.S -Purba Jadavpur Now Panchasayar, Kolkata-700094, **ASSESE NO. 31-109-08-8321-9**, in the District of 24-Parganas now South 24-Parganas along with the land underneath the structure including all common areas, common walls, lobbies, staircase and facilities amenities and advantages, the said Property is butted and bounded as follows:-

On the North: Land of R.S Dag No 194 (Scheme Plot No.33)

On the South: Land of R.S Dag No 194 (Scheme Plot No 35)

On the East : Land of others comprised in R.S Dag No 196.

On the west: 20 ft wide K.M.C Road.



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IN WITNESSES WHEREOF the said Principal and Attorney have

hereunto set and subscribed our hands and seals on the 13th day

. August of 2024.

SIGNED AND DELIVERED

By the Principal and Attorney
Within named at Kolkata
in the presence of:

1. Nile Mondal
Ali Pore Police
Court Kol-27

Pankaj K Chowdhury

Rabi Sahoo.

SIGNATURE OF THE PRINCIPAL

2. Vidharan Kumar
Uttar panchano gram
Kol : 700100

M/S PRATIMA BUILDER
Pankaj K Chowdhury
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by me:-

Amitabha Ray
Adocate
Ali Pore Police Court
Kol-27 Wd 28/8/2024

Typed by me:-

S. Mondal
S. Mondal
Ali pore Police Court
Kol:27














DISTRICT SUB-REGISTRAR-V
ALIPORE, SOUTH 24 PGS.

13 AUG 2024

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name

Signature

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name RABIN SAHOO

Signature Rabin Sahoo

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name PANKAJ KUMAR CHOWDHURY

Signature Pankaj Kumar Chowdhury

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



DISTRICT SUB-REGISTRAR-V
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Major Information of the Deed

Deed No :	I-1630-03270/2024	Date of Registration	13/08/2024
Query No / Year	1630-8002176027/2024	Office where deed is registered	
Query Date	13/08/2024 11:49:10 AM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Nilu Mondal Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240352552, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 63,29,999/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163003261/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



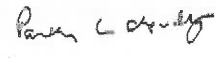



District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3688, , Ward No: 109 Pin Code : 700094

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	3 Katha 2 Chatak 18 Sq Ft	1/-	62,99,999/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				5.1975Dec	1 /-	62,99,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	1 /-	30,000 /-	



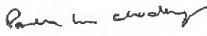
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PANKAJ KUMAR CHOWDHURY Son of Mr Sravan Kumar Chowdhury Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office	Photo  13/08/2024	Finger Print  Captured LTI 13/08/2024	Signature  13/08/2024
219/D, Picnic Garden Road,, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: AIxxxxxx1N, Aadhaar No: 86xxxxxxxx1498, Status :Individual, Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office				
2	Name Mr RABI NATH SAHOO Son of Late Mahendra Shao Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office	Photo  13/08/2024	Finger Print  Captured LTI 13/08/2024	Signature  13/08/2024
42/3, Bediadanga 2nd Lane,, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: AOxxxxxx5G, Aadhaar No: 87xxxxxxxx6998, Status :Individual, Executed by: Self, Date of Execution: 13/08/2024 , Admitted by: Self, Date of Admission: 13/08/2024 ,Place : Office				




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M.S PRATIMA BUILDER 946, Nayabad,, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Date of Incorporation:XX-XX-1XX8 , PAN No.: AIxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PANKAJ KUMAR CHOWDHURY (Presentant) Son of Mr Sravan Kumar Chowdhury Date of Execution - 13/08/2024, , Admitted by: Self, Date of Admission: 13/08/2024, Place of Admission of Execution: Office	Photo  Aug 13 2024 12:26PM	Finger Print  Captured LTI 13/08/2024	Signature  13/08/2024
219/D, Picnic Garden Road,, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: A1xxxxxx1N, Aadhaar No: 86xxxxxxxx1498 Status : Representative, Representative of : M.S PRATIMA BUILDER (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Nilu Mondal Son of Late C L Mondal Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	13/08/2024	13/08/2024	13/08/2024
Identifier Of Mr PANKAJ KUMAR CHOWDHURY, Mr RABI NATH SAHOO, Mr PANKAJ KUMAR CHOWDHURY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PANKAJ KUMAR CHOWDHURY	M.S PRATIMA BUILDER-2.59875 Dec
2	Mr RABI NATH SAHOO	M.S PRATIMA BUILDER-2.59875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PANKAJ KUMAR CHOWDHURY	M.S PRATIMA BUILDER-50.00000000 Sq Ft
2	Mr RABI NATH SAHOO	M.S PRATIMA BUILDER-50.00000000 Sq Ft

Endorsement For Deed Number : I - 163003270 / 2024

On 13-08-2024

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:13 hrs on 13-08-2024, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr PANKAJ KUMAR CHOWDHURY .

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 63,29,999/-

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

Execution is admitted on 13/08/2024 by 1. Mr PANKAJ KUMAR CHOWDHURY, Son of Mr Sravan Kumar Chowdhury, 219/D, Picnic Garden Road,, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business, 2. Mr RABI NATH SAHOO, Son of Late Mahendra Shao, 42/3, Bediadanga 2nd Lane,, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr Nilu Mondal, , , Son of Late C L Mondal, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-08-2024 by Mr PANKAJ KUMAR CHOWDHURY, proprietor, M.S PRATIMA BUILDER, 946, Nayabad,, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Nilu Mondal, , , Son of Late C L Mondal, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 901, Amount: Rs.100.00/-, Date of Purchase: 09/08/2024, Vendor name: Jayanta Dey

Attested.

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1630-2024, Page from 89875 to 89897
being No 163003270 for the year 2024.**



Dilip Kumar Mondal

Digitally signed by Dilip Kumar Mondal
Date: 2024.08.14 19:55:15 +05:30
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 14/08/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.