

9363/2024

P- 9497/24



पश्चिम बंगाल WEST BENGAL

AN 506602

Certified that the documents submitted to
registration. The ~~signature~~ and the
endorsement sheets attached to this
document are the ~~date~~ of this document

Principal, North 24 Parganas

30 SEP 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, **SRI APU KUNDU** (PAN-AGVPK3726E) son of ~~Late~~ Debdas Kundu, by Caste Hindu, by Nationality Indian, by Occupation Business, resident of 80/3/1, Mulajore Road, Post Office Kankinara, Police Station- Jagaddal Hal Bhatpara, District North 24-Parganas, Pin 743126, West Bengal, hereinafter called the "PRINCIPAL/FIRST PARTY" as my Lawful constitute attorney of **M/s. OLIVIA CONSTRUCTION** a Partnership Firm (PAN -AAJFO0202H) having its registered office at 80/3, Mulajore Road, Post Office Kankinara, Police Station- Jagaddal Hal Bhatpara, District North 24-Parganas, Pin 743126, West Bengal, It's Partners

25/2

নং কেসা উত্তর ২৪ পরগনা

নথিটি এ. ডি.এস. জারি. সাং রেজি. ডি. অফিস

তারিখ

25/9/2024

নাম

APU KUNDU

পাঃ

KANKINARA

খুদা

ভেদার স্বাক্ষর

[Signature]

ভেদারের নাম-সমীর সামন্ত

প্রজারি নাম বরাকপুর-

কি. ডি. নং

04 APR 2024

সীমান্ত পরিদেয় তারিখ

কি. টি. ডি. নম্বরের মোট কত টাকা

সং. নং টি. নং

88 0000



Tapan. Mukherjee

Sub Registrar
North 24 Parganas

25 SEP 2024

1. **SRI APU KUNDU** (PAN- AGVPK3726E) son of ~~Late~~ Debdas Kundu, by Caste Hindu, by Nationality Indian, by Occupation Business, resident of 80/3/1, Mulajore Road, Post Office Kankinara, Police Station- Jagaddal Hal Bhatpara, District North 24-Parganas, Pin 743126, West Bengal, 2. **SRI SWAPAN KUMAR KUNDU** (PAN - IMVPK6246P) son of ~~Late~~ Nepal Chandra Kundu, by Faith Hindu, by Nationality Indian, by Occupation Business, at present resident of 66, Binapani Pathagar Path, Post Office Authpur, P.S. Jagaddal, District North 24-Parganas, Pin -743128, West Bengal, 3. **SRI RAHUL KUMAR RAJBHAR** (PAN - BOZPR6213Q) son of ~~Late~~ Lal Chand Rajbhar, by Faith Hindu, by Nationality Indian, by Occupation Business, at present resident of Holding No. 14/1, B.L. No. 19/B, Guptar Bagan, Post Office & P.S. Jagaddal, District North 24-Parganas, Pin -743125, West Bengal, as my true and lawful Attorney for me and on my behalf in my name to do and execute or cause to be done, executed and performed all or any of the following acts, deeds and things :-

WHEREAS One Idu Mia son of Late Sk. Ali Mia, was the absolute owner in respect of 10 Decimal land and another landed properties, Thereafter One Akshoy Kumar Das son of Late Baikuntha Kumar Das was purchased in respect of **3 (Three) Cottahs equivalent to 05 Decimal of Bastu land**, out of 10 Decimal dated 13.02.1963, contained in R.S. Dag No. 83/393 land measuring .88 Acre of Danga Land, under R.S. Khatian No. 127/2, lying and situated at Mouza Sundia, J.L. No. 14, Touzi No. 1193, P.S. Jagaddal, within the Jurisdiction of Additional District Sub-Registrar at Naihati, within the limit of Bhatpara Municipality, District North 24-Parganas, from his vendor Idu Mia son of Late Sk. Ali Mia, and the same was registered and recorded in Book No.I, Volume No. 16, Pages 194 to 196, Being No. 01103 at the office of the Sub-Registrar at Naihati, for the year 1963;

S. M. M.

AND WHEREAS another One Jyoshoda Kumar Paul son of Late Purna Chandra Paul was purchased in respect of **3 (Three) Cottahs equivalent to 05 Decimal of Bastu land**, out of 10 Decimal dated 27.07.1962, contained in R.S. Dag No. 83/393 land measuring .88 Acre of Danga Land, under R.S. Khatian No. 127/2, lying and situated at Mouza Sundia, J.L. No. 14, Touzi No. 1193, P.S. Jagaddal, within the Jurisdiction of Additional District Sub-Registrar at Naihati, within the limit of Bhatpara Municipality, District North 24-Parganas, from his vendor Idu Mia son of Late Sk. Ali Mia, and the same was registered and recorded in Book No.I, Volume No. 83, Pages 58 to 60, Being No. 9107 at the office of the Sub-Registrar at Naihati, for the year 1962;

AND WHEREAS Thereafter the said Jyoshoda Kumar Paul and others by virtue of a registered deed of sale dated 18.04.1967 in favour of Rangana Sundari Das wife of Akshoy Kumar Das in respect of the said property and the same was registered at the office of the Sub-Registrar at Naihati, and recorded in Book No.I, Volume No. 34, Pages 51 to 52, Being No. 2347 for the year 1967;

AND WHEREAS the said Akshoy Kumar Das and Rangana Sundari Das both of them were purchased the above mentioned two separate sale deeds in respect of 10 Decimal landed property togetherwith Tiles shed structure standing thereon, the said owners seized and possessed thereon;

AND WHEREAS thereafter the said Akshoy Kumar Das and his wife Rangana Sundari Das both of them died intestate leaving behind their two sons namely Sri Naresh Chandra Das and Nityananda Das were the absolute joint owner of their parents inherited property in respect of 10 Decimal of Bastu landed property togetherwith Tiles shed structure standing thereon;

S. Pring

AND WHEREAS the said Nityananda Das of his parents inherited half share by virtue of a registered deed of sale dated 05.04.1991 in favour of his brother Naresh Chandra Das, and the same was registered at the office of the Sub-Registrar at Naihati, and recorded in Book No.I, Volume No. 37, Pages 359 to 364, Being No. 2136, for the year 1991;

AND WHEREAS after purchasing the said Naresh Chandra Das was the owner in respect of 10 Decimal of Bastu land togetherwith R.T. shed structure standing thereon, of his parents inherited half share and also gifted half share and he recorded his name in L.R. Record of rights and got New L.R. Khatian No. 1712 and L.R. Dag No. 533 and 535, and also Mutated his name in Local Bhatpara Municipality and paid to the relevent Khajna and Taxes upto date in respect of the said property;

AND WHEREAS the said Naresh Chandra Das son of Late Akshoy Kumar Das by virtue of a registered deed of sale (Bengali Kobala) dated 30.06.2023 sold unto Sri Apu Kundu son of Debdas Kundu the present First Party /Land Owner herein in respect of ALL THAT piece and parcel of Bastu land 08.77 Decimal out of measuring 6 (Six) Cottahs equivalent to 10 Decimal of Bastu land togetherwith 100 Square feet R.T. shed structure standing thereon, contained in R.S. Dag No. 83/393 corresponding to L.R. Dag No. 533 and 535, under R.S. Khatian No. 127/2 corresponding to L.R. Khatian No. 1712, lying and situated at Mouza Sundia, J.L. No. 14, Ressa No. , Touzi No. 1193, P.S. Jagaddal, within the Jurisdiction of Additional District Sub-Registrar at Naihati, within the limit of Bhatpara Municipality, Ward No. 15. Mulajore Road, District North 24-Parganas, and the same was registered at the office of the Additional District Sub-Registrar at Naihati, and recorded in Book No.I, Volume No. 1507, Pages 131082 to 131099, Being No. 06884, for the year 2023;

S. Ching

AND WHEREAS after purchasing the aforesaid property the said Apu Kundu became the absolute owner of the aforesaid property seized and possessed thereon, he recorded his name in L.R. record of rights and got New L.R. Khatian No. 1713, and also Mutated his name in Local Bhatpara Municipality and paid to the relevent Khajna and Taxes upto date in respect of the said property;

AND WHEREAS the land Owner/First party was the absolute owner in respect of ALL THAT piece and parcel of Bastu land measuring as per physical possession 08.77 Decimal of Bastu land in Two Dags, togetherwith 1675 Square feet R.T. shed structure standing thereon, contained in R.S. Dag No. 83/393 corresponding to L.R. Dag No. 533 land measuring 05.85 Decimal land AND contained in R.S. Dag No. 83/393 corresponding to L.R. Dag No. 535 land measuring 02.92 Decimal land, under R.S. Khatian No. 127/2 corresponding to OWN L.R. Khatian No. 1713, lying and situated at Mouza Sundia, J.L. No. 14, Touzi No. 1193, P.S. Jagaddal, within the Jurisdiction of Additional District Sub-Registrar at Naihati, within the limit of Bhatpara Municipality, Ward No. 15. Mulajore Road, Holding No. 80/3 District North 24-Parganas, more-fully described in the schedule "A" below, and have been possessing, occupying and enjoying the same freely, openly, peacefully and without any objection and/or interruption whatsoever having permanent, heritable and transferable right title and interest therein;

AND WHEREAS the land Owner/First party was the absolute owner of the said property and paid to relevent Taxes upto date in respect of the same, ALL THAT piece and parcel of land measuring 08.77 Decimal, togetherwith building, more-fully described in the Schedule "A" below, and have been possessing, occupying and enjoying the same freely, openly, peacefully and without any objection and/or interruption whatsoever having permanent, heritable and transferable right title and interest therein;

S. Miny

AND WHEREAS the land Owner/First party was the absolute owner of the said property mutated his name in Local Bhatpara Municipality, and paid to relevant Taxes upto date in respect of the same, all that piece and parcel of land measuring 08.77 Decimal togetherwith building, more-fully described in the Schedule "A" below, and have been possessing, occupying and enjoying the same freely, openly, peacefully and without any objection and/or interruption whatsoever having permanent, heritable and transferable right title and interest therein.

AND WHEREAS the said Principal is paid to the relevant Khajna upto date in respect of the Sixteen annas Schedule property;

1. To apply for, appear before and to sign all papers/documents as may be required to obtain electricity, telephones, water, sewerage and/or other connection of any other utilities from appropriate authorities as confirming party.
2. To sign and admit before Bhatpara Municipality all papers, applications and documents for having the mutation affected in the said office and with all authorities and/or persons.
3. To take booking from the intending or proposed purchaser or purchasers for sale thereof with the intending or proposed purchaser or purchasers and to receive booking money or earnest money thereof, for the described in the Schedule below.
4. To enter into an agreement for sale of the said Flats, Garage, Shops Spaces described in the Schedule below along with undivided share of land and sign and deliver all Conveyance and to receive from them any earnest money or advance and also the full amount of consideration money and to discharge valid receipt for the same, except Land Owner's Allocation;

S. Anny

5. To appear before any Register, Sub-Registrar, having jurisdiction to present all deeds and documents including sale deeds for registration and to sign all receipts and other documents as may be required as per law and equity, for completion of Registration, in respect of the said flats, except Land Owner's Allocation, described in the Schedule below;

6. To represent us before all courts of law, Civil, Criminal Revenue all offices thereof all tax authorities, Tribunals, members of the public etc. institute suits or cases - Civil, Criminal revenue, for and on our behalf and in our interest, to prefer appeals, revisions, reviews, to sign pleadings, plaints, written statements, verifications, affidavits all applications, Memorandum of Appeal, applications for revisions, review, vakalatnama, to defend me in all suits cases filed against us, to file compromise petition before the Court, to withdraw suits or cases in our interest to engage lawyer or lawyers for conducting suits or cases, appeals revisions etc. arising there from to pay lawyer's fees, to defray all expenses of litigation, to do all acts and deeds necessary for and in connection with conducting litigation if arise in connection with transfer of the property, by way of sale, mortgage, lease or otherwise.

7. To apply for mutation of the property after transfer by way of sale and to sign any paper, documents, etc. for that purpose.

8. To prepare and apply for Bhatpara Municipality sanction building plans including the structural and elevation plans and to do all such things which may be necessary for getting such Municipal sanctions.

9. To sign all statements, affidavits, undertakings, indemnities or any such documents or documents which may become necessary to be executed or our behalf before any authority or authorities including

C. Anny

10. To apply and obtain electricity, water, sewerage, drainage, telephone and other connections of any other utility in the said premises and/or to make alterations therein and to close down and/or have disconnect the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts and things as may be fit and proper by our said Attorney.

11. To appear and represent us before the necessary Authorities including the Bhatpara Municipality, Fire Brigade, Jagaddal, Bhatpara Police, the content authority under the Urban Land (Ceiling & Regulation) Act, 1976 in connection with the sanction modifications and/or alteration of the plan.

12. To pay fees obtain sanction and such other orders and permission from the necessary authorities as may be expedient for sanction modification and/or alteration of the plan and also to submit and take delivery of title deeds concerning the said premises and other papers and documents as required by the concerned authorities.

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

14. To develop the said premises by making constructions of such building or buildings thereon as our Attorneys may deem fit and proper and for that to take down demolish, remove and/or repair any house building and/or structure of whatsoever on the said premises.

15. To apply for and obtain building materials from the concerned authorities for construction of the building on the said premises and aforesaid.

G. Murthy

16. To utilize or shift or have connected the existing utilities in the said premises in such manner as our said Attorney may be deem fit and proper.

17. The present principals made a registered deed of development agreement on or before dated on 25-09-2024 between Principal /Land Owner with the Developer and the same was registered and recorded in Book No 1, Being No. 9293 for the year 2024, office of the A.D.S.R. Naihati.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our hands and seals, if personally present.

AND We do hereby ratify and confirm and agree to ratify and confirm all and whatever our said Attorney have done or shall lawfully do or cause to be done in or about the premises as aforesaid.

SCHEDULE "A" ABOVE REFERRED TO :

(Description of the land on which the proposed
building shall be constructed),

ALL THAT piece and parcel of Bastu land measuring 08.77 Decimal of Bastu land in Two Dags, togetherwith 1675 Square feet R.T. shed structure standing thereon, contained in R.S. Dag No. 83/393 corresponding to L.R. Dag No. 533 land measuring 05.85 Decimal land AND contained in R.S. Dag No. 83/393 corresponding to L.R. Dag No. 535 land measuring 02.92 Decimal land, under R.S. Khatian No. 127/2 corresponding to OWN L.R. Khatian No. 1713, lying and situated at Mouza Sundia, J.L. No. 14, Touzi No. 1193, P.S. Jagaddal, within the Jurisdiction of Additional District Sub-Registrar at Naihati, within the limit of Bhatpara Municipality, Ward No. 15. Mulajore Road, Holding No. 80/3, District North 24-Parganas; The land is butted and bounded as follows:-

S. M. M.

-(10)-

ON THE NORTH : 12' Feet wide Municipal Road and
H/o. Gokul Chandra Paul,
L/o. Apu Kundu,
L/o. Narayan Chakraborty.

ON THE SOUTH : H/o. Anil Kumar Dey.

ON THE EAST : H/o. Apu Kundu & Amar Saha.

ON THE WEST : 40 Feet wide Mulajore Road,
H/o. Gokul Ch. Paul (L.R. Dag No. 534),

SCHEDULE "B" ABOVE REFERRED TO :

(Description of the owner's allocation in the proposed new building) :

The land owner/first party get 1) **Entire Ground Floor except stair and Lift and Common area; 2) Commercial First Floor Flat area about 59.26 Square mtr. i.e. 638 Square feet (Approx.) in frontside West facing Road, North, South, West facing** from the developer/Second Party of Sale Proceeds out of Total Construction work allotted AND another the Second Party /Developer will get **another Total Flats seperately of entire except the allocation** of the owner, for the Party of the First Part, of the proposed new building identified by **"OLIVIA APARTMENT"** to be constructed on the Schedule -"A" land as aforesaid, together with proportionate undivided shares of said "A" schedule land measuring 08.77 Decimal, along-with the right of undivided proportionate interest in the common areas and facilities as fully described in the Schedule -"C" below, share of passage for ingress and egress of the building in according to the specification of building and flat described in schedule "D" below of the proposed new building.

IN ADDITION TO THE AFOREMENTIONED FLAT, THE LAND OWNER/ FIRST PARTY IS ENTITLED TO OWNER'S ALLOCATION FROM THE DEVELOPER/ SECOND PARTY AS PAYMENT IN THE MANNER AS CATEGORICALLY STATED IN ARTICLE-6, OF THE PRESENT INDENTURE.

S. Anny

IN WITNESSES WHEREOF I, the aforesaid Principal, have hereto signed and set my hand and seals on this the 25th day of September, 2024.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF :

1. *Subhabrata Biswas*
Naihati

2. *Tapan Mukherjee*
of Naihati

Apur Kundu

SIGNATURE OF THE EXECUTANT

Prepared in my Office

Subhabrata Biswas
SUBHABRATA BISWAS,

DEED WRITER,
A.D.S.R. NAIHATI,
Registration No. W.B./XII-38

OLIVIA CONSTRUCTION

Apur Kundu
Partner

OLIVIA CONSTRUCTION

Swabhan Kumar Kundu
Partner

OLIVIA CONSTRUCTION

Rahul Kumar Rayghar
Partner

SIGNATURE OF THE PROMOTER/
DEVELOPER

Typed by me.

Kartick Ch. Banerjee
KARTICK CH. BANERJEE

37/1, Joyram Nay Bhusan Lane,
BHATPARA

PLAN FOR DEVELOPMENT POWER OF MOUZA: SUNDIA J.I. NO.: 14, HOLDING NO.: 83/1, MULAJORE ROAD, WARD NO.: 15, R.S. DAG:- 83/393, L.R. DAG NO:- 533, 535, Khatian NO: 127/2, L.R.: Khatian:- 1713, UNDER BHATPARA MUNICIPALITY, BAGADDAL, DIST :NORTH 24 PARGANAS.

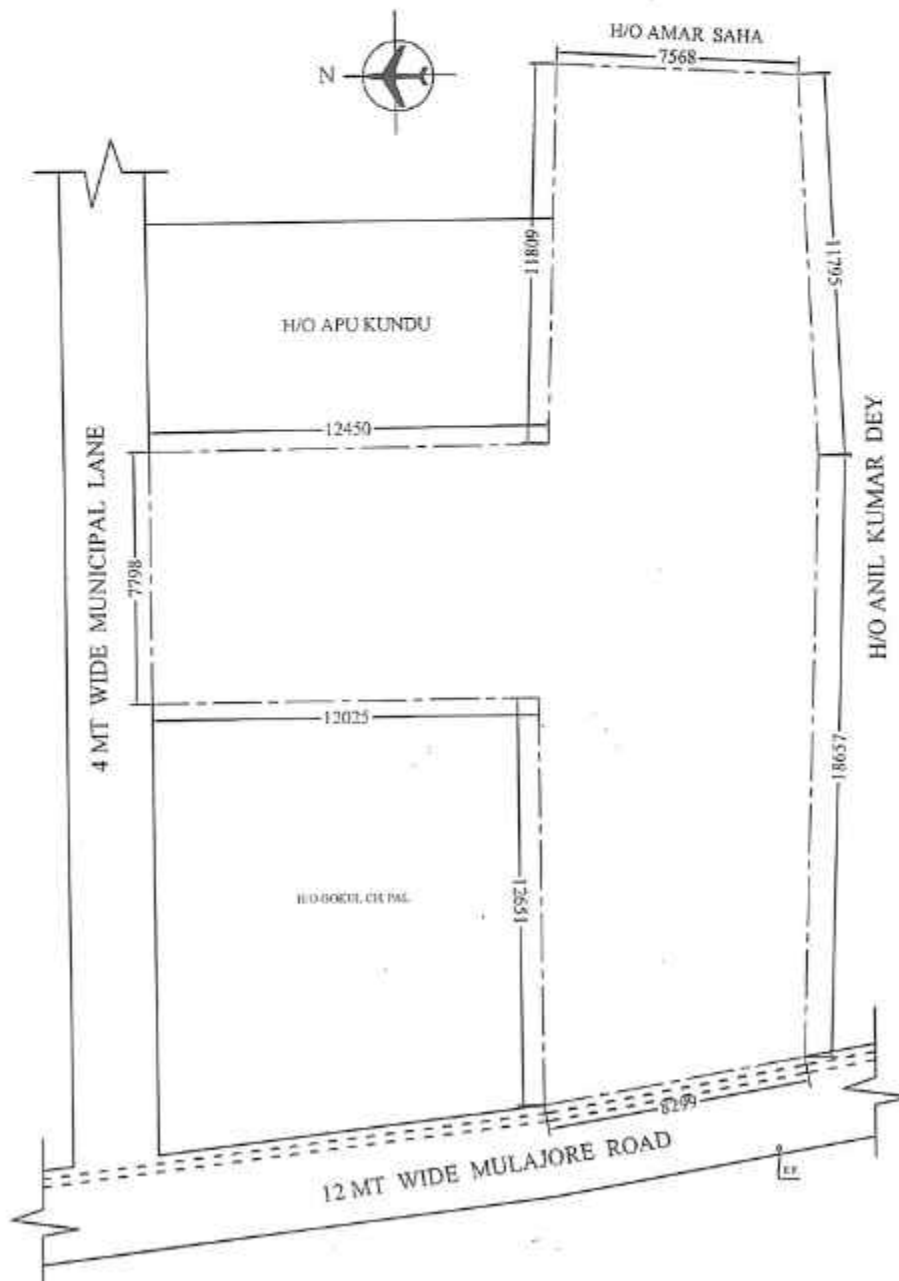
SCALE: 1"=8'-0"

HOLDING NO.	LAND AREA	R.S DAG	L.R DAG	R.S. KHATIAN	L.R. KHATIAN
83/ 1	5.85 SATAK	83/ 393	533	127/ 2	1713
	2.92 SATAK		535		
TOTAL LAND AREA	8.77 SATAK				

NAME OF DEVOLOPER

M/S. OLIVIA CONSTRUCTION
PARTNER,
1) APU KUNDU
2) SWAPAN KUMAR KUNDU
3) RAHUL KUMAR RAJBHAR

NAME OF LAND OWNER'S
SRI. APU KUNDU
S/O. SRI. DEBDAS KUNDU



SIG. OF OWNER'S

OLIVIA CONSTRUCTION

Apn Kundu
Partner

OLIVIA CONSTRUCTION

Swapan Kumar Kundu
Partner

OLIVIA CONSTRUCTION

Rahul Kumar Rajbhar
Partner

SIG. OF DEVOLOPER

Shakeel Alam
Shakeel Alam

D.C.E.

L.B.S., Naihati Municipality
Regd. No.- LBS/NHT/266/2712/19

DRAWN BY:

অতিরিক্ত জেলা অবর নিবন্ধক, নৈহাটী।

বাম হস্তের টিপ		নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা		ডান হস্তের টিপ	
	কনিষ্ঠা	স্বাক্ষর- <i>Apu Kundu</i>	কনিষ্ঠা		
	অনামিকা		অনামিকা		
	মধ্যমা		মধ্যমা		
	তর্জনী		উক্ত বাম এবং ডান হস্তের টিপগুলি আমার	তর্জনী	
	বৃদ্ধা		স্বাক্ষর-	বৃদ্ধা	
বাম হস্তের টিপ			নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা		ডান হস্তের টিপ
	কনিষ্ঠা	স্বাক্ষর <i>Swapan Kumar Kundu</i>	কনিষ্ঠা		
	অনামিকা		অনামিকা		
	মধ্যমা		মধ্যমা		
	তর্জনী		উক্ত বাম এবং ডান হস্তের টিপগুলি আমার	তর্জনী	
	বৃদ্ধা		স্বাক্ষর-	বৃদ্ধা	

অতিরিক্ত জেলা অৱৰ নিবন্ধক, নৈহাটী।

বাম হস্তের টিপ		নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা		ডান হস্তের টিপ
	কনিষ্ঠা	স্বাক্ষর- Rahul Kumar Rajbhar	কনিষ্ঠা	
	অনামিকা	 Rahul Kumar Rajbhar উক্ত বাম এবং ডান হস্তের টিপগুলি আমার	অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		বৃদ্ধা	
বাম হস্তের টিপ			নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা	
	কনিষ্ঠা	স্বাক্ষর	কনিষ্ঠা	
	অনামিকা	 ফটো উক্ত বাম এবং ডান হস্তের টিপগুলি আমার	অনামিকা	
	মধ্যমা		মধ্যমা	
	তর্জনী		তর্জনী	
	বৃদ্ধা		বৃদ্ধা	
			স্বাক্ষর-	

Major Information of the Deed

Deed No :	I-1507-09499/2024	Date of Registration	30/09/2024
Query No / Year	1507-8002545032/2024	Office where deed is registered	
Query Date	25/09/2024 2:13:27 PM	A.D.S.R. NAIHATI, District: North 24-Parganas	
Applicant Name, Address & Other Details	S Biswas Naihati, Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743105, Mobile No. : 9830067398, Status : Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 51,79,830/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150709293/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

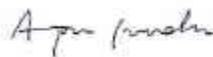
District: North 24-Parganas, P.S:- Jagaddal, Municipality: BHATPARA, Road: Mulajore Road, Mouza: Sundia, Pin Code : 743126

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-533 (RS :-)	LR-1713	Bastu	Bastu	5.85 Dec	1/-	31,19,998/-	Width of Approach Road: 40 Ft.,
L2	LR-535 (RS :-)	LR-1713	Bastu	Bastu	2.92 Dec	1/-	15,57,332/-	Width of Approach Road: 40 Ft.,
		TOTAL :			8.77Dec	2 /-	46,77,330 /-	
		Grand Total :			8.77Dec	2 /-	46,77,330 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1675 Sq Ft.	1/-	5,02,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1675 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	1675 sq ft	1 /-	5,02,500 /-	

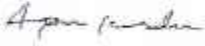
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Apu Kundu (Presentant) Son of Late Debdas Kundu Executed by: Self, Date of Execution: 25/09/2024 , Admitted by: Self, Date of Admission: 25/09/2024 ,Place : Office	Photo  25/09/2024	Finger Print  Captured LTI 25/09/2024	Signature  25/09/2024
80/3/1, Mulajore Road,, City:- Not Specified, P.O:- Kankinara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,Date of Birth:XX-XX-1XX4 , PAN No.:: agxxxxxx6e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/09/2024 , Admitted by: Self, Date of Admission: 25/09/2024 ,Place : Office				

Attorney Details :

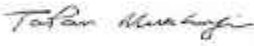
Sl No	Name,Address,Photo,Finger print and Signature			
1	OLIVIA CONSTRUCTION 80/3, Mulajore Road,, City:- Not Specified, P.O:- Kankinara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Apu Kundu Son of Late Debdas Kundu Date of Execution - 25/09/2024, , Admitted by: Self, Date of Admission: 25/09/2024, Place of Admission of Execution: Office	Photo  Sep 25 2024 2:28PM	Finger Print  Captured LTI 25/09/2024	Signature  25/09/2024
80/3/1, Mulajore Road,, City:- Not Specified, P.O:- Kankinara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: agxxxxxx6e,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : OLIVIA CONSTRUCTION (as Partner)				

2	Name	Photo	Finger Print	Signature
	Mr Swapan Kumar Kundu Son of Late Nepal Chandra Kundu Date of Execution - 25/09/2024, Admitted by: Self, Date of Admission: 25/09/2024, Place of Admission of Execution: Office		 Captured	 25/09/2024
	66, Binapani Pathagar Path,, City:- Not Specified, P.O:- Authpur, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743128, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No.:: imxxxxxx6p,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : OLIVIA CONSTRUCTION (as Partner)			
3	Name	Photo	Finger Print	Signature
	Mr Rahul Kumar Rajbhar Son of Late Lal Chand Rajbhar Date of Execution - 25/09/2024, Admitted by: Self, Date of Admission: 25/09/2024, Place of Admission of Execution: Office		 Captured	 25/09/2024
	14/1, B. L. No 19/ B, Guptar Bagan, City:- Not Specified, P.O:- Jagaddal, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743125, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No.:: boxxxxxx3q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : OLIVIA CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapan Mukherjee Son of Mr. Kamal Kanti Mukherjee Naihati, City:- , P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165		 Captured	 25/09/2024
Identifier Of Mr Apu Kundu, Mr Apu Kundu, Mr Swapan Kumar Kundu, Mr Rahul Kumar Rajbhar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Apu Kundu	OLIVIA CONSTRUCTION-5.85 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Apu Kundu	OLIVIA CONSTRUCTION-2.92 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Apu Kundu	OLIVIA CONSTRUCTION-1675.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Jagaddal, Municipality: BHATPARA, Road: Mulajore Road, Mouza: Sundia, Pin Code : 743126

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 533, LR Khatian No:- 1713	Owner:অপু কুন্ডু, Gurdian:দেবদাস , Address:শিলা , Classification:বাড়ি, Area:0.05850000 Acre,	Mr Apu Kundu
L2	LR Plot No:- 535, LR Khatian No:- 1713	Owner:অপু কুন্ডু, Gurdian:দেবদাস , Address:শিলা , Classification:বাড়ি, Area:0.05400000 Acre,	Mr Apu Kundu

Endorsement For Deed Number : I - 150709499 / 2024

On 25-09-2024

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

Presented for registration at 11:58 hrs on 25-09-2024, at the Office of the A.D.S.R. NAIHATI by Mr. Apu Kundu, Executant.

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 51,79,830/-

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

Execution is admitted on 25/09/2024 by Mr Apu Kundu, Son of Late Debdas Kundu, 80/3/1, Mulajore Road,, P.O: Kankinara, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743126, by caste Hindu, by Profession Business

Indetified by Mr Tapan Mukherjee, , Son of Mr Kamal Kanti Mukherjee, Naihati, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

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

Execution is admitted on 25-09-2024 by Mr Apu Kundu, Partner, OLIVIA CONSTRUCTION, 80/3, Mulajore Road,, City:- Not Specified, P.O:- Kankinara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126

Indetified by Mr Tapan Mukherjee, , Son of Mr Kamal Kanti Mukherjee, Naihati, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

Execution is admitted on 25-09-2024 by Mr Swapan Kumar Kundu, Partner, OLIVIA CONSTRUCTION, 80/3, Mulajore Road,, City:- Not Specified, P.O:- Kankinara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126

Indetified by Mr Tapan Mukherjee, , Son of Mr Kamal Kanti Mukherjee, Naihati, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

Execution is admitted on 25-09-2024 by Mr Rahul Kumar Rajbhar, Partner, OLIVIA CONSTRUCTION, 80/3, Mulajore Road,, City:- Not Specified, P.O:- Kankinara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126

Indetified by Mr Tapan Mukherjee, , Son of Mr Kamal Kanti Mukherjee, Naihati, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

Payment of Fees

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

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2512, Amount: Rs.100.00/-, Date of Purchase: 25/09/2024, Vendor name: S Samanta


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

On 30-09-2024

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

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



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1507-2024, Page from 191107 to 191128
being No 150709499 for the year 2024.



OK

Digitally signed by Pranab Kumar Poddar
Date: 2024.10.01 12:51:31 +05:30
Reason: Digital Signing of Deed.

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