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I-02375/2024.

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Rs. 100



सत्यमेव जयते

ONE

HUNDRED RUPEE

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Certified that the Document is Admitted to Registration. The Stamp is Heat/Sheet. The Endorsement is Attached with this Document.

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MV-56,23,924/-

Additional District Sub-Registrar
Barasat, North 24 Parganas

9 MAY 2024

**DEVELOPMENT POWER OF ATTORNEY
AFTER THE REGISTRATION OF
DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT POWER OF ATTORNEY is made on
this the 9th day of May, 2024 (Two Thousand Twenty Four)
A. D.

ক্রমিক নং 498 তারিখ 06/05/24

ক্রেতা Atanu Ray

গ্রাম Kora Chandigarh

মূল্য 200 টাকা

ভেণ্ডার শ্রী

আমডাঙ্গা এ.ডি, এস, আর, অফিস

উত্তর ২৪ পরগণা

ক্রয়ের তারিখ

23 APR 2024

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ট্রেজারী অফিস - বারাসাত

ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ সিং



Additional District Sub-Registrar
Barasat, North 24 Parganas

- 9 MAY 2024

Ajib Haldar

S/O - Jahar Lal Haldar

Nabapally

P.S. Barasat

PIN - 700126

V- CKW2807733

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE, 1) SRI RANJIT SINHA ALIAS RANJIT SINGH (PAN – BFYPS4620E) (Voter ID No. – CKW3121191), son of Late Ajay Ratan Sinha alias ^{AJAY} Ratan Singh, residing at Babu Para (Uttar), P. O. – Kora Chandigarh, District – North 24 Parganas, Kolkata – 700130, by faith – Hindu, by Nationality – Indian, by Occupation – Business, & 2) SMT. MITALI NAYAK (PAN – AMOPN1116G), (Voter ID No. – WB/22/159/081662), wife of Manmatha Kumar Nayak and daughter of Late Ajay Ratan Sinha alias Ratan Singh, residing at Jhil Bagan, Sardar Para, P. O. – Hatiara, P. S. – New Town, District – North 24 Parganas, Kolkata – 700157, by faith – Hindu, by Nationality – Indian, by Occupation – Housewife, hereinafter jointly called and referred to as the LAND OWNERS/ APPOINTERS / EXECUTANTS send greetings:-

WHEREAS One Smt. Maya Rani Ganguly, purchased all that piece and parcel of land measuring an area of 10 Cottah 02 Chittaks, more or less, lying and situated at Mouza – Kora, J. L. No. – 27, Pargana – Anowarpur, Touzi No. – 567, Re. Sa. No. – 182, comprised in R. S. Dag No. – 982 under R. S. Khatian No. – 496, lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram, District – North 24 Parganas, by a Registered Deed of Sale, being No. – 503, dated – 29/01/1980, registered with the office of S. R. O. at Barasat, Copied in Book No. – I, Volume No. – 20, Pages from 55 to 57, being No. – 503, for the year 1980.

AND WHEREAS after purchasing the said plot of land while said Smt. Maya Rani Ganguly had been possessing and enjoying the same said Smt. Maya Rani Ganguly sold, transferred and conveyed all that the said 10 Cottah 02 Chittaks of land, more or less, lying and situated at Mouza – Kora, J. L. No. – 27, Pargana – Anowarpur, Touzi No. – 567, Re. Sa. No. – 182, comprised in R. S. Dag No. – 982 under R. S. Khatian No. – 496, lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram, District – North 24 Parganas, in favour of Smt. Uma

Rani Singha, wife of Late Ajay Ratan Singha, by a Registered Deed of Sale, being No. - 10335, dated - 14/12/1981, and delivered khas possession in her favour, and the said Deed was registered with the office of A. D. S. R. Barasat, North 24 Parganas, copied in Book No. - I, Volume No. - 150, Pages from 10 to 14, being Deed No. - 10335 for the year 1981.

AND WHEREAS after purchasing the said plot of land said Smt. Uma Rani Singha got her name duly recorded in the records of L. R. Settlement Records under L. R. Khatian No. - 352, R. S. & L. R. Dag No. - 982 and she also got her name duly mutated in the office of local Madhyamgram Municipality, being Holding No. - 94, Premises at Kora Babupara North and she had been possessing and enjoying the same peacefully, free from all encumbrances.

AND WHEREAS by a Registered Deed of Gift, being No. - 00779, dated - 13/03/2017, afore said SMT. UMA RANI SINGHA gifted all that piece and parcel of land measuring an area of 05 Cottah 01 Chittak, be the same a little more or less, being Scheme Plot No. - "A", lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. & L. R. Dag No. - 982 under R. S. Khatian No. - 496 corresponding to L. R. Khatian No. - 352, lying within the jurisdiction of local Madhyamgram Municipality, being Holding No. - 94, Premises at Kora Babupara North, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, in favour of her daughter namely SONALI SINGHA, and delivered khas possession in her favour, and the said Deed was registered with the office of A. D. S. R., Barasat, North 24 Parganas, copied in Book No. - I, Volume No. - 29, Pages from 258 to 271, being No. - 00779 for the year 2007.

AND WHEREAS after becoming the sole and absolute owner of aforesaid property said SONALI SINGHA got her name duly recorded in the records of present L. R. Settlement Operation, under L. R. Khatian No. - 6323, and she

also got her name duly mutated her name in the office of local Madhyamgram Municipality.

AND WHEREAS thereafter unfortunately said SONALI SINGHA died on 10/04/2022 as spinster, leaving behind her one brother and one sister namely SRI RANJIT SINHA ALIAS RANJIT SINGH (The Land Owner No. 1 herein) & SMT. MITALI NAYAK (The Land Owner No. 2 herein), to inherit the said property left by said Deceased SONALI SINGHA with the provisions of Hindu Succession Act., 1956.

AND WHEREAS thus by way of inheritance said SRI RANJIT SINHA ALIAS RANJIT SINGH (The Land Owner No. 1 herein) & SMT. MITALI NAYAK (The Land Owner No. 2 herein), become the absolute joint owners of all that piece and parcel of land measuring an area of 05 Cottah 01 Chittak, be the same a little more or less, being Scheme Plot No. – "A", lying and situated at Mouza – Kora, J. L. No. – 27, Pargana – Anowarpur, Touzi No. – 567, Re. Sa. No. – 182, comprised in R. S. & L. R. Dag No. – 982 under R. S. Khatian No. – 496 corresponding to L. R. Khatian No. – 352 corresponding to HAL L. R. Khatian No. – 6323 (Stands in the name of Sonali Singha), lying within the jurisdiction of local Madhyamgram Municipality, A. D. S. R. O. – Barasat, P. S. – Barasat at present Madhyamgram, District – North 24 Parganas, and they got their names duly mutated in the office of local Madhyamgram Municipality, under Ward No. – 15, Holding No. – 94, Premises at Kora Babupara North and they jointly have been possessing and enjoying the same peacefully, free from all encumbrances.

AND WHEREAS by another Registered Deed of Gift, being No. – 00788, dated – 13/03/2017, aforesaid Smt. Uma Rani Singha gifted all that piece and parcel of land measuring an area of 05 Cottah 01 Chittak, be the same a little more or less, being Scheme Plot No. – "B", lying and situated at Mouza – Kora, J. L. No. – 27, Pargana – Anowarpur, Touzi No. – 567, Re. Sa. No. – 182, comprised in R. S. & L. R. Dag No. – 982 under R. S. Khatian No. – 496

corresponding to L. R. Khatian No. - 352, lying within the jurisdiction of local Madhyamgram Municipality, being Holding No. - 94, Premises at Kora Babupara North, A. D. S. R. O. - Barasat, P. S. - Barasat at present Madhyamgram, District - North 24 Parganas, in favour of his son **SRI RANJIT SINHA ALIAS RANJIT SINGH** (The Land Owner No. 1 herein), and delivered khas possession in his favour, and the said Deed was registered with the office of A. D. S. R., Barasat, North 24 Parganas, copied in Book No. - I, Volume No. - 29, Pages from 376 to 385, being No. - 00788 for the year 2007. **AND WHEREAS** after becoming the sole and absolute owner of aforesaid property said **SRI RANJIT SINHA ALIAS RANJIT SINGH** (The Land Owner No. 1 herein), got his name duly recorded in the records of present L. R. Settlement Operation, under L. R. Khatian No. - 6269, and he also got his name duly mutated his name in the office of local Madhyamgram Municipality, under Ward No. - 15, Holding No. - 94/1, Premises at Kora Babupara North, and he has been possessing and enjoying the same peacefully without interruption of others, free from all encumbrances.

AND WHEREAS with a view to develop the said two plots of land **SRI RANJIT SINHA ALIAS RANJIT SINGH** (The Land Owner No. 1 herein) & **SMT. MITALI NAYAK** (The Land Owner No. 2 herein) executed and registered a Deed of Amalgamation, being No. - 150301699, dated - 22/03/2023, (Registered with the office of A. D. S. R., North 24 Parganas, Barasat, copied in Book No. - I, Volume No. - 1503-2023, Pages from 55496 to 55519, being No. - 150301699 for the year 2023 to amalgamate the said two nos. of Holding, being Nos. - 94 & 94/1, into a single Holding from the local Madhyamgram Municipality.

AND WHEREAS thus said **SRI RANJIT SINHA ALIAS RANJIT SINGH** (The Land Owner No. 1 herein) & **SMT. MITALI NAYAK** (The Land Owner No. 2 herein) become the joint owners of in total 10 Cottahs 02 sq.ft. of land but as per Physical Measurement & Municipal Record the total Land Area

stands 10 Cottahs. as such a Registered boundary declaration, being No. - 150303479, dated - 19/06/2023 (Registered with the office of A. D. S. R., North 24 Parganas, Barasat, copied in Book No. - I, Volume No. - 1503-2023, Pages from 110608 to 110621, being No. - 150303479 for the year 2023) was executed by and between the said **SRI RANJIT SINHA ALIAS RANJIT SINGH** (The Land Owner No. 1 herein) & **SMT. MITALI NAYAK** (The Land Owner No. 2 herein).

AND WHEREAS the local Madhyamgram Municipality amalgamated the said two nos. of Holding into a single Holding, being No. - 94 under Ward No. - 15, Premises at Kora Babupara North, P. S. - Madhyamgram in the District of North 24 Parganas, amalgamated land area stands 10 Cottahs, be the same a little more or less.

AND WHEREAS the Appointers are now desirous of developing 06 Cottahs 09 Chittaks 36 sq.ft. of land, be the same a little more or less, out of the 10 Cottahs of land, by constructing a multi-storied building over the said plot of land as per building plan to be sanctioned by the Madhyamgram Municipality but the Owners due to financial stringency, it will neither be practical nor possible for them to develop the said premises by constructing a Multi Storied building thereat in accordance with the building plan is in the lookout for a responsible and reputable Promoter/Developer/ Builder/Contractor in conjunction with the Owners.

AND WHEREAS with a view to construct a Multi Storied Building over the said First schedule of property the Appointers hereto entered into a Registered Development Agreement, being No. - **150302356**, dated - 09/05/2024, registered at the office of A. D. S. R. - Barasat, North 24 Parganas, with the Developer namely **MAA SARADA ENTERPRISE**, a partnership firm having its address, N. S. Road, Kora Babupara, P. S. Madhyamgram, Kolkata-700130, District North 24 Parganas, represented by its Partners 1) **ATANU RAY**, S/o Sri Rabindra Chandra Ray residing at Kora Babu Para

(Amtala), PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 2) **ASHOKE SAHA**, S/o Nripen Narayan Saha, residing at Kora Babu Para (North), PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 3) **SOUVIK DAS**, S/o Satyendra Nath Das, residing N S Road, Badamtala, PO Hridaypur, PS Barasat, Kolkata-700127, Dist- North 24 Parganas, 4) **RANJAN SAMADDAR**, S/o Late Monimohan Samaddar, residing at Kora Babu Para, P.O. - Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 5) **TARUN KANTI DUTTA**, S/o Late Abani Mohan Dutta, residing at Kora Babu Para, (Amtala), PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 6) **RAJU BISWAS**, S/o Sri Manoranjan Biswas, residing at Kora Babu Para North, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 7) **SUVRIT BOSE**, S/o Late Santosh Bose, residing at Kora Babu Para North, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 8) **SUBHASISH DAS**, S/o Late Anil Baran Das, residing at Kora Green Park, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 9) **MANAS CHAKRABORTY**, S/o Late Nikhil Chakraborty, residing at Kora Babu Para North, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 10) **PRADIP MONDAL**, S/o Late Ashim Kumar Mondal, residing at Kora Nabarun Pally, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 11) **RANA DEY**, S/o Mrinal Kanti Dey, residing at Kora Babu Para, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, under certain terms and conditions embodied therein.

AND WHEREAS the Developer requires an appropriate Power of Attorney for the authorization and conducting the development works with construction of a new Multi storied building smoothly without any hindrance from any corner whatsoever.

AND WHEREAS it has been agreed in terms of the said Development Agreement that WE shall appoint the Developer as my Attorney for the purposes herein stated.

AND WHEREAS NOW YE BE THESE PRESENTS that WE, 1) SRI RANJIT SINHA ALIAS RANJIT SINGH, son of Late Ajay Ratan Sinha alias Ratan Singh, & 2) SMT. MITALI NAYAK, wife of Manmatha Kumar Nayak and daughter of Late Ajay Ratan Sinha alias Ratan Singh, the Land Owners/Appointers do hereby nominate constitute and appoint : MAA SARADA ENTERPRISE (PAN-ABSFM5682M), a partnership firm having its address, N. S. Road, Kora Babupara, P. S. Madhyamgram, Kolkata-700130, District North 24 Parganas, represented by its Partners 1) ATANU RAY (PAN-AWGPR4896M) (Voter ID No. - CKW3398252), S/o Sri Rabindra Chandra Ray residing at Kora Babu Para (Amtala), PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 2) ASHOKE SAHA (PAN-HDKPS1081P) (Voter ID No. - WB/13/090/684560), S/o Nripen Narayan Saha, residing at Kora Babu Para (North), PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 3) SOUVIK DAS (PAN-BGRPD8439E) (Voter ID No. - CKW2833846), S/o Satyendra Nath Das, residing N S Road, Badamtala, PO Hridaypur, PS Barasat, Kolkata-700127, Dist- North 24 Parganas, 4) RANJAN SAMADDAR (PAN-DIJPS5795C) (Voter ID No. - CKW3303922), S/o Late Monimohan Samaddar, residing at Kora Babu Para, P.O. - Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 5) TARUN KANTI DUTTA (PAN-AZEPD7135J) (Voter ID No. - CKW4024337), S/o Late Abani Mohan Dutta, residing at Kora Babu Para, (Amtala), PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 6) RAJU BISWAS (PAN-AZVPB1539M) (Voter ID No. - WB/13/090/693225), S/o Sri Manoranjan Biswas, residing at Kora Babu Para North, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 7) SUVRIT BOSE (PAN-AXLPB5907H)

(Voter ID No. – YW1003003), S/o Late Santosh Bose, residing at Kora Babu Para North, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 8) **SUBHASISH DAS (PAN-AJCPD3488N)** (Voter ID No. – WB/13/090/ 693747), S/o Late Anil Baran Das, residing at Kora Green Park, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 9) **MANAS CHAKRABORTY (PAN-AQQPC8093D)** (Voter ID No. – YCW0167270), S/o Late Nikhil Chakraborty, residing at Kora Babu Para North, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 10) **PRADIP MONDAL (PAN-CMLPM7704C)** (Voter ID No. – CKW4032561), S/o Late Ashim Kumar Mondal, residing at Kora Nabarun Pally, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, 11) **RANA DEY (PAN-AXPPD9034K)** (Voter ID No. – CKW3120276), S/o Mrinal Kanti Dey, residing at Kora Babu Para, PO Kora-Chandigarh, PS Madhyamgram, Kolkata-700130, Dist- North 24 Parganas, all are by faith – Hindu, by Nationality – Indian, by Occupation – Business, to be our true and lawful Attorney in our name and on our behalf and WE authorize them to do the acts, deeds, matters and things in our names and on our behalf as mentioned hereinafter specifically.

1. To enter into hold and defend possession of the said property and every part thereof and also manage, maintain and administer the said property and every part thereof subject to a restriction of clauses regarding termination of agreement & consequences of termination.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan sanctioned modified and/or altered by the local Municipal authority (Barasat Municipality).
3. To appear and represent us before the necessary authorities including the Madhyamgram Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulation) Act,

1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanctioned Plan.

4. To pay fees obtain such other orders and permission from the necessary authorities as to be expedient for sanction, modification and/or alteration of the Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
5. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.
6. To develop the said premises by making lawful construction of building thereon as per sanctioned plans which to be approved by the Madhyamgram Municipality and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the premises.
7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney incidental to and connected with the development work.
8. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and

similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the Owners' allocation, details of which is in the Second Schedule of this indenture.

10. To appear and represent me before all authorities including those under the Madhyamgram Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.
11. To enter into agreement for sale of flats only developer's allocation, details of which is in the Third Schedule of this indenture, with the intending purchaser/ purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers.
12. To apply for mutation and to record the name of respective flat Owners of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
13. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
14. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.

15. To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.
16. To advertise in the newspaper for procuring Purchaser/s for selling the flats, shops, garages etc. from the Developer's Allocation in the proposed lawful building.
17. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.
18. To comprise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.
19. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
20. To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture, and in that effect and to execute and register the Deed of Sale/ Conveyance in favour of the prospective purchaser or purchasers, nominee/nominees by writing our names thereto at its own risk and responsibilities.
21. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, Income taxes if any in respect of the said properties.
22. To execute and present the document or documents as required for the transfer of the said property to properties in any Registry Office

- or A.D.S.R. Office, D.R. Office and to admit the Execution thereof and to take back the said document after the registration of the same.
23. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
24. To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance receivable by our attorney will not be demanded by me and at the same time I shall not be liable for any such transaction.
25. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbor's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces and/or shops within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat / flats /garages from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and / or car parking spaces in the proposed building in favour of the intending purchaser/s relating to Developer's Allocation.

26. That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.
27. For all or any of the purpose herein before stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.
28. This Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of the developed building except the land Owners' allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owners and the developer and shall be limited within the four corners of the agreement.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Entire Land)

ALL THAT piece and parcel of BASTU Land measuring an area of 06 Cottah 09 Chittaks 36 sq.ft., be the same a little more or less, out of which 05 Cottah of land under HAL L. R. Khatian No. - 6269 (Stands in the name of Ranjit Sinha) and 01 Cottah 09 Chittaks 36 sq.ft. of land under HAL L. R. Khatian No. - 6323 (Stands in the name of Sonali Singha), being Scheme Plot No. - "A", out of 10 Cottahs of land, lying and situated at Mouza - Kora, J. L. No. - 27, Pargana - Anowarpur, Touzi No. - 567, Re. Sa. No. - 182, comprised in R. S. & L. R. Dag No. - 982 under R. S. Khatian No. - 496 corresponding to L. R. Khatian No. - 352 corresponding to HAL L. R. Khatian No. - 6269 (Stands in the name of Ranjit Sinha) & 6323 (Stands in the name of Sonali Singha), lying within the jurisdiction of local Madhyamgram Municipality, under Ward No. - 15, Amalgamated Holding No. - 94, Premises at Kora Babupara North, A. D. S. R. O. - Barasat, P. S. - Barasat at present

Madhyamgram, District – North 24 Parganas, which is butted and bounded as follows :-

On the North – H/o Late Ardhendu Dey.

On the South – 6 feet wide Passage.

On the East – Property of Land Owners (Scheme Plot No. – "B").

On the West – 18 feet wide Municipal Road.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Owner's Allocation)

LAND OWNERS'S ALLOCATION: It is agreed by and between the parties to this agreement that the Land Owners herein jointly shall be entitled to receive the following Two Nos. of flat in the proposed multi storied building to be constructed in accordance with the sanctioned building plan to be sanctioned by the local Madhyamgram Municipality, together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building, the details are as under :-

Floor	No. of Flat	Carpet Area of Flat	Side/ Corner
Second Floor	01	668 sq.ft. (M/l)	South- West
First Floor	01	651 sq.ft. (M/l)	North- East

together with undivided and impartible proportionate share of land, interest inducing the facilities of enjoyment the right of all common facilities.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

DEVELOPERS' ALLOCATION: The Developer shall be entitled to get all Parts and portions of the proposed multi storied building save and except the Owners' allocation mentioned in the Second Schedule and proportionate share of the said land fully described in the first schedule **TOGETHER WITH** common areas and facilities.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

Signed, sealed and Delivered in presents of following :-

WITNESSES:

1. *Ajit Halder*
Nabapally

2. *Jahar Lal Halder*
Nabapally.

Drafted by :

Aslim Halder

Advocate

District Judges' Court, Barasat

Enrolment No. - F- 1217/07.

Composed by-

[Signature]
Barasat Judges Court.

1. *Ranjit Sanku Ali, Ranjit*

2. *Pitali Nayak. Singha*

SIGNATURE OF
THE OWNERS/ APPOINTERS

1. *Atanu Ray*

2. *Ashoke Saha*

3. *Souvik Das.*

4. *[Signature]*

5. *[Signature]*

6. *Rajee Biswas*

7. *Sumrit Bora.*

8. *Subharish Das.*

9. *Namas Chakraborty*

10. *Pradip Mandal*

11. *Ramadey*

SIGNATURE OF
THE ATTORNEY

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name **SRI RANJIT SINHA ALIAS RANJIT SINGH**

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Ranjit Sinha

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(2) Name **SMT. MITALI NAYAK**

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Mitali Nayak.

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(3) Name **ATANU RAY**

LITTLE	RING	MIDDLE	FORE	THUMB	
					
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Atanu Ray

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

All the above fingerprints are of the above named person and attested by the said person

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name **ASHOKE SAHA**

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



(R) Ashoke Saha

১৮/১১/১৮

Ashoke Saha
Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(2) Name **SOUVIK DAS**

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



SO

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Souvik Das
Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(3) Name **RANJAN SAMADDAR**

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



২৮

ডান হাত

২৮ ১১ ১৮

All the above fingerprints are of the above named person and attested by the said person

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name **TARUN KANTI DUTTA**

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				


 ডান হাত

তারুন কান্তি দত্ত

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(2) Name **RAJU BISWAS**

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				


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Raju Biswas

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

(3) Name **SUVRIT BOSE**

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				


 ডান হাত

All the above fingerprints are of the above named person and attested by the said person

Suvarit Bose

Signature of the Presentant

Executant/ Claimant /Attorney / Principal / Guardian / Testator (Tick the appropriate status)

UNDER RULE 44A OF THE I. R. ACT 1

(1) **SUBHASISH DAS**

Name

Status - Presentant



LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

Subhasish Das

Signature of the presentant



(2) **MANAS CHAKRABORTY**

Name

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (V)

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the above named person and attested by the said person.

Manas Chakraborty

Signature of the Presentant/Executant

Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

UNDER RULE 44A OF THE I. R. ACT 19



(1) PRADIP MONDAL

Name

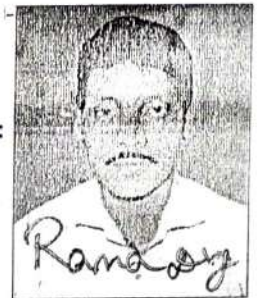
Status – Presentant

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person and attested by the said person.

Pradip Mondal
Signature of the presentant



(2) RANA DEY

Name

Status – Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (V)

LEFT HAND FINGER PRINTS				
LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS				
THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the above named person and attested by the said person.

Rana Deo
Signature of the Presentant/Executant

Claimant/Attorney/Principal/Guardian/Testator.(Tick the appropriate status)

Major Information of the Deed

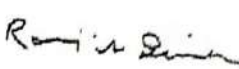
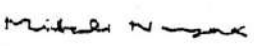
Deed No :	I-1503-02375/2024	Date of Registration	09/05/2024
Query No / Year	1503-8001166597/2024	Office where deed is registered	
Query Date	09/05/2024 2:47:31 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	AJIT HALDER , NABAPALLY, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700126, Mobile No. : 9331819704, 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. 56,23,929/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150302356/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Kora Babupara Road, Mouza: Konra, , Ward No: 15, Holding No:94 Pin Code : 700130

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-982	LR-6269	Bastu	Bastu	5 Katha		42,52,498/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-982	LR-6323	Bastu	Bastu	1 Katha 9 Chatak 36 Sq Ft		13,71,431/-	Width of Approach Road: 18 Ft., , Project Name :
		TOTAL :			10.9106Dec	0 /-	56,23,929 /-	
		Grand Total :			10.9106Dec	0 /-	56,23,929 /-	

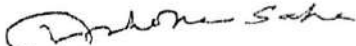
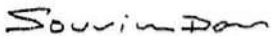
Principal Details :

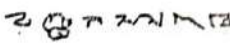
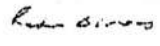
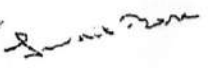
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri RANJIT SINHA, (Alias: RANJIT SINGH) Son of Late AJAY RATAN SINHA Alias RATAN SINGH Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	Photo  09/05/2024	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024
	BABU PARA (UTTAR), City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: BFxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office			
2	Name Smt MITALI NAYAK Wife of MANMATHA KUMAR NAYAK Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office	Photo  09/05/2024	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024
	JHIL BAGAN, SARDAR PARA, City:- , P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: AMxxxxxx6G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/05/2024 , Admitted by: Self, Date of Admission: 09/05/2024 ,Place : Office			

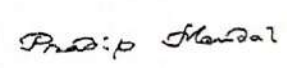
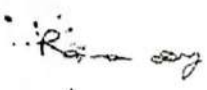
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA SARADA ENTERPRISE N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Date of Incorporation:XX-XX-2XX1 , PAN No.: ABxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name ATANU RAY Son of Shri RABINDRA CHANDRA RAY Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	Photo  May 9 2024 4:05PM	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024
	KORA BABU PARA (AMTALA), City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: AWxxxxxx6M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)			
2	Name ASHOKE SAHA (Presentant) Son of NRIPEN NARAYAN SAHA Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	Photo  May 9 2024 4:06PM	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024
	KORA BABU PARA (NORTH), City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: HDxxxxxx1P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)			
3	Name SOUVIK DAS Son of SATYENDRA NATH DAS Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	Photo  May 9 2024 4:07PM	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024
	N. S. ROAD, BADAMTALA, City:- , P.O:- HRIDAYPUR, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: BGxxxxxx9E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)			

4	Name RANJAN SAMADDAR Son of Late MONIMOHAN SAMADDAR Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	Photo  May 9 2024 4:07PM	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024
KORA BABU PARA, City:- , P.O:- CORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: DLxxxxxx5C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)				
5	Name TARUN KANTI DUTTA Son of Late ABANI MOHAN DUTTA Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	Photo  May 9 2024 4:08PM	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024
KORA BABU PARA (AMTALA), City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: AZxxxxxx5J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)				
6	Name RAJU BISWAS Son of Shri MANORANJAN BISWAS Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	Photo  May 9 2024 4:09PM	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024
KORA BABU PARA NORTH, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: AZxxxxxx9M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)				
7	Name SUVRIT BOSE Son of Late SANTOSH BOSE Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	Photo  May 9 2024 4:10PM	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024
KORA BABU PARA NORTH, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: AXxxxxxx7H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)				

8	Name SUBHASISH DAS Son of Late ANIL BARAN DAS Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	Photo  May 9 2024 4:10PM	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024
KORA GREEN PARK, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AJxxxxxx8N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)				
9	Name MANAS CHAKRABORTY Son of Late NIKHIL CHAKRABORTY Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	Photo  May 9 2024 4:11PM	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024
KORA BABU PARA NORTH, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AQxxxxxx3D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)				
10	Name PRADIP MONDAL Son of Late ASHIM KUMAR MONDAL Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	Photo  May 9 2024 4:11PM	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024
KORA NABARUN PALLY, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: CMxxxxxx4C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)				
11	Name RANA DEY Son of MRINAL KANTI DEY Date of Execution - 09/05/2024, , Admitted by: Self, Date of Admission: 09/05/2024, Place of Admission of Execution: Office	Photo  May 9 2024 4:12PM	Finger Print  Captured LTI 09/05/2024	Signature  09/05/2024
KORA BABU PARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AXxxxxxx4K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MAA SARADA ENTERPRISE (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
AJIT HALDER Son of JAHAR LAL HALDER NABAPALLY, City:- Not Specified, P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126		 Captured	
	09/05/2024	09/05/2024	09/05/2024
Identifier Of Shri RANJIT SINHA, Smt MITALI NAYAK, ATANU RAY, ASHOKE SAHA, SOUVIK DAS, RANJAN SAMADDAR, TARUN KANTI DUTTA, RAJU BISWAS, SUVRIT BOSE, SUBHASISH DAS, MANAS CHAKRABORTY, PRADIP MONDAL, RANA DEY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri RANJIT SINHA	MAA SARADA ENTERPRISE-8.25 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri RANJIT SINHA	MAA SARADA ENTERPRISE-1.33031 Dec
2	Smt MITALI NAYAK	MAA SARADA ENTERPRISE-1.33031 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Kora Babupara Road, Mouza: Konra, Ward No: 15, Holding No:94 Pin Code : 700130

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 982, LR Khatian No:- 6269	Owner:রনজিত সিংহ, Gurdian:মৃত অজয় রতন সিংহ, Address:নিজ , Classification:বাড়, Area:0.08500000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 982, LR Khatian No:- 6323	Owner:মোনাবী সিংহ, Gurdian:অজয় রতন সিংহ, Address:নিজ , Classification:বাড়, Area:0.08250000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150302375 / 2024

On 09-05-2024

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 15:11 hrs on 09-05-2024, at the Office of the A.D.S.R. BARASAT by ASHOKE SAHA ..

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 56,23,929/-

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

Execution is admitted on 09/05/2024 by 1. Shri RANJIT SINHA, Alias RANJIT SINGH, Son of Late AJAY RATAN SINHA Alias RATAN SINGH, BABU PARA (uTTAR), P.O: KORA CHANDIGARH, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business, 2. Smt MITALI NAYAK, Wife of MANMATHA KUMAR NAYAK, JHIL BAGAN, SARDAR PARA, P.O: HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife

Indetified by AJIT HALDER, , , Son of JAHAR LAL HALDER, , NABAPALLY, P.O: NABAPALLY, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-05-2024 by SUVRIT BOSE, Partner, MAA SARADA ENTERPRISE, N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by AJIT HALDER, , , Son of JAHAR LAL HALDER, , NABAPALLY, P.O: NABAPALLY, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by SUBHASISH DAS, Partner, MAA SARADA ENTERPRISE, N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by AJIT HALDER, , , Son of JAHAR LAL HALDER, , NABAPALLY, P.O: NABAPALLY, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by MANAS CHAKRABORTY, Partner, MAA SARADA ENTERPRISE, N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by AJIT HALDER, , , Son of JAHAR LAL HALDER, , NABAPALLY, P.O: NABAPALLY, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by PRADIP MONDAL, Partner, MAA SARADA ENTERPRISE, N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by AJIT HALDER, , , Son of JAHAR LAL HALDER, , NABAPALLY, P.O: NABAPALLY, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by RANA DEY, Partner, MAA SARADA ENTERPRISE, N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by AJIT HALDER, , , Son of JAHAR LAL HALDER, , NABAPALLY, P.O: NABAPALLY, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by ATANU RAY, Partner, MAA SARADA ENTERPRISE, N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by AJIT HALDER, , , Son of JAHAR LAL HALDER, , NABAPALLY, P.O: NABAPALLY, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by ASHOKE SAHA, Partner, MAA SARADA ENTERPRISE, N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by AJIT HALDER, , Son of JAHAR LAL HALDER, , NABAPALLY, P.O: NABAPALLY, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by SOUVIK DAS, Partner, MAA SARADA ENTERPRISE, N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by AJIT HALDER, , Son of JAHAR LAL HALDER, , NABAPALLY, P.O: NABAPALLY, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by RANJAN SAMADDAR, Partner, MAA SARADA ENTERPRISE, N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by AJIT HALDER, , Son of JAHAR LAL HALDER, , NABAPALLY, P.O: NABAPALLY, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by TARUN KANTI DUTTA, Partner, MAA SARADA ENTERPRISE, N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by AJIT HALDER, , Son of JAHAR LAL HALDER, , NABAPALLY, P.O: NABAPALLY, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Execution is admitted on 09-05-2024 by RAJU BISWAS, Partner, MAA SARADA ENTERPRISE, N.S. ROAD, KORA BABUPARA, City:- , P.O:- KORA CHANDIGARH, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130

Indetified by AJIT HALDER, , Son of JAHAR LAL HALDER, , NABAPALLY, P.O: NABAPALLY, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 498, Amount: Rs.100.00/-, Date of Purchase: 06/05/2024, Vendor name: G P Mitra



Srijani Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1503-2024, Page from 93282 to 93314
being No 150302375 for the year 2024.



[Handwritten signature]

Digitally signed by Srijani Ghosh
Date: 2024.05.13 10:50:09 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 13/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.

