

3364/2025

3-03395/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AV 151892

3
11/4/25
3
8-990401/2025

Certified that the above document is a true and correct copy of the original document as presented to me and I have registered the same in my office.

3
Registrar (G)
District 700 Registrar-II
North 24 Parganas, District

11 APR 2025

DEVELOPMENT POWER OF ATTORNEY
AFTER
REGISTERED DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE PRESENTS we, (1)
PRIYANKA MALAKAR [PAN : GVZPM7317E],
[AADHAAR NO. 315380113119], [D.O.B. :
26.06.2000], [VOTER CARD NO. IHM2690543]
& [MOBILE NO. 7439005717], daughter of
Sukumar Malakar, by faith - Hindu, by occupation
- House hold work, by nationality - Indian, residing

3838

NAME Priyanka Mal
 ADD Baspara
 - 9 APR 2025
 SURANJAN KUMAR JEE
 Vendor
 2 & 3 K/S, Road, Kot-1

Vairi
1/2

- 9 APR 2025

- 9 APR 2025



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Registrar U/S 7 (2)
District Sub Registrar-II
North 24 Parganas, Barasat

11 APR 2025

Smt. Acharya
S/o. Sumit Acharya
of Dakshin Parca
No. 15, Barasat
W/o. Jitendra
Business.

at Balaka Green, Block B, Flat 1A, Sardar Para, Kaikhali, Malir Bagan, P.O. Airport, P.S. Baguiati, Pin - 700052, District North 24 Parganas, West Bengal, (2) PAYEL MALAKAR [PAN : IQDPM1535F], [AADHAAR NO. 377203163077], [D.O.B. : 22.07.2005] & [MOBILE NO. 9330378940], daughter of Sukumar Malakar, by faith - Hindu, by occupation - House hold work, by nationality - Indian, residing at Majher Para, Rajarhat Gopalpur(M), P.O.Milan Bazar, P.S. Baguiati, Pin - 700102, District North 24 Parganas, West Bengal, (3) NIRMAL MONDAL [PAN : BDOPM6097H], [AADHAAR NO. 859901197833], [D.O.B. : 01.08.1964], [VOTER CARD NO. IHM3058823] & [MOBILE NO. 9836886549], son of Late Dulal Mondal, by faith - Hindu, by occupation - Service, by nationality - Indian, residing at BI-119, Krishnapur, Majher Para, Rajarhat Gopalpur(M), P.O.Milan Bazar, P.S. Baguiati, Pin - 700102, District North 24 Parganas, West Bengal, (4) TAPASI MONDAL [PAN : BIJPM6543G], [AADHAAR NO. 899893849460], [D.O.B. : 15.02.1976], [VOTER CARD NO. GGC4563821] & [MOBILE NO. 9007828078], wife of Nikhil Mondal, by faith - Hindu, by occupation - Housewife, by nationality - Indian, residing at BI-119, Krishnapur, Majher Para, Rajarhat Gopalpur(M), P.O.Milan Bazar, P.S. Baguiati, Pin - 700102, District North 24 Parganas, West Bengal, (5) SAMIR MONDAL [PAN : BTCPM8600A], [AADHAAR NO. 426092860183], [D.O.B. : 08.12.1967], [VOTER CARD NO. GGC2154301] & [MOBILE NO.8777577174], son of Late Dulal Mondal, by faith - Hindu, by occupation - Service, by nationality - Indian, residing at BI-119, Krishnapur, Majher Para, Rajarhat Gopalpur(M), P.O.Milan Bazar, P.S. Baguiati, Pin - 700102, District North 24 Parganas, West Bengal, (6) SUBHASHIS MONDAL [PAN : DQEPM7143D], [AADHAAR NO. 523024070668], [D.O.B. : 22.05.1998], [VOTER CARD NO. IHM2458321] & [MOBILE NO. 9007482190], son of Probir Mondal, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at BI-119, Krishnapur, Majher Para, Rajarhat Gopalpur(M), P.O.Milan Bazar, P.S. Baguiati, Pin - 700102, District North 24 Parganas, West Bengal & (7) MAHADEB MONDAL [PAN : CEFPM1497E], [AADHAAR NO. 668377471139], [D.O.B. : 28.04.1969], [VOTER CARD NO. IHM1735968] & [MOBILE NO. 9804258756], son of Krishnapada Mondal, by faith - Hindu, by occupation - Service, by nationality



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North 24 Parganas, Barasat

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- Indian, residing at BI-122, Krishnapur, Majher Para, P.O. Milan Bazar (Krishnapur), P.S. Baguiati, Pin - 700102, District North 24 Parganas, West Bengal, hereinafter jointly called and referred to as the "LANDOWNERS/PRINCIPALS/EXECUTANTS", do hereby nominate, constitute and appoint ANU CONSTRUCTION [PAN : ACFFA0350G], [DATE OF INCORPORATION/FORMATION : 13.12.2023], a Partnership Firm, having its office address Flat No. 5, Block-Nilachal, Jagannath Abasan, AE-56, Hana Para, Krishnapur, P.O. Milan Bazar, P.S. Baguiati, Kolkata - 700102, District North 24 Parganas, West Bengal, represented by its Partners namely (1) SHYAM SUNDAR BAIRAGI [PAN : ASRPB3054G], [AADHAAR NO. 760935502009], [D.O.B. : 14.02.1970], [VOTER CARD NO. FVZ2276061] & [MOBILE NO. 9830322761], son of Late Krishna Pada Bairagi, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Flat No. 5, Block-Nilachal, Jagannath Abasan, AE-56, Hana Para, Krishnapur, P.O. Milan Bazar, P.S. Baguiati, Kolkata - 700102, District North 24 Parganas, West Bengal & (2) SHYAMAL HALDER [PAN. AEXPH1622N], [AADHAAR NO. 607574644119], [D.O.B. : 06.10.1965], [VOTER CARD NO. WB/20/091/954311] & [MOBILE NO. 9830956860], son of Late Ananta Halder, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Gouranga Nagar, Jyotinagar, Aswininagar, P.O. Gouranga Nagar, P.S. New Town, Kolkata - 700159, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as our true, authorised and lawful Attorney for us in our names on our behalf and to to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

WHEREAS we are the absolute joint owners of **ALL THAT** piece and parcel of a demarcated plot of vacant Bastu land measuring **4 (Four) Cottahs 13 (Thirteen) Chittacks 0 (Zero) sq.ft. be the same a little more or less**, comprised in R.S. Dag Nos. 3344 & 3347, corresponding to L.R. Dag No. 5757, under R.S. Khatian Nos. 166 & 169, L.R. Khatian Nos. 1742, 1743, 1855, 1856, 1744, 1745 & 1898, lying and situated at **Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat,**

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New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. AS/370/34/25, in Ward No. 25, having Assessee No. 035221, [Holding address : Ward - 34(O),/25(N), Block -AM, "B.I-122", Krishanpur, Majherpara, P.O. Krishnapur, Kolkata - 700102], [Majherpara By Lane (Krishnapur)], in the District North 24 Parganas, morefully described in the First Schedule hereinafter written [**SAID PROPERTY**]

AND WHEREAS we, the Landowners/Executants herein, jointly entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully described in the Schedule hereinafter written, owned by us with the said **ANU CONSTRUCTION [PAN : ACFFA0350G], [DATE OF INCORPORATION/FORMATION : 13.12.2023]**, a Partnership Firm, having its office address Flat No. 5, Block-Nilachal, Jagannath Abasan, AE-56, Hana Para, Krishnapur, P.O. Milan Bazar, P.S. Baguiati, Kolkata - 700102, District North 24 Parganas, West Bengal, represented by its Partners namely (1) **SHYAM SUNDAR BAIRAGI [PAN : ASRPB3054G], [AADHAAR NO. 760935502009], [D.O.B. : 14.02.1970], [VOTER CARD NO. FVZ2276061] & [MOBILE NO. 9830322761]**, son of Late Krishna Pada Bairagi, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Flat No. 5, Block-Nilachal, Jagannath Abasan, AE-56, Hana Para, Krishnapur, P.O. Milan Bazar, P.S. Baguiati, Kolkata - 700102, District North 24 Parganas, West Bengal & (2) **SHYAMAL HALDER [PAN. AEXPH1622N], [AADHAAR NO. 607574644119], [D.O.B. : 06.10.1965], [VOTER CARD NO. WB/20/091/954311] & [MOBILE NO. 9830956860]**, son of Late Ananta Halder, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Gouranga Nagar, Jyotinagar, Aswininagar, P.O. Gouranga Nagar, P.S. New Town, Kolkata - 700159, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 11.04.2025, in the office of the D.S.R-II Barasat, and recorded in Book No. 1, being Deed No. 3387 for the year 2025.

Shyam Sunder Bairagi

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North 24 Parganas, Barasat

1 APR 2025

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, we, the Principals/Landowners appointing the SAID ATTORNEY HOLDER as our true authorised and lawful attorney for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of concerned Bidhannagar Municipal Corporation, Sanctioning Authority/Authorities, CESC Ltd./ W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.
2. To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to 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 and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
3. To manage and maintain the said premises including the building to be constructed thereon.

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4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building, deeds, documents and papers in respect of our said premises before the concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building over and above the said premises.
5. To pay all Municipal and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and/or any other instruments and deeds & documents in respect of sale of flats/shops/car parking spaces/units within Developer's Allocation in the said new building in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in their names or in the names of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, Deed of Declaration/Rectification, Deed of Amalgamation and/or any other instruments and documents in respect of sale of flats/s, shop/s, units and/or car parking spaces in the said new building in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement. To sign and execute deed of amalgamation with neighbour's plot of land of the schedule property in our names and on our behalf.
7. To receive the consideration money in cash or by cheque/draft or any other electrical modes, from the intending purchaser or purchasers for booking of

Contd.....

flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.

8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats, shops, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/shops/car parking spaces/units in the said building relating to Developer's Allocation in our said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements

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for Sale/Deeds of Conveyance only for Developer's Allocation, in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us.

13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as our Attorney in relation to all matters touching the said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents. This Power of Attorney is always revocable in nature.

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THE SCHEDULE ABOVE REFERRED TO
[Description of Land & Premises]

ALL THAT piece and parcel of a demarcated plot of vacant Bastu land measuring :

<u>R.S. Dag</u> No.	<u>L.R. Dag</u> No.	<u>R.S. Khatian</u> No.	<u>L.R. Khatian</u> No.	<u>Nature of</u> Land	<u>Total Land Area</u> K - CH- SET.
3344	5757	166	1742	Bastu	01 - 00 - 00
3344	5757	166	1743	Bastu	01 - 00 - 00
3344	5757	166	1855	Bastu	00 - 10 - 00
3344	5757	166	1856	Bastu	00 - 10 - 00
3344	5757	166	1744	Bastu	00 - 08 - 00
3344	5757	166	1745	Bastu	00 - 08 - 00
3347	5757	169	1898	Bastu	00 - 09 - 00
					<u>04 - 13 - 00</u>

In total a demarcated plot of vacant Bastu land measuring **4 (Four) Cottahs 13 (Thirteen) Chittacks 0 (Zero) sq.ft.** be the same a little more or less, comprised in R.S. Dag Nos. 3344 & 3347, corresponding to L.R. Dag No. 5757, under R.S. Khatian Nos. 166 & 169, L.R. Khatian Nos. 1742, 1743, 1855, 1856, 1744, 1745 & 1898, lying and situated at Mouza - Krishnapur, J.L. No. 17, Re. Sa. No. 180, Touzi No. 228/229, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. AS/370/34/25, in Ward No. 25, having Assessee No. 035221, [Holding address : Ward - 34(O),/ 25(N), Block -AM, "B.I-122", Krishnapur, Majherpara, P.O. Krishnapur, Kolkata - 700102], [Majherpara By Lane (Krishnapur)], in the District North 24 Parganas, in the State of West Bengal. The said total plot of land is butted and bounded as follows :-

ON THE NORTH : Vacant Land (R.S. Dag No. 3346).
ON THE SOUTH : 16' ft. 5 inches Wide Road [Majherpara By Lane (Krishnapur)].
ON THE EAST : 8 ft. Wide Private Passage of Satya Mondal & Others.
ON THE WEST : House of Basudeb Mondal & Four Storied Building.

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IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 11th day of April, 2025 (Two Thousand Twenty Five) in presence of witnesses. --

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
in the presence of :

1. Sujit Acharya
el. Dakshinapara
PO & PS. Barasat
Kal. 700124

2. Pradyumn
Lt. Fatikoni Tarabari
Bidhaniketan Majumdar,
Kal-102.

Priyanka Malakar
Priyanka Malakar

Pard Malakar
Payel Malakar

Nirmal Mondal
Nirmal Mondal

Tapasi Mondal
Tapasi Mondal

Samir Mondal
Samir Mondal

Subhasish Mondal
Subhasish Mondal

Drafted By :

S. K. Pal
R-1500/965/99

DIPANKR. PAL
ADVOCATE
B.Sc, L.L.B.
Param JUDGE'S Court

Typed By :

S. Pal

Mahadeb Mondal
Mahadeb Mondal
Landowners

Shyam Sunder Bairagi
Shyam Sundar Bairagi
Shyamal Halder

Shyamal Halder
Partners of Anu Construction
Developer/Attorney

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 Shyam Sunder Bains	L.H.					
	R.H.					

ATTESTED :- Shyam Sunder Bains

 Shyamal Huda	L.H.					
	R.H.					

ATTESTED :- Shyamal Huda

 Mahabul Mandal	L.H.					
	R.H.					

ATTESTED :- Mahabul Mandal

 Anmol Mandal Anmol Mandal	L.H.					
	R.H.					

ATTESTED :- Anmol Mandal

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE LR. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 Tapasi Mondal	L.H.					
	R.H.					

ATTESTED :- Tapasi Mondal

 Baiyanta Malakar	L.H.					
	R.H.					

ATTESTED :- Baiyanta Malakar

 Sugnasnis Mondal	L.H.					
	R.H.					












ATTESTED :- Sugnasnis Mondal

 Fajal Malakar	L.H.					
	R.H.					

ATTESTED :- Fajal Malakar

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE LR. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Samir Mondal</i>	L.H.					
	R.H.					

ATTESTED :- *Samir Mondal*

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUJIT ACHARYA

SUNIL ACHARYA

06/09/1986

Permanent Account Number

ANFPA6787L

Sujit Acharya

Signature

05092008

Major Information of the Deed

Deed No. :-	I-1502-03395/2025	Date of Registration :-	11/04/2025
Query No./Year :-	1502-8000990401/2025	Office where Deed is registered :-	
Query Date :-	11/04/2025 2:56:30 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUJIT ACHARYA BARASAT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 6289087849, Status : Solicitor firm		
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. 96,00,939/-		
Stamp duty 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]- 150203387/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		




Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Majher Para By Lane(Krishnapur), Mouza: Krishnapur, , Ward No: 25 Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1	RS-3344	RS-166	Bastu	Bastu	4 Katha 4 Chatak		84,78,751/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-3347	RS-169	Bastu	Bastu	9 Chatak		11,22,188/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
			TOTAL :		7.9406Dec	0 /-	96,00,939 /-	
			Grand Total :		7.9406Dec	0 /-	96,00,939 /-	

Principal Details :



Sr No **Name, Address, Photo, Finger print and Signature**

No	Name	Photo	Finger Print	Signature
1	PRIYANKA MALAKAR Daughter of SUKUMAR MALAKAR Executed by: Self, Date of Execution: 11/04/2025 Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office		 Captured	
	11/04/2025	LTI 11/04/2025	11/04/2025	

BALAKA GREEN, SARDAR PARA, KAIKHALI, MALIR BAGAN, Block/Sector: B, Flat No: 1A, City:- , P.O:- AIRPORT, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: GVxxxxxx7E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/04/2025
Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office

No	Name	Photo	Finger Print	Signature
2	PAYEL MALAKAR Daughter of SUKUMAR MALAKAR Executed by: Self, Date of Execution: 11/04/2025 Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office		 Captured	
	11/04/2025	LTI 11/04/2025	11/04/2025	

MAJHER PARA, RAJARHAT GOPALPUR(M), City:- , P.O:- MILAN BAZAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: IQxxxxxx5F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/04/2025
Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office

No	Name	Photo	Finger Print	Signature
3	SAMIR MONDAL Son of Late DULAL MONDAL Executed by: Self, Date of Execution: 11/04/2025 Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office		 Captured	
	11/04/2025	LTI 11/04/2025	11/04/2025	

BI-119, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), City:- , P.O:- MILAN BAZAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: BTxxxxxx0A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/04/2025
Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office

Name	Photo	Finger Print	Signature
NIRMAL MONDAL Son of Late DULAL MONDAL Executed by: Self, Date of Execution: 11/04/2025 , Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office		 Captured	
11/04/2025	LTI 11/04/2025	11/04/2025	



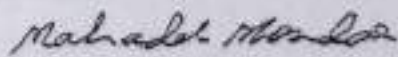
BI-119, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), City:- , P.O:- MILAN BAZAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: BDxxxxxx7H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/04/2025 , Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office

Name	Photo	Finger Print	Signature
TAPASI MONDAL Wife of NIKHIL MONDAL Executed by: Self, Date of Execution: 11/04/2025 , Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office		 Captured	
11/04/2025	LTI 11/04/2025	11/04/2025	

BI-119, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), City:- , P.O:- MILAN BAZAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: B1xxxxxx3G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/04/2025 , Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office

Name	Photo	Finger Print	Signature
SUBHASHIS MONDAL Son of PROBIR MONDAL Executed by: Self, Date of Execution: 11/04/2025 , Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office		 Captured	
11/04/2025	LTI 11/04/2025	11/04/2025	

BI-119, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), City:- , P.O:- MILAN BAZAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: DQxxxxxx3D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/04/2025 , Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office

Name	Photo	Finger Print	Signature
MAHADEB MONDAL Son of KRISHNAPADA MONDAL Executed by: Self, Date of Execution: 11/04/2025 , Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office		 Captured	
11/04/2025	LTI 11/04/2025	11/04/2025	

SI-122, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), City:- , P.O:- MILAN BAZAR, P.S:-
 Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste:
 Hindu, Occupation: Service, Citizen of: India , PAN No.:: CExxxxxx7E,Aadhaar No Not Provided,
 Status :Individual, Executed by: Self, Date of Execution: 11/04/2025
 Admitted by: Self, Date of Admission: 11/04/2025 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANU CONSTRUCTION JAGANNATH ABASAN,AE-56,HANA PARA,KRISHNAPUR, Block/Sector: NILACHAL, Flat No: 5, City:- , P.O:- MILAN BAZAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 , PAN No.:: ACxxxxxx0G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> SHYAM SUNDAR BAIRAGI (Presentant) Son of Late KRISHNA PADA BAIRAGI Date of Execution - 11/04/2025, , Admitted by: Self, Date of Admission: 11/04/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Apr 11 2025 3:43PM</td> <td>LTI 11/04/2025</td> <td>11/04/2025</td> <td></td> </tr> </tbody> </table> <p>JAGANNATH ABASAN,AE-56,HANA PARA,KRISHNAPUR, Block/Sector: NILACHAL, Flat No: 5, City:- P O:- MILAN BAZAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxxx4G,Aadhaar No Not Provided Status : Representative, Representative of : ANU CONSTRUCTION (as DEVELOPERS)</p>	Name	Photo	Finger Print	Signature	SHYAM SUNDAR BAIRAGI (Presentant) Son of Late KRISHNA PADA BAIRAGI Date of Execution - 11/04/2025, , Admitted by: Self, Date of Admission: 11/04/2025, Place of Admission of Execution: Office		 Captured		Apr 11 2025 3:43PM	LTI 11/04/2025	11/04/2025	
Name	Photo	Finger Print	Signature										
SHYAM SUNDAR BAIRAGI (Presentant) Son of Late KRISHNA PADA BAIRAGI Date of Execution - 11/04/2025, , Admitted by: Self, Date of Admission: 11/04/2025, Place of Admission of Execution: Office		 Captured											
Apr 11 2025 3:43PM	LTI 11/04/2025	11/04/2025											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> SHYAMAL HALDER Son of Late ANANTA HALDER Date of Execution - 11/04/2025, , Admitted by: Self, Date of Admission: 11/04/2025, Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Apr 11 2025 3:45PM</td> <td>LTI 11/04/2025</td> <td>11/04/2025</td> <td></td> </tr> </tbody> </table> <p>GOURANGA NAGAR,JYOTINAGAR,ASWININAGAR, City:- , P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx2N,Aadhaar No Not Provided Status : Representative, Representative of : ANU CONSTRUCTION (as DEVELOPERS)</p>	Name	Photo	Finger Print	Signature	SHYAMAL HALDER Son of Late ANANTA HALDER Date of Execution - 11/04/2025, , Admitted by: Self, Date of Admission: 11/04/2025, Place of Admission of Execution: Office		 Captured		Apr 11 2025 3:45PM	LTI 11/04/2025	11/04/2025	
Name	Photo	Finger Print	Signature										
SHYAMAL HALDER Son of Late ANANTA HALDER Date of Execution - 11/04/2025, , Admitted by: Self, Date of Admission: 11/04/2025, Place of Admission of Execution: Office		 Captured											
Apr 11 2025 3:45PM	LTI 11/04/2025	11/04/2025											

Identifier Details :

Identifier	Photo	Finger Print	Signature
Mr. SUJIT ACHARYA S/O of SUNIL ACHARYA ANKSHINPARA, City:- Not Specified, BARASAT, P.S.-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124		 Captured	
	11/04/2025	11/04/2025	11/04/2025
Identifier Of PRIYANKA MALAKAR, PAYEL MALAKAR, SAMIR MONDAL, NIRMAL MONDAL, TAPASI MONDAL, SUBHASHIS MONDAL, MAHADEB MONDAL, SHYAM SUNDAR BAIRAGI, SHYAMAL HALDER			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PRIYANKA MALAKAR	ANU CONSTRUCTION-1 Katha
2	PAYEL MALAKAR	ANU CONSTRUCTION-1 Katha
3	SAMIR MONDAL	ANU CONSTRUCTION-10 Chatak
4	NIRMAL MONDAL	ANU CONSTRUCTION-10 Chatak
5	TAPASI MONDAL	ANU CONSTRUCTION-8 Chatak
6	SUBHASHIS MONDAL	ANU CONSTRUCTION-8 Chatak

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	MAHADEB MONDAL	ANU CONSTRUCTION-0.928125 Dec

Endorsement For Deed Number : I - 150203395 / 2025

On 11-04-2025

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 of Indian Stamp Act 1899.

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

Presented for registration at 15:08 hrs on 11-04-2025, at the Office of the D.S.R. - II NORTH 24-PARGANAS by SHYAM SUNDAR BAIRAGI.

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 96,00,939/-

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

Execution is admitted on 11/04/2025 by 1. PRIYANKA MALAKAR, Daughter of SUKUMAR MALAKAR, BALAKA GREEN, SARDAR PARA, KAIKHALI, MALIR BAGAN, Sector: B, Flat No: 1A, P.O: AIRPORT, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by Profession House wife, 2. PAYEL MALAKAR, Daughter of SUKUMAR MALAKAR, MAJHER PARA, RAJARHAT GOPALPUR(M), P.O: MILAN BAZAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife, 3. SAMIR MONDAL, Son of Late DULAL MONDAL, BI-119, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR (M), P.O: MILAN BAZAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Service, 4. NIRMAL MONDAL, Son of Late DULAL MONDAL, BI-119, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), P.O: MILAN BAZAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Service, 5. TAPASI MONDAL, Wife of NIKHIL MONDAL, BI-119, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), P.O: MILAN BAZAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife, 6. SUBHASHIS MONDAL, Son of PROBIR MONDAL, BI-119, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), P.O: MILAN BAZAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 7. MAHADEB MONDAL, Son of KRISHNAPADA MONDAL, BI-122, KRISHNAPUR MAJHER PARA, RAJARHAT GOPALPUR(M), P.O: MILAN BAZAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Service

Identified by Mr SUJIT ACHARYA, , Son of SUNIL ACHARYA, DAKSHINPARA, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-04-2025 by SHYAM SUNDAR BAIRAGI, DEVELOPERS, ANU CONSTRUCTION, JAGANNATH ABASAN, AE-56, HANA PARA, KRISHNAPUR, Block/Sector: NILACHAL, Flat No: 5, City:-, P.O:- MILAN BAZAR, P.S:- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700102

Identified by Mr SUJIT ACHARYA, , Son of SUNIL ACHARYA, DAKSHINPARA, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-04-2025 by SHYAMAL HALDER, DEVELOPERS, ANU CONSTRUCTION, JAGANNATH ABASAN, AE-56, HANA PARA, KRISHNAPUR, Block/Sector: NILACHAL, Flat No: 5, City:-, P.O:- MILAN BAZAR, P.S:- Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700102

Identified by Mr SUJIT ACHARYA, , Son of SUNIL ACHARYA, DAKSHINPARA, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, 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 3838, Amount: Rs.100.00/-, Date of Purchase: 09/04/2025, Vendor name: S Mukherjee



Rita Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Instrument of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1502-2025, Page from 101011 to 101035
being No 150203395 for the year 2025.



Digitally signed by RITA LEPCHA
Date: 2025.04.22 11:47:02 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 22/04/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.