

3519/23

D-3448/23



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL  
 28/539084/23

3 MAR 2023

AN 078948  
 Aliipore South 24-partiam

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT**

**THIS DEVELOPMENT POWER OF ATTORNEY** is made on this the 3rd Day of March Two Thousand And Twenty Three (2023).

**KNOW ALL MEN BY THESE PRESENTS** that **WE**, (1) **SMT. UTTARA SARDAR**, (PAN NO - BYDPS2158B), (AADHAAR NO - 3471 0210 7066), daughter of Late Mangal Purkait, by Occupation - Business, by Nationality - Indian, Residing at- Municipal Premises No. 25, Manick Bandopadhyay Sarani, Post office- Regent Park, Police Station- Regent Park, Kolkata- 700 040, (2) **SRI. BHAKTA**

13 JAN 2023

4544

102/ —

NO.....DATE.....RS.....

NAME.....

ADDRESS.....

ALIPORE JUDGES COURT  
A. K. SAMAPATI

  
SIGNATURE

D. CHOUDHURY  
(Advocate)  
Alipore Judges Court  
Kolkata - 700 027



Madhwarima Saha  
D/o. Panku Saha  
Alipore police court  
K01-27

**KUMAR NASKAR, (PAN NO - ACUPN4957H), (AADHAAR NO - 8043 7385 9755)**, son of Late Gopal Chandra Naskar, by Occupation Service, by faith - Hindu, by Nationality - Indian, presently residing at- 53, K. M. Naskar Road, P.O. & P.S.- Regent Park, Kolkata- 700040, **(3) SRI. SAKTI NASKAR, (PAN NO - ALJPN6874D), (AADHAAR NO - 3266 4977 3019)**, son of Late Gopal Chandra Naskar, by Occupation - Business, by faith - Hindu, by Nationality - Indian, presently residing at- 24A, Manik Bandyopadhyay Sarani,, P.O. & P.S.- Regent Park, Kolkata-700040, **(4) SRI. SAMIR NASKAR, (PAN NO - AKEPN2631A), (AADHAAR NO - 2627 8171 5075)**, son of Late Gopal Chandra Naskar, by Occupation - Business, by faith - Hindu, by Nationality - Indian, presently residing at- 24A, Manik Bandyopadhyay Sarani, P.O. & P.S.- Regent Park, Kolkata-700040, **(5) SRI PRIYANGSHU MONDAL, (PAN NO - GRTPM1205D), (AADHAAR NO - 7432 4931 0592)**, son of Uttam Mondal, by faith - Hindu, by Occupation - Business, by Nationality - Indian, Residing at- 29, M. B. Sarani, P.O. & P.S. - Regent Park, Kolkata - 700040 **(6) SRI DIPAK MONDAL, (PAN NO - ANCPM6982G), (AADHAAR NO - 9579 4207 7999)**, son of Late Rash Behari Mondal, by faith - Hindu, by occupation - Business, Residing at- 34, K. M. Naskar Road, P.O. & P.S. - Regent Park, Kolkata - 700040, Hereinafter called and referred to as the "**LAND OWNERS**" of **ALL THAT** piece and parcel of land measuring **7 Cottah 15 Chittak 30 sq.ft. more or less** with 2043 sq.ft RTS with cemented floor

standing thereon, situated at Mouza- Shibpur, J.L. No. 42, Khatian No. 248, Dag No. 235, Touzi No. 151, Sub Registry office Alipore, under Kolkata Municipal Corporation, Ward no. 97, **K.M.C. Premises no. 20, Manick Bandopadhyay Sarani, P.S - Regent Park, Kolkata- 700040** morefully described in schedule hereunder, do hereby nominate, constitute and **(1) SRI. UTTAM MONDAL**, having (**PAN NO - AMIPM9045R**), (**AADHAAR NO - 7418 6822 0220**), S/o late Rash Behari Mondal, Residing at- 29, Manik Bandhopadhyay Sarani, P.O. & P.S. - Regent Park, Kolkata- 700 040 **(2) SRI. DIPAK MONDAL**, having (**PAN NO - ANCPM6982G**), (**AADHAAR NO - 9579 4207 7999**), S/o. late Rash Behari Mondal, Residing at- 34, Kshetra Mohan Naskar Road, P.O. & P.S. - Regent Park, Kolkata- 700 040, **(3) SRI. SAHASRAJIT ROY**, having (**PAN NO - BYTPR7907R**), (**AADHAAR NO - 5331 7608 2748**), S/o. Sri Dilip Kumar Roy Residing at- 29, Manik Bandhopadhyay Sarani, P.O. & P.S. - Regent Park, Kolkata- 700 040, All by Faith - Hindu, by Nationality - Indian, By Occupation - Business as our true and lawful **ATTORNEY**, to act either jointly or severally in our name, on our behalf and in place of us and in our stead to do the following acts, deeds and things in respect of the under mentioned schedule property, that is to say:

**WHEREAS** the said **Owner No. 1 herein** entered into a **Development Agreement** containing some terms and

conditions mentioned therein with the Developer **PRIYA JEET DEVELOPERS PVT. LTD.** a private limited company incorporated under the Companies Act., 1956 having its registered office at- 61/25/1, Manik Bandhopadhyay Sarani, P.O. & P.S.- Regent Park, Kolkata- 700 040 and the said **Development Agreement** dated **13th February, 2015** was registered at the office of **A.D.S.R.** at Alipore and entered in **Book no. I, Volume No. 16, Pages 4611 to 4654, Being No. 03511 for the year 2015** and the said **Owner No. 1 herein** also executed a **power of attorney** dated **13th February, 2015** was registered at the office of **A.D.S.R.** at Alipore and entered in **Book no. I, Volume No. 16, Pages 4592 to 4610, Being No. 03512 for the year 2015.**

**AND WHEREAS** the said **Owner No. 2 herein** entered into a **Development Agreement with General Power of Attorney** dated **15th March, 2022** containing some terms and conditions mentioned therein with the Developer **PRIYA JEET DEVELOPERS PVT. LTD.** a private limited company incorporated under the Companies Act., 1956 having its registered office at- 61/25/1, Manik Bandhopadhyay Sarani, P.O. & P.S.- Regent Park, Kolkata- 700 040 and the said **Development Agreement with General Power of Attorney** was registered at the office of **D.S.R. III** South 24-Parganas, West Bengal and entered in **Book no. I, Volume No. 1603-2022, Pages 214414 to 214468, Being No. 160303966 for the year 2022.**

**AND WHEREAS** the said **Owners No. 3 & 4 herein jointly** entered into a **Development Agreement with General Power of Attorney** dated **25th February 2022** containing some terms and conditions mentioned therein with the Developer **PRIYA JEET DEVELOPERS PVT. LTD.** a private limited company in corporate under the Companies Act., 1956 having its registered office at- 61/25/1, Manik Bandhopadhyay Sarani, P.O. & P.S.- Regent Park, Kolkata- 700 040 and the said **Development Agreement with General Power of Attorney** was registered at the office of **D.S.R. III** South 24-Parganas, West Bengal and entered in **Book no. I, Volume No. 1603-2022, Pages 177142 to 177200, Being No. 160302851 for the year 2022.**

**AND WHEREAS** the said **Owners No. 5 & 6 herein jointly** entered into a **Development Agreement** dated **5th January, 2023** containing some terms and conditions mentioned therein with the Developer **PRIYA JEET DEVELOPERS PVT. LTD.** a private limited company in corporate under the Companies Act., 1956 having its registered office at- 61/25/1, Manik Bandhopadhyay Sarani, P.O. & P.S.- Regent Park, Kolkata- 700 040 and the said **Development Agreement** was registered at the office of **D.S.R. III** South 24-Parganas, West Bengal and entered in **Book no. I, Volume No. 1603-2023, Pages 9824 to 9861, Being No. 160300160 for the year 2023** and the said **Owners No. 5 & 6 herein** also executed a **Development power of attorney** dated **5th January, 2023** was registered at the office of **D.S.R.-III** at Alipore and entered in **Book no. I, Volume No.**

1603-2023, Pages 9862 to 9880, Being No. 160300174 for the year 2023.

**AND WHEREAS** the Principals herein jointly entered into an agreement with Developer **PRIYA JEET DEVELOPERS PVT. LTD.** a private limited company in corporate under the Companies Act., 1956 having its registered office at - 61/25/1, Manik Bandhopadhyay Sarani, P.O. & P.S. - Regent Park, Kolkata - 700040 called and referred to as the **Development Agreement** Registered in the Office of **DSR-III, Alipore**, Dist. 24 pgs(n) which was recorded in **Book No. I, Volume No. 1603-2023, Vide Deed No. 03404** for the year 2023.

**AND WHEREAS** the said (1) **SRI. UTTAM MONDAL**, having (**PAN NO - AMIPM9045R**), (**AADHAAR NO - 7418 6822 0220**), S/o late Rash Behari Mondal, Residing at- 29, Manik Bandhopadhyay Sarani, P.O. & P.S.- Regent Park, Kolkata- 700 040 (2) **SRI. DIPAK MONDAL**, having (**PAN NO - ANCPM6982G**), (**AADHAAR NO - 9579 4207 7999**), S/o. late Rash Behari Mondal, Residing at- 34, Kshetra Mohan Naskar Road, P.O. & P.S.- Regent Park, Kolkata- 700 040, (3) **SRI. SAHASRAJIT ROY**, having (**PAN NO - BYTPR7907R**), (**AADHAAR NO - 5331 7608 2748**), S/o. Sri Dilip Kumar Roy Residing at- 29, Manik Bandhopadhyay Sarani, P.O. & P.S.- Regent Park, Kolkata- 700 040, All by Faith - Hindu, by Nationality - Indian, By Occupation - Business as per terms of the aforesaid **Development Agreement** requested to the Executants herein to execute and

register a **Development Power of Attorney** in their names to construct proposed building and to sale Developer's allocation flats of the above mentioned **Development Agreements vide Deed Nos. 03511/2015, 03966/2022, 02851/2022, 00160/2023** respectively.

**AND WHEREAS (1) SRI. UTTAM MONDAL**, having (**PAN NO - AMIPM9045R**), (**AADHAAR NO - 7418 6822 0220**), S/o late Rash Behari Mondal, Residing at- 29, Manik Bandhopadhyay Sarani, P.O. & P.S.- Regent Park, Kolkata- 700 040 **(2) SRI. DIPAK MONDAL**, having (**PAN NO - ANCPM6982G**), (**AADHAAR NO - 9579 4207 7999**), S/o. late Rash Behari Mondal, Residing at- 34, Kshetra Mohan Naskar Road, P.O. & P.S.- Regent Park, Kolkata- 700 040, **(3) SRI. SAHASRAJIT ROY**, having (**PAN NO - BYTPR7907R**), (**AADHAAR NO - 5331 7608 2748**), S/o. Sri Dilip Kumar Roy Residing at- 29, Manik Bandhopadhyay Sarani, P.O. & P.S.- Regent Park, Kolkata- 700 040, All by Faith - Hindu, by Nationality - Indian, By Occupation - Business, as our true and lawful Attorneys for us and on our behalf either jointly or severally to execute and to do the following acts and things, deeds hereinafter mentioned that is to say:-

To represent us, to sign on our behalf in respect of the below schedule mentioned property as is required for the purpose of Development.

To attend before the Registrar of any Registration Office to execute and present Deed of Sale or Agreement for Sale for



Registration on our behalf and also to do all acts on our behalf as permissible in the eye of law of land for the transfer of the "Developer's allocation" to the intending Purchaser/ Purchasers in respect of Developer's allocation only mentioned in said above development agreement Deed no-3404/2023

To sign, execute and submit all papers, applications, documents, statements, Deed of Sale/ Deed of Conveyance undertakings, declarations and supplementary plans as may be required for having the Building plan or plans on the said premises, re-sanctioned by the Kolkata municipal corporation or other authorities.

To appear and represent us before the Kolkata municipal corporation AND make signature on our behalf in connection with the Building sanction, modification and/or alteration of the Building sanction plan.

To pay fees, obtain sanction and such orders and permissions from the authorities in our name as be expedient for sanction, modification and/or alteration of the plan and other papers and documents as may be required or necessary by the Kolkata municipal corporation.

To receive of the excess amount of fees if any paid for the purpose of sanction, modification and/or alteration of the plan

and/or for the purpose related thereto from any authority or authorities, on our behalf.

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

To apply for and obtain necessary licenses, quota from the concerned authorities.

To execute and register the deeds like deed of conveyance, agreement, agreement for sale, deed of lease, deed of gift to government body before the Registrar and shall also have right to receive the consideration money for the same against receipt on our behalf in respect of Developer's allocation.

To appear, present and sign on our behalf before all authorities for fixing and/or finalization of the annual valuation of the said premises and for that 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.

To appear and represent and/or sign on our behalf before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction to be executed and signed by the said Attorney.

To compromise suits, appeals or other legal proceedings in any courts, tribunal, authorities, whatsoever and sign and verify applications thereof for the said purpose in respect of the said premises.

To receive the registered letters or any other documents in respect of the said property and to grant proper and effectual receipts in respect thereof on our behalf.

To deposit and withdraw fees, documents and ~~monies~~ in Court or Courts and/or any other person or authority and give valid receipts and discharges therefore in connection with the plan.

For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit all papers, deeds and documents.

The Developer shall sale, transfer the Developer's Allocated portion to any buyer/buyers and the owners shall

handover the original deeds, parcha and other legal papers and documents in respect of the said property to the Developer at the time of execution of this Agreement.

And We, do hereby agree to ratify and confirm all or whatsoever, other act or acts which our said Attorney shall lawfully do execute or, permit or, cause to done executed or performed in connection with all the acts and deeds stated herein before.

**THE SCHEDULE ABOVE REFERRED TO**  
**(Entire Property)**

**ALL THAT** piece and parcel of land measuring **7 Cottahs 15 Chittaks 30 sq.ft. more or less** with 2043 sq.ft RTS with cemented floor standing thereon, situated at Mouza- Shibpur, J.L. No. 42, Khatian No. 248, Dag No. 235, Touzi No. 151, Sub Registry office Alipore, under Kolkata Municipal Corporation, Ward no. 97, **K.M.C. Premises no. 20, Manick Bandopadhyay Sarani, P.S- Regent Park, Kolkata- 700040**, in the District of South 24-Parganas, together with all easements rights and appurtenances thereto attached being butted and bounded as follows-

On the North : Premises No. 24/1, M.B. Sarani.  
On the South : M.B. Sarani Road.  
On the East : Premises No. 24A, M.B. Sarani.  
On the West : 12' Feet KMC Road.

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

**SIGNED AND DELIVERED AT BY THE PARTIES KOLKATA IN THE PRESENCE OF:**

**WITNESSES :-**

1. Balraj Kumar Sengupta  
S/o-Late, Kanai Sengupta  
25, Moore Avenue  
Kolkata - 70040.

2. Kekkar Sankar

w/o Bhakita K. Sankar  
26/Moore Avenue, Regen  
Park. Kol - 700040

1. Uttara sardar.

2. Bhakta kumar Naskar

3. Sakti Naskar

4. Sahir Naskar.

5. Priyanshu Mondal.

6. Dipak Mondal

**Signature of the Principal**

For PRIYA JEET DEVELOPERS (P) LTD

*Chittam Mondal*  
DIRECTOR

For PRIYA JEET DEVELOPERS (P) LTD

*Dipak Mondal*  
DIRECTOR

For PRIYA JEET DEVELOPERS (P) LTD

*Sahasrajit Roy*  
DIRECTOR

**Signature of the Attorney**

Drafted by:

*Rajesh Kumar*  
Advocate

25/5/09



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

SIGNATURE Utkala Sardar



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

SIGNATURE Bhakti Kumari Naskar



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

SIGNATURE Sakti Naskar



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

SIGNATURE Samir Naskar



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

SIGNATURE Priyanshu Mondal.



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

SIGNATURE Dipak Mondal





	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

SIGNATURE Alhamz Montiel



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

SIGNATURE Saharjit Roy



भारत सरकार  
GOVERNMENT OF INDIA



মধুরীমা সaha  
MADHURIMA SAHA  
পিতা : পিন্টু সaha  
Father : PINTU SAHA  
জন্ম সাল / Year of Birth : 1999  
মহিলা / Female



3326 7346 1372

- সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
213/সি, চাকদা পল্লী, পূর্ব  
পুড়িমারী, কলকাতা, পশ্চিমবঙ্গ,  
700093

Address:  
213/C CHAKDAH GOVT  
COLONY, Purba Putlary  
S O Purba Putlary, Kolkata,  
West Bengal, 700093



1947  
1800 180 1947



1947@uai.gov.in



www.uai.gov.in

P.O. SDA NO 1947,  
Bh. Janku-500 001

## Major Information of the Deed

<b>Deed No / Year</b>	I-1603-03448/2023	<b>Date of Registration</b>	03/03/2023
<b>Query No / Year</b>	1603-8000589084/2023	<b>Office where deed is registered</b>	
<b>Query Date</b>	03/03/2023 3:12:38 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
<b>Applicant Name, Address &amp; Other Details</b>	RAJESH LASKAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8910845995, Status : Advocate		
<b>Transaction</b>	<b>Additional Transaction</b>		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
<b>Set Forth value</b>	<b>Market Value</b>		
Rs. 2/-	Rs. 1,63,05,385/-		
<b>Stampduty Paid(SD)</b>	<b>Registration Fee Paid</b>		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
<b>Remarks</b>	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160303404/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Manik Bandopadhyay Sarani (Moore Avenue), , Premises No: 20, , Ward No: 097 Pin Code : 700040

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 15 Chatak 30 Sq Ft	1/-	1,61,70,385/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>13.1656Dec</b>	<b>1 /-</b>	<b>161,70,385 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>1 /-</b>	<b>1,35,000 /-</b>	

Details :




Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mrs Uttara Sardar</b> Daughter of Late Mangal Purkait Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office	 03/03/2023	 LTI 03/03/2023	 03/03/2023






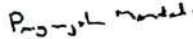



25, Manick Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Byxxxxxx8b, Aadhaar No: 34xxxxxxxx7066, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr Bhakta Kumar Naskar</b> Son of Late Gopal Chandra Naskar Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office	 03/03/2023	 LTI 03/03/2023	 03/03/2023

53, K.m Naskar Road, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: Acxxxxxx7h, Aadhaar No: 80xxxxxxxx9755, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr Sakti Naskar</b> Son of Late Gopal Chandra Naskar Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office	 03/03/2023	 LTI 03/03/2023	 03/03/2023



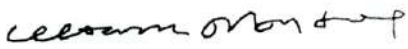


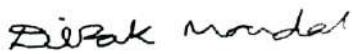



24A, Manick Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Alxxxxxx4d, Aadhaar No: 32xxxxxxxx3019, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr Samir Naskar</b> Son of Late Gopal Chandra Naskar Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office			
03/03/2023	LTI 03/03/2023	03/03/2023	
24A, Manick Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Akxxxxxx1a, Aadhaar No: 26xxxxxxxx5075, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Mr Priyangshu Mondal</b> Son of Mr Uttam Mondal Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office			
03/03/2023	LTI 03/03/2023	03/03/2023	
29, M.b. Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Grxxxxxx5d, Aadhaar No: 74xxxxxxxx0592, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Mr Dipak Mondal</b> Son of Mr Rash Bihari Mondal Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office			
03/03/2023	LTI 03/03/2023	03/03/2023	
34, K.m. Naskar Road, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: Anxxxxxx2g, Aadhaar No: 95xxxxxxxx7999, Status :Individual, Executed by: Self, Date of Execution: 03/03/2023 , Admitted by: Self, Date of Admission: 03/03/2023 ,Place : Office			

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PRIYA JEET DEVELOPERS</b> 61/25/1, Manick Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.: Amxxxxxx5r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Signature	
1	<b>Mr Uttam Mondal</b> Son of Late Rash Bihari Mondal Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 03/03/2023, Place of Admission of Execution: Office	 Mar 3 2023 4:04PM	 LTI 03/03/2023	 03/03/2023
29, Manick Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Amxxxxxx5r,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRIYA JEET DEVELOPERS (as Director)				
2	<b>Mr Dipak Mondal (Presentant)</b> Son of Late Rash Bihari Mondal Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 03/03/2023, Place of Admission of Execution: Office	 Mar 3 2023 4:05PM	 LTI 03/03/2023	 03/03/2023
34, K.m. Naskar Road, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Anxxxxxx2g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRIYA JEET DEVELOPERS (as Director)				
3	<b>Mr Sahasrajit Roy</b> Son of Mr Dilip Kumar Roy Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 03/03/2023, Place of Admission of Execution: Office	 Mar 3 2023 4:06PM	 LTI 03/03/2023	 03/03/2023
29, Manick Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Byxxxxxx7r,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRIYA JEET DEVELOPERS (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>MADHURIMA SAHA</b> Daughter of PINTU SAHA ALIPORE POLICE COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	03/03/2023	03/03/2023	03/03/2023

Transfer Of Mrs Uttara Sardar, Mr Bhakta Kumar Naskar, Mr Sakti Naskar, Mr Samir Naskar, Mr Priyangshu Mondal, Dipak Mondal, Mr Uttam Mondal, Mr Dipak Mondal, Mr Sahasrajit Roy

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Uttara Sardar	PRIYA JEET DEVELOPERS-2.19427 Dec
2	Mr Bhakta Kumar Naskar	PRIYA JEET DEVELOPERS-2.19427 Dec
3	Mr Sakti Naskar	PRIYA JEET DEVELOPERS-2.19427 Dec
4	Mr Samir Naskar	PRIYA JEET DEVELOPERS-2.19427 Dec
5	Mr Priyangshu Mondal	PRIYA JEET DEVELOPERS-2.19427 Dec
6	Mr Dipak Mondal	PRIYA JEET DEVELOPERS-2.19427 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Uttara Sardar	PRIYA JEET DEVELOPERS-83.33333300 Sq Ft
2	Mr Bhakta Kumar Naskar	PRIYA JEET DEVELOPERS-83.33333300 Sq Ft
3	Mr Sakti Naskar	PRIYA JEET DEVELOPERS-83.33333300 Sq Ft
4	Mr Samir Naskar	PRIYA JEET DEVELOPERS-83.33333300 Sq Ft
5	Mr Priyangshu Mondal	PRIYA JEET DEVELOPERS-83.33333300 Sq Ft
6	Mr Dipak Mondal	PRIYA JEET DEVELOPERS-83.33333300 Sq Ft

On 03-03-2023

**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 15:24 hrs on 03-03-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Dipak Mondal ..

**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 1,63,05,385/-

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

Execution is admitted on 03/03/2023 by 1. Mrs Uttara Sardar, Daughter of Late Mangal Purkait, 25, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 2. Mr Bhakta Kumar Naskar, Son of Late Gopal Chandra Naskar, 53, K.m Naskar Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Service, 3. Mr Sakti Naskar, Son of Late Gopal Chandra Naskar, 24A, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 4. Mr Samir Naskar, Son of Late Gopal Chandra Naskar, 24A, Manick Bandopadhyay Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 5. Mr Priyangshu Mondal, Son of Mr Uttam Mondal, 29, M.b. Sarani, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business, 6. Mr Dipak Mondal, Son of Mr Rash Bihari Mondal, 34, K.m. Naskar Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession Business

Indetified by MADHURIMA SAHA, , , Daughter of PINTU SAHA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-03-2023 by Mr Sahasrajit Roy, Director, PRIYA JEET DEVELOPERS (Private Limited Company), 61/25/1, Manick Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by MADHURIMA SAHA, , , Daughter of PINTU SAHA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 03-03-2023 by Mr Uttam Mondal, Director, PRIYA JEET DEVELOPERS (Private Limited Company), 61/25/1, Manick Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by MADHURIMA SAHA, , , Daughter of PINTU SAHA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 03-03-2023 by Mr Dipak Mondal, Director, PRIYA JEET DEVELOPERS (Private Limited Company), 61/25/1, Manick Bandopadhyay Sarani, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:- South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by MADHURIMA SAHA, , , Daughter of PINTU SAHA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**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/-



**Statement 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 4544, Amount: Rs.100.00/-, Date of Purchase: 13/01/2023, Vendor name: A K Samajpati



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 306268 to 306293  
being No 160303448 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.07.27 15:47:22 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/27 03:47:22 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)