

6225/23

I-6007/23



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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
08.05.2023
098/1150409/23

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


District Sub-Register-M
Alipore, South 24-parganas

DEVELOPMENT POWER OF ATTORNEY

11 8 MAY 2023

KNOW ALL MEN BY THESE PRESENTS I, SRI NIRMAL NAG ALIAS NIRMAL KUMAR NAG, (PAN - CYQPN7697Q) (Aadhaar - 6077 5800 0386), son of Late Jitendra Mohan Nag, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 6/31, Viveknagar, Post Office - Santoshpur, Police Station - Kasba, Kolkata - 700075, hereinafter called and referred to as the **PRINCIPAL/OWNER**, do hereby **SEND GREETINGS**:

Contd....., P/2

WHEREAS one Smt. Ashalata Ghosh (since deceased), by way of registered Partitioned Deed got a plot of land measuring an area of 03 Cottahs more or less, along with tile structure standing thereon, lying and situated at Mouza - Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana - Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the then Jadavpur Municipality thereafter the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Kasba now Garfa, in the District 24 - Parganas now District South 24 - Parganas, which was duly registered in the office of the Sub-Registrar at Alipore and recorded in Book No. I, being Deed No. 3240, for the year 1980.

AND WHEREAS after the aforesaid partitioned deed the said Smt. Ashalata Ghosh (since deceased), became the absolute sole owner of ALL THAT piece and parcel of land measuring an area of 03 Cottahs more or less, along with tile structure standing thereon, lying and situated at Mouza - Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana - Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the then Jadavpur Municipality thereafter the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Kasba

now Garfa, in the District 24 – Parganas now District South 24 – Parganas and enjoying the absolute right, title, interest and possessed over the said plot of land, with structure thereon, free from all sorts of encumbrances.

AND WHEREAS while having seized and possessed the aforesaid plot of land, along with structure thereon, the said Smt. Ashalata Ghosh (since deceased), recorded her name in the J.L. & L.R.O. vide Memo No. 797 dated 16.02.1982 office Case No. 3038 (T) of 81-82 (IX-11) and paying the rates and taxes to the concerned authority.

AND WHEREAS while enjoying the aforesaid plot of land, along with structure thereon, the said Smt. Ashalata Ghosh died intestate as childless and without any issue leaving behind her blood related nephew namely Purnendu Ghosh, as her only legal heir and successor who inherit the aforesaid plot of land, along with structure thereon, by way of Hindu Succession Act, 1956.

AND WHEREAS by way of inheritance the said Purnendu Ghosh became the absolute sole owner of ALL THAT piece and parcel of land measuring an area of 03 Cottahs more or less, along with tile structure standing thereon, lying and situated at Mouza – Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana – Khaspur, comprised in R.S. Dag

Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the then Jadavpur Municipality thereafter the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Kasba now Garfa, in the District 24 - Parganas now District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said inheritance landed property, free from all encumbrances.

AND WHEREAS due some urgency of liquid money and personal reasons, the said Purnendu Ghosh, by virtue of registered Deed of Bengali Bikroy Kobala dated 21/06/1983 sold, transferred and conveyed the said land measuring an area of 03 Cottahs more or less, along with tile structure standing thereon, lying and situated at Mouza - Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana - Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the then Jadavpur Municipality thereafter the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Kasba now Garfa, in the District 24 - Parganas now District South 24 - Parganas, unto and in favour of Sri Nirmal Kumar Nag, which was duly registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 237, Pages 204 to 212, Being No. 8668, for the year 1983

for the consideration mentioned therein and delivery the peaceful Khas possession in favour him forever.

AND WHEREAS by virtue of aforesaid Deed of Bengali Kobala the said Sri Nirmal Kumar Nag, became the absolute sole Owner of ALL THAT piece and parcel of land measuring an area of 03 Cottahs more or less, along with tile structure standing thereon, lying and situated at Mouza - Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana - Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the then Jadavpur Municipality thereafter the Calcutta Municipal Corporation now the Kolkata Municipal Corporation, under Police Station - Kasba now Garfa, in the District 24 - Parganas now District South 24 - Parganas, hereinafter for the sake of brevity referred to as the "**said Property**" and enjoying the absolute right, title, interest and possessed over the said property, more fully and particularly mentioned in the **SCHEDULE** hereunder written.

AND WHEREAS while having peaceful seized, possessed, enjoyment and in possession of the said property the aforesaid Sri Nirmal Kumar Nag, mutated his name in the assessment records of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation,

subsequently the said Corporation have assessed his name as absolute sole Owner in respect of the said property and presently known as Premises No. 328, Garfa Main Road, (having mailing address 6/31, Viveknagar), under Ward No. 104, Police Station - Kasba now Garfa, Calcutta now Kolkata - 700075, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas and exercising the same with all easement rights' thereto by paying usual rents and taxes to the Appropriate Authority, under Assessee No. 311041203280, hereinafter for the sake of brevity referred to as the "**said Premises**" more fully and particularly mentioned in the **SCHEDULE** hereunder written.

AND WHEREAS thus the said Sri Nirmal Kumar Nag (the Principal / Owner herein) thereto became the absolute sole Owner of **ALL THAT** piece and parcel of land measuring an area of **03** Cottahs, **00** Chittacks & **00** Square Feet more or less, along with 200 Square Feet of tile shed structure standing thereon, lying and situated at Mouza - Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana - Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 328, Garfa Main Road, (having mailing address 6/31, Viveknagar), under Ward No. 104, Police Station - Kasba now

Garfa, Calcutta now Kolkata - 700075, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas and enjoying the absolute right, title and interest over the said property, without any kind of hindrance, objection, obstruction, lispendens, trusts, mortgage, claim and/or demand whatsoever or howsoever from any corner, which is more fully and particularly described in the **SCHEDULE** hereunder written, free from all sorts of encumbrances, liens, charges, attachment, liabilities etc.

AND WHEREAS the said Present Principal/Owner being desirous to construct an Ownership Flat system building on their said Premises more and fully described in **SCHEDULE** herein under through an efficient Developer/s who have sufficient resources to do so and coming to know the intention of the Owner/Principal, the Developer herein have proposed to the Owner/Principal to appoint them as Developer for such construction of a proposed G+3 Storied Building on the Scheduled land.

AND WHEREAS the Owner/Principal have agreed to allow the Developer namely **IDEAL CONSTRUCTION**, a Proprietorship Firm, having its office at 224B, Raipur Road (Lotus Park), Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, represented by its Proprietor namely **SRI AMIT DAS**, (PAN - AHAPD1361J) (Aadhaar - 5057 8897 4881), son of Late Sunil Das, by faith - Hindu, by

occupation - Business, by Nationality - Indian, residing at 224B, Raipur Road (Lotus Park), Post Office - Naktala, Police Station - Netaji Nagar, Kolkata - 700047, to develop the Scheduled land at its own costs on the terms and conditions mentioned herein below.

Smit Das
AND WHEREAS the Principal therein for the purpose of developing the said property entered and into a registered "**Development Agreement**" being Book No. I, being Deed No. 5983, for the year 2023 at DSR-III, at Alipore, with **IDEAL CONSTRUCTION**, a Proprietorship Firm, represented by its Proprietor namely **SRI AMIT DAS**, son of Late Sunil Das, on mutual terms and conditions contained therein.

NOW BY THESE PRESENTS THAT I, SRI NIRMAL KUMAR NAG, son of Late. Jitendra Mohan Nag, DO HEREBY AND HEREUNDER NOMINATE, APPOINT AND CONSTITUTE **IDEAL CONSTRUCTION**, a Proprietorship Firm, represented by its Proprietor namely **SRI AMIT DAS**, son of Late Sunil Das, to be my true and lawful **ATTORNEY** and on my behalf and in my name to do and execute all or any of the following acts, deeds, things and matter, to represent the Principal, to do, exercise, execute and perform individually every acts, deeds, matters and things as mentioned hereunder for the purpose of sanction plan and to construct the proposed building as per the Schedule as

mentioned hereinafter in terms of the registered "Development Agreement" that is to say:-

1. To sign any application of Affidavits and affirm the same on behalf of the Principal herein which may be necessary for the construction of the said building or buildings' and to carry correspondence on behalf of the Principals herein with all concerned authorities and body/bodies including the Kolkata Municipal Corporation, Office of the B.L. & L.R.O., Government of West Bengal, Kolkata Police, fire Brigade, West Bengal State Electricity Board, C.E.S.C etc. in accordance with the said construction and development of the said premises under reference to make sign and submit application petition, letters and other writings to the appropriate authorities, local bodies' for all and any sanctions, licenses, permission and consents required for the proposed construction and development of the said premises.
2. To present and sign Deed of Conveyance, Agreement for Sale on behalf of the Principal herein in respect of the Developer's Allocated Flats and other covered spaces of the said proposed Building/s to be constructed by the same Attorney and to receive payments, from the intending Purchaser/s and grant receipt to them always subject to the terms, conditions, stipulations and undertakings contained in this Development Agreement.

3. To negotiate with the intending Buyer/Purchasers of the Flats and other covered spaces in respect of the Developer's Allocation of the said proposed building to be constructed by the Attorney on behalf of the Principal at the said premises, save and except the Owner's Allocated Portion.
4. To present before the Registrar or any registration office namely Registrar of Assurance, Additional District' Sub-Registrar at Alipore, D.S.R. at Alipore, South 24 - Parganas, District Registrar or any other Registrars for the purpose of registration of the Agreement/Agreements, Deed of Conveyance in respect of the Developer's Allocation of any spaces or parts or portion to be constructed by the said Developer at the said premises on behalf of the Principal, save and except the Owner's Allocation.
5. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof on behalf of the Principal and to protect the right, title and interest of the Principal in the said property and/or the building to be constructed thereon.
6. To develop the said land by construction of G+3 storied building and/or structure thereon and for the said purpose to do all soil testing, excavation and execute all other civil construction works whatsoever.
7. To appear before the necessary authority including the Kolkata Municipal Corporation, Fire Brigade, Kolkata Police and/or any

other competent Authorities in connection of sanctioning of plans and other purposes.

8. To apply for and obtain such permission as be necessary for obtaining steel, cement, bricks and other materials for construction of buildings and constructional equipment, to appoint Architects and contractors for the purpose of the Development and construction of the said land.
9. To ward off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said land or any part thereof and to take appropriate legal steps whether by actions or otherwise and to abate all nuisance.
10. To accept notice and service of papers for and on behalf of the Principals from any Court / Kolkata Municipal Corporation / Tribunal and/or any other Competent Authority and / or persons.
11. To pay and / or deposit all moneys including Court Fee and to grant valid receipts and discharges in respect thereof in the name of the Principal.
12. To sign and submit papers, applications and documents for having the mutation effected in all public records and with all authorities and/or persons including the said Kolkata Municipal Corporation being appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and

authorities in any manner to have mutation effected for and on behalf of the Principal.

13. To pay all outgoings from the date of execution of these presents including sanction fees of Kolkata Municipal Corporation/ Municipal Taxes, rents, revenue and charges whatsoever payable for and on account of the said land and building and receive refund and/or other moneys excluding compensation of any nature from requisition and/or acquisition authorities only in the name of the Principal.
14. To affix sign board or install any hoarding on the said Schedule Plot of the Land in the name of the Attorney as Developer.
15. To advertise in the newspapers for procuring buyers for selling building on behalf of the Principal from Developer Allocated only.
16. To enter into any Agreements for the proposed Flats and other covered area and to receive advance/earnest money/consideration money/security deposit/ vide Account Payee Cheques in the name of the Developer in respect of the said Developer's Allocation spaces and the undivided proportionate impartible share in the land or any portion thereof for selling spaces, conveying the proportionate right, title and interest of the Principal in the land and to handover the copies of the relevant Documents in regard to 'title of the Principal to such intending Purchaser/s in respect of Developer's Allocation, save and except the Owner's Allocation.

17. For all and any of the purposes herein before stated to appear and represent the Principal before all authorities having jurisdiction on the Schedule Premises and to sign execute and submit papers and documents and the said Attorney can act in terms of the said Developer Power of Attorney.
18. To appear and represent the Principal before any notary, Registrar of Assurance, Metropolitan Magistrate and other Officer / Officers or Authority/Authorities having jurisdiction on the Schedule Premises and to present for registration and to acknowledge the registrar or have registered and perfected all Attorneys in any manner concerning the Agreements/Conveyance in the said premises.
19. To apply for C.C/occupancy certificate from Kolkata Municipal Corporation and to accept the same on my behalf.
20. To apply the sanction plan of the proposed building and to revise such plan, being right to sign on such plan and prepare any other document relating to Kolkata Municipal Corporation building sanction department.

AND the Principal hereby ratifies confirms and agrees or undertakes to ratify confirm and acknowledge all and whatsoever the said Attorney or agent appointed under this Power hereinabove contained shall lawfully do or caused to be done in the right of or by virtue of the registered "Development Agreement" as mentioned hereinabove, including such

confirmations and other works till the completion of the whole deal as per the terms of the aforesaid registered "**Development Agreement**."

SCHEDULE OF LAND

ALL THAT piece and parcel of land measuring an area of **03** Cottahs, **00** Chittacks & **00** Square Feet more or less, along with 200 Square Feet of tile shed structure standing thereon, lying and situated at Mouza - Garfa, J.L. No. 19, R.S. No. 2, Touzi Nos. 10 & 13, Pargana - Khaspur, comprised in R.S. Dag Nos. 405 & 403, appertaining to R.S. Khatian No. 361, within the limits of the Kolkata Municipal Corporation, at and being K.M.C. Premises No. 328, Garfa Main Road, (having mailing address 6/31, Viveknagar), under Ward No. 104, Police Station - Kasba now Garfa, Calcutta now Kolkata - 700075, within the jurisdiction of District Sub-Registrar at Alipore, in the District South 24 - Parganas, having Assessee No. 311041203280, along with all rights, paths, passages, ways, easement right and interest thereon and the said premises, being butted and bounded on the said Property in the following manner:

ON THE NORTH :	Part of R.S. Dag Nos. 405 & 403;
ON THE SOUTH :	40' Feet Wide Garfa Main Road;
ON THE EAST :	Part of R.S. Dag No. 404;
ON THE WEST :	Other's Property.

14/05/23

IN WITNESS WHEREOF I the Principal, do hereto and hereunto set and subscribed my hands on this 8th day of May, in the year Two Thousand Twenty Three (2023)

Amir

SIGNED, SEALED AND DELIVERED

By the Principal at Kolkata

In presence of:

WITNESSES

01) *Debjyoti Chatterjee*
18/1 My Own Road
Kolkata-98

02) *Bosun Dev Paul*
43/2 Theel Road.
Kolkata-75

Torshor Roy

**SIGNATURE OF THE
PRINCIPAL/OWNER**

IDEAL CONSTRUCTION
Amir
Proprietor.

**SIGNATURE OF THE
ATTORNEY**

Drafted by me:

Debjyoti De
Adv.

F-1776/03..

Printed In:

PRINT ZONE

Alipore Police Court,
Kolkata - 700027

S. Ahmed
Sarfaraz Ahmed

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature..... *T. R. M. 09/04*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature..... *Amil-62*



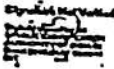
ভারত সরকার

Unique Identification Authority of India

চলিতকারী নম্বর/Enrollment No.: 1528/64443/10201

Download Date: 06/12/2017
Generation Date: 10/12/2017

To
বাসু দেব পাল
Basu Dev Paul
S/O: Late Dhiren Paul
P.S - Garfa
43/2, Jhili Road
Santoshpur
Kolkata Santoshpur
West Bengal - 700075
7044322146



আপনার আধার সংখ্যা/Your Aadhaar No.:

8035 3737 7879

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



বাসু দেব পাল
Basu Dev Paul
জন্মতারিখ/ DOB: 04/12/1967
পুল / MALE



8035 3737 7879

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়াজাত চিঠি

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:

স/ও: লেট ধিরেন পাল, 43/2, বিজ
রোড, পি.এস - গারফা, মহেন্দ্রপুর,
কোলাকাতা,
পশ্চিম বঙ্গ - 700075

Address:

S/O: Late Dhiren Paul, 43/2,
Jhili Road, P.S - Garfa,
Santoshpur, Kolkata,
West Bengal - 700075

8035 3737 7879



help@uidai.gov.in

www.uidai.gov.in

Major Information of the Deed

Deed No.	I-1603-06007/2023	Date of Registration	08/05/2023
Query No./ Year	1603-8001150409/2023	Office where deed is registered	
Query Date	08/05/2023 12:08:32 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	BASUDEB PAUL ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9123358303, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth Value	Market Value		
Rs. 2/-	Rs. 1,22,04,001/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160305983/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

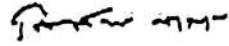
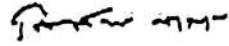
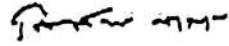
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Garfa Main Road, Road Zone : (KMC Ward-104 – KMC Ward-104 (Thakur Ramkrishna Lane)) , , Premises No: 328, , Ward No: 104 Pin Code : 700032

Sch No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha	1/-	1,21,50,001/-	Property is on Road , Project Name :
Grand Total :				4.95Dec	1 /-	121,50,001 /-	

Structure Details :

Sch No.	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

Principal 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> NIRMAL NAG, (Alias: NIRMAL KUMAR NAG) Son of Late JITENDRA MOHAN NAG Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>08/05/2023</td> <td>LTI</td> <td>08/05/2023</td> <td>08/05/2023</td> </tr> </tbody> </table> 6/31, VIVEKNAGAR, City:- , P.O:- SANTOSH PUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: CYxxxxxx7Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office	Name	Photo	Finger Print	Signature	NIRMAL NAG, (Alias: NIRMAL KUMAR NAG) Son of Late JITENDRA MOHAN NAG Executed by: Self, Date of Execution: 08/05/2023 , Admitted by: Self, Date of Admission: 08/05/2023 ,Place : Office				08/05/2023	LTI	08/05/2023	08/05/2023
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08/05/2023	LTI	08/05/2023	08/05/2023										

Attorney Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	IDEAL CONSTRUCTION 224B, RAIPUR ROAD,, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.: AHxxxxxx1J,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> AMIT DAS (Presentant) Son of Late SUNIL DAS Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>May 8 2023 1:22PM</td> <td>LTI</td> <td>08/05/2023</td> <td>08/05/2023</td> </tr> </tbody> </table> 224B, RAIPUR ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx1J,Aadhaar No Not Provided Status : Representative, Representative of : IDEAL CONSTRUCTION (as PROPRIETOR)	Name	Photo	Finger Print	Signature	AMIT DAS (Presentant) Son of Late SUNIL DAS Date of Execution - 08/05/2023, , Admitted by: Self, Date of Admission: 08/05/2023, Place of Admission of Execution: Office				May 8 2023 1:22PM	LTI	08/05/2023	08/05/2023
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May 8 2023 1:22PM	LTI	08/05/2023	08/05/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BASUDEB PAUL Son of Late D C PAUL 43/2 JHEEL ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Kasba, District:- South 24-Parganas, West Bengal, India, PIN:- 700075			
	08/05/2023	08/05/2023	08/05/2023
Identifier Of NIRMAL NAG, AMIT DAS			

Transfer of property for 1st		
Sl.No	From	To. with area (Name-Area)
1	NIRMAL NAG	IDEAL CONSTRUCTION-4.95 Dec
Transfer of property for 2nd		
Sl.No	From	To. with area (Name-Area)
1	NIRMAL NAG	IDEAL CONSTRUCTION-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160306007 / 2023

On 08-05-2023

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 21A of W.B. Registration Rules, 1962

Presented for registration at 12:14 hrs on 08-05-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by AMIT DAS ..

Certificate of Market Value (WBPUV Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,22,04,001/-

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

Execution is admitted on 08/05/2023 by NIRMAL NAG, Alias NIRMAL KUMAR NAG, Son of Late JITENDRA MOHAN NAG, 6/31, VIVEKNAGAR, P.O: SANTOSH PUR, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by Mr BASUDEB PAUL, , Son of Late D C PAUL, 43/2 JHEEL ROAD, P.O: SANTOSH PUR, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-05-2023 by AMIT DAS, PROPRIETOR, IDEAL CONSTRUCTION, 224B, RAIPUR ROAD,, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr BASUDEB PAUL, , Son of Late D C PAUL, 43/2 JHEEL ROAD, P.O: SANTOSH PUR, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

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

Description of Stamp
1. Stamp: Type: Impressed, Serial no 4159, Amount: Rs.100.00/-, Date of Purchase: 04/05/2023, Vendor name: Subhankar Das



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 172052 to 172074
being No 160306007 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.05.08 14:12:58 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/08 02:12:58 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)