

7139/24

I 7001/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 826331

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

24/09/24
02:00 P.M.
9-8-2528447/24

ADSR Sodepur
North 24 Parganas
24 SEP 2024

ADSR Sodepur
North 24 Parganas
24 SEP 2024

SUPPLEMENTARY DEVELOPMENT

POWER OF ATTORNEY

(AFTER REGISTERED SUPPLEMENTARY DEVELOPMENT AGREEMENT)

Advocate
Advocate

কমিক নং 3409 তারিখ 26/8/24
সদা 1001
কর্তা : Shijit Dasgupta (Adv)
সিদ্ধান্ত : Sealank Court, 107/14
ভেঙার : Ranjiton Paul
লাইসেন্স : ভেঙার
কাশিপুর দফতর : অ. আর. অফিস

ভেঙারের নাম : রঞ্জিতা পাল
ক্রিয়াকারীর নাম :- বারাক
ক্রি নং : 26 JUL 2024
স্ট্যাম্প খরদের তারিখ : 150000
এ টি.ভি. নং মোট কত টাকার
স্ট্যাম্প খরিদ করা ইইয়াছে।



ADSR Sadpur
North 24 Parganas

Substantive & Mr. C. G.
Ho. Tugom or Mr. C. G.
P. A. Sarma, 2nd Lane
P.O. - Birati, P.S. - Airport
Kailash Forest
North 24 Parganas

24 SEP 2024



KNOW ALL MEN BY THESE PRESENTS, I, MR. NISITH BANDYOPADHYAY, (PAN NO.:- ACZPB5071D, D.O.B.:- 15.05.1949, AADHAAR NO.:- 552189947996, MOBILE NO.:- 9432232986), Son of Late Santosh Banerjee alias Santosh Kumar Banerjee, by religion - Hindu, by Nationality- Indian, residing at Matrikankha Vaban, Khardah Jelia Para, P.O.- Khardah, P.S.- Khardah, District- North 24 Parganas, State- West Bengal, Pin- 700117 hereinafter called as the **EXECUTANT**.

TITLE OF PROPERTY OF OWNER NO.- 1

WHEREAS one Smt. Lakhmania Dasi Wife of Sri Kanai Dayal Sah was the absolute owner of a plot of land measuring 10 (Ten) Cottahs more or less equivalent to 16 decimal land situated and lying at Mouza- Khardaha, J.L. No.- 2, R.S. No.- 18, Touzi No. 145, Dag No. 1179 and Khatian No.- 106 and Khatian No. 107, P.S.- Khardah more fully described therein and transferred a plot of land measuring 50% land share out of 10 Cottahs more or less to one Bhupendra Nath Bandyopadhyay, Son of Late Ganga Narayan Bandyopadhyay by virtue of a registered deed of sale being deed No. 697 for the year 1942 and recorded in Book No.- 1, Volume No.- 15, Pages from 148 to 152 and registered at S.R. Barrackpore and She transferred another 50% land share out of 10 Cottahs more or less to one Amulya Charan Mukhopadhyay by virtue of a registered Deed of Sale, being Deed No.- 698 for the year 1942 and recorded in Book No.- 1, Volume No.- 15, Pages from 153 to 157 and registered at S.R. Barrackpore.

AND WHEREAS the said Bhupendra Nath Bandyopadhyay, Son of Late Ganga Narayan Bandyopadhyay purchased another 50% share land from Amulya Charan Mukhopadhyay by virtue of a registered Deed of Sale, being Deed No.- 543 for the year 1951 and recorded in Book No.- 1, Volume No.- 12, Pages from 152 to 154 and registered at S.R. Barrackpore.

AND WHEREAS thus the said Bhupendra Nath Bandyopadhyay became absolute owner of total plot of land measuring 10 Cottahs more or less by way of two different deeds .

AND WHEREAS that said Bhupendra Nath Bandyopadhyay possessed the same died intestated on 29.06.1958 leaving behind his legal heir namely :

1. Manaka Bandyopadhyay - Wife
2. Santosh Kumar Bandyopadhyay - Son
3. Monotosh Kumar Bandyopadhyay - Son
4. Paritosh Kumar Bandyopadhyay - Son
5. Durga Rani Ghosal - Daughter

as legal heirs successor and survivor as Hindu Succession Act., they became joint owners after demise property.

AND WHEREAS Smt. Manaka Bandyopadhyay transferred her 1/5th share of the total property to her three sons namely Santosh Kumar Bandyopadhyay, Monotosh Kumar

Bandyopadhyay and Paritosh Kumar Bandyopadhyay by virtue of a registered Deed of Gift being Deed No.- 3629 for the year 1983 and recorded Copied in Book No.- 1, Volume No.- 79, Pages from 14 to 19 and registered at S.R. Barrackpore.

AND WHEREAS one Durga Rani Ghosal transferred her 1/5th share of the total property to her three brothers namely Santosh Kumar Bandyopadhyay, Monotosh Kumar Bandyopadhyay and Paritosh Kumar Bandyopadhyay by virtue of a registered deed of Gift being Deed No. 4685 for the year 1983 and recorded Copied in Book No.- 1, Volume No. 101, Pages from 269 to 274 and registered at S.R. Barrackpore.

AND WHEREAS the said Santosh Kumar Bandyopadhyay, Monotosh Kumar Bandyopadhyay and Paritosh Kumar Bandyopadhyay became absolute owner of total plot of land measuring 10 Cottahs more or less by way of inheritance and two different deed of Gift.

AND WHEREAS one amicable Deed of Partition was made between themselves by virtue registered Deed of Partition, being Deed No.- 4946 for the year 1983 and recorded Copied in Book No.- 1, Volume No.- 108 Pages from 25 to 35 and registered at S.R. Barrackpore and as per said Deed of Partition, they acquired the following land area as follows:-

- | | |
|---------------------------------|--|
| 1. Santosh Kumar Bandyopadhyay | :- Land area 4 Cottahs 12 Chittacks with structure |
| 2. Paritosh Kumar Bandyopadhyay | :- Land area 2 Cottahs 1 Chittacks with structure |
| 3. Monotosh Kumar Bandyopadhyay | :- Land area 2 Cottahs 9 Chittacks 15 Sq.ft. with structure. |

AND WHEREAS the said Santosh Kumar Bandyopadhyay died on 03/11/2004 and his wife died on 26.08.1975 leaving behind only one son Nisith Bandyopadhyay (the present owner herein) as their legal heir as per Hindu Law and recorded his name in the BL & LRO in the name of Nisith Bandyopadhyay comprised Dag No.- 1682 under Khatian No.- 7865, land area 0.0533 decimal land and mutated his name in the records of Titagarh Municipality being Holding No.- 67, Jelia Para, Ward No.- 16.

AND WHEREAS that Paritosh Kumar Bandyopadhyay died intestated on 08.09.2000 without issue leaving behind his only legal heir his Wife Smt. Sefali Bandyopadhyay. And Sefali Bandyopadhyay became owner a plot of land **2 Cottahas 1 Chittacks** more or less and possessed the same without any encumbrances.

AND WHEREAS that said Sefali Bandyopadhyay executed and registered a WILL on 03.12.2001 in favour Smt. Rajasi Goswami and Riti Banerjee and appointed her brother Rathindra Nath Chatterjee as executor which was registered at A.D.S.R. Barrackpore, Being No. 180 for the year 2001.

AND WHEREAS the said Smt. Rajasi Goswami and Riti Banerjee got Probate Order favour District Delegate at Barrackpore 24-Pgs. (N) vide Misc Case.- 227/2012 on 22.03.2013.


Abhijit Das Thakur
Advocate

AND WHEREAS One Twishampati Banerjee Son of Nisith Bandyopadhyay and Smt. Dipti Bandyopadhyay Wife of Nisith Bandyopadhyay jointly purchased a plot of land measuring **2 Cottahs 1 Chittacks** more or less with two storied Building (**Ground floor - 356 Sq.ft.** more or less AND **First floor - 356 Sq.ft.** more or less) from the said Smt. Rajasi Goswami and Riti Banerjee by virtue of a registered Deed of Sale, being Deed No.- 07913 for the year 2013 and copied in Book No. 1, CD Volume No.- 25, Pages from 3415 to 3429 and registered at ADSR Barrackpore.

AND WHEREAS one Nisith Bandyopadhyay (the present owner herein) acquired the above said land from Twishampati Banerjee Son of Nisith Bandyopadhyay and Smt. Dipti Bandyopadhyay Wife of Nisith Bandyopadhyay by way of **Deed of Gift, being Deed No.- 152408246** for the year **2022** and registered **A.D.S.R. Sodepur**.

AND WHEREAS the Present owner became absolute owner of a plot of land measuring 6 Cottahs 13 Chittacks more or less out of which a plot of land measuring 4 Cottahs 12 Chittacks more or less under Titagarh Municipality being Holding No.- 67, Jelia Para, Ward No.- 16, but physical land area **4 Cottahs 6 Chittacks 2 Sq.ft.** more or less and rest of land had been included in road and a plot of land measuring **2 Cottahs 1 Chittack** more or less under Titagarh Municipality being Holding No.- 66, Jelia Para, Ward No. 16 and seized and possessed of or otherwise well and sufficiently entitled to the said property free from all encumbrances.

AND WHEREAS We have entered into a Development Agreement with **NEW KARISHMA CONSTRUCTION**, (PAN NO.- AATFN1740R, date of incorporate 10.02.2021), a Partnership Firm, having its registered office at 112, S.B.V. Patel Road, Tata Gate, Chaimath, P.O.- Titagarh, P.S. Khardah, Kolkata-700119, District 24 Parganas (North), represented by its Partners as per amendment of partnership deed dated **(1) MOHAMMAD IMRAN alias MD. IMRAN**, (PAN NO.- ACXPI1598J, D.O.B.- 29.08.1993, AADHAAR NO.- 315146167585, MOBILE NO.- 8240520675), Son of Mohammad Jalaluddin alias Md. Jalaluddin, by Faith- Muslim, by Nationality- Indian, by Occupation- Business, residing at 112, S.B.V.P. Road, P.O.- Titagarh, P.S.- Khardah, Kolkata- 700119, Dist. North 24-Parganas **(2) SRI SATYAJIT DAS**, (PAN NO.- AHYPD7679K, D.O.B.- 10.09.1978, AADHAAR NO.- 770341190771, MOBILE NO.- 7980421489), Son of Sri Bablu Kumar Das, by Faith- Hindu, by Occupation - Business, by Nationality- Indian, residing at West Barasat Road, Bhattacharjee Para-Nirala, Lalkuthi, P.O.- Barrackpore, P.S.- Titagarh, Kolkata- 700120, District North 24 Parganas by virtue of a registered Development Agreement, being **Deed No.- 152408961 for the year 2022** and registered in Book No.- 1, Volume No. 1524-2022 Pages from 297924 to 297956 and registered at A.D.S.R. Sodepur which was executed on & registered on 26th day of September 2022 to develop the said property by raising multi-storied building upon the said property on the terms and condition mentioned therein.

AND WHEREAS During the construction time, one Supplementary Development Agreement (Present owner's allocation was mentioned herein) was made between the Developer and the owners herein by virtue of a registered Supplementary Development Agreement, being Deed No.- **152406977** for the year 2024 and registered at A.D.S.R. Sodepur.

AND WHEREAS to fulfill the purpose of the Registered Development Agreement which was executed and registered on 26th day of September 2022 and Supplementary Development Agreement dated 24-09-2024 we have agreed to empower the said Developer to construct the said project by executing Power of Attorney and this power is part of the said Registered Development Agreement and Registered supplementary development agreement.

Reviewed & Signed
A.D. 24-09-2024

NOW BY THESE PRESENT we do hereby appoint, nominate, constitute and authorized (1) **MOHAMMAD IMRAN alias MD. IMRAN**, (PAN NO.: ACXPI1598J, D.O.B.: 29.08.1993, AADHAAR NO.: 315146167585, MOBILE NO.: 8240520675), Son of Mohammad Jalaluddin alias Md. Jalaluddin, by Faith- Muslim, by Nationality- Indian, by Occupation- Business, residing at 112, S.B.V.P. Road, P.O.- Titagarh, P.S.- Khardah, Kolkata- 700119, Dist. North 24-Parganas (2) **SRI SATYAJIT DAS**, (PAN NO.: AHYPD7679K, D.O.B.: 10.09.1978, AADHAAR NO.: 770341190771, MOBILE NO.: 7980421489), Son of Sri Bablu Kumar Das, by Faith- Hindu, by Occupation - Business, by Nationality- Indian, residing at West Barasat Road, Bhattacharjee Para-Nirala, Lalkuthi, P.O.- Barrackpore, P.S.- Titagarh, Kolkata- 700120, District North 24 Parganas both are the partners of **NEW KARISHMA CONSTRUCTION**, (PAN NO.: AATFN1740R, date of incorporate 10.02.2021), a Partnership Firm, having its registered office at 112, S.B.V. Patel Road, Tata Gate, Chaimath, P.O.- Titagarh, P.S. Khardah, Kolkata-700119, District 24 Parganas (North), as our true and lawful attorneys on behalf of us to do the flowing acts, deed and thing in respect of our property.

1. To look after manage and maintain my said property during the course of the said development.
2. To enter into the said property either alone or with others for the purpose of the proposed development work and for such purpose.
3. To make feasible building plan (s) of the propose building sign and submit the same and get it sanctioned by the Titagarh Municipality at their own cost and responsibility and construct the proposed multi storied building upon the said property according to the proposed sanctioned plan of the Titagarh Municipality.
4. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the building plan to any authority or authorities.
5. To develop the said property and construct the building thereon as per plan which is to be approved and sanctioned by the Titagarh Municipality.
6. To appoint Engineer, Contractor and Labor for construction of the said multi storied building and to make payments to them.
7. To supervise the development work in respect of the new construction and to carry out and/or carried out the work through contractors, sub-constructor, Architect and Surveyors as may be required by the said Attorney for the purpose of construction of the proposed building and structures on the said property as per the sanctioned plans.

8. To carry on correspondence with and represent me before all concerned authorities in connection with the development of the said property.
9. To pay various deposit to the Titagarh Municipality and other concerned authority as may be necessary for the purpose of carrying out the development work on the said property and to claim refund of such deposits so paid by our said attorney and to give valid and effectual receipt in our name and on our behalf in connection with the refund of such deposits.
10. To approach different authority and office for the purpose of obtaining various permissions and sanctions and other service connection including water and electricity for carrying out and completing the development / construction of the propose building.
11. To sign any site plan, proposed Building Plan, Amalgamation, addition or alteration of Building plan, Completing Certificate, any type of Bond, Declaration, Affidavit and all other papers related to the said property on our behalf in the Titagarh Municipality.
12. To collect different building materials at their own cost expenses, risks and responsibilities for such constructions.
13. To do all other acts, deeds, matter and thing in respect of the said property for the purpose of the said development work thereupon including mutation etc.
14. To enter in agreement for sale or transfer of the different portion of the said property excluding our allocation (**Owner's allocation mentioned in the said registered Development agreement**) with such persons and on such terms and conditions and at such consideration price as the said Attorneys may in their absolute direction think fit and proper.
15. To sell, transfer, demise all or any of the flats/shops/garage units along with proportionate share or interest in the said property **excepting the Owner's allocation** to different person on ownership basis and/or in any other manner and at such price or amount that the Attorneys may think fit and proper. To collect and receive of and from the prospective buyer/s or transferee/s of such flats/shops/garage units the price or rent or premium of such flats/shops/garage units that will be paid by such person or persons and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same.
16. To present the said deed or deed of conveyances for registration and admit the same for execution before the Sub-Registrar, RA and to have the said deed or deed of conveyances registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the flats /shops/garage units comprised in the **Developer's allocation** more fully described in the **Schedule "C"** herein below and hereinafter referred to as the "Developer's allocation" to the

purchaser/s or transferee/s as fully and effectually as I on behalf of firm could do the same myself.

17. To appear and sign any legal documents for us and on our behalf in all courts, B.L & L.R.O, L.A. Collector, board of revenue, tribunals, public bodies or competent authorities as appointed under any acts.
18. To make, sign, execute, verify, present and file all applications, points, petitions, written statements, Vakalatnamas or other documents as deemed necessary in the opinion of the Attorneys or be made, signed, executed, presented or filed in any court of law or elsewhere in connection with any proceedings in respect of the said property or the development works therein.
19. To apply for and obtain completion certificate in respect of the said building or any part or parts thereof from the Municipality after completion of construction.
20. To give such letters and writings and/or undertaking to provide as may be required from time to time by the Municipality and/or other concerned authorities for the purpose of carrying out the development works in respect of the said property as also in respect of the construction work of the building thereon.
21. To execute from time to time agreement or agreements for sale or conveyance on ownership basis of such flats, shops or garages that may be constructed on the said property and also to execute and sign conveyance **excepting the Owner's allocation.**
22. To allow the intending Purchaser or Purchasers to inspect the original title of the said property, sanction building plan and other relevant documents of the title of the said property for and on my behalf.
23. To affix sign board or install any hoarding on the said property in the name of the Attorney.
24. To advertise in the newspaper for obtaining purchasers for selling the flats, commercial spaces and car parking spaces in the proposed building.
25. To insure the said property against damages, fire tempest, riots, civil commotion, floods, earthquake or otherwise as my said Attorney may think fit and proper.
26. To receive every sum of money whatsoever which may become due and payable upon or by virtue of any agreement charges or otherwise security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.
27. For us in our name to accept service of any writ of summons or other legal process and to appear in any court and before all courts, Magistrates or judicial or other officers whatsoever as our said attorney shall think advisable and to commence any action or other proceedings in any court or authority and to prosecute or



Abhijit Das Thakur
Advocate

discontinue or become non suited therein and to settle compromise or refer or arbitration our name or in the name of the same.

28. To appoint pleaders, solicitors, advocate or lawyer to appear and act in any court or before revenue or other officer or officers of any state or local authority and to revoke such appointment and to substitute any others in their place.

AND GENERALLY to do all acts, deeds and things in our name and we hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do cause or to be done in or about the property as aforesaid.

THE SCHEDULE "A" ABOVE REFERRED TO

"SAID PROPERTY"

ALL THAT piece and parcel of a plot of land measuring **6 Cottahs 7 Chittacks 2 Sq.ft.** more or less together with total **1500 Sq.ft. two storied building (Ground floor - 750 Sq.ft. more or less with cemented floor and First Floor- 750 Sq.ft. more or less with cemented floor)** out of which a plot of land measuring **4 Cottahs 6 Chittacks 2 Sq.ft.** more or less under Titagarh Municipality being **Holding No.- 67, Jelia Para, Ward No.- 16**, comprised **L.R. Dag No. 1682** under **L.R. Khatian No.- 7865** (in the name of Nisith Bandyopadhyay) and a plot of land measuring **2 Cottahs 1 Chittack** more or less under Titagarh Municipality being **Holding No.- 66, Jelia Para, Ward No.- 16**, comprised **L.R. Dag No. 1682** under **L.R. Khatian No.- 2544**, Touzi No.- 145, P.S.- Khardah and the relevant Map or Plan of the said Property is annexed hereto and thereon colored **RED** which is the part of this Deed and The said property is butted and bounded as follows

<u>ON THE NORTH</u>	:- Deb Kumar Singh;
<u>ON THE SOUTH</u>	:- <u>16' wide Jelia Para Road;</u>
<u>ON THE EAST</u>	:- House of Uttam Das
<u>ON THE WEST</u>	:- House of Monotosh Bandyopadhyay;

THE SCHEDULE "B" ABOVE REFERRED TO

"OWNER'S ALLOCATION"

(CASH ALLOCATION MENTION IN REGISTERED DEVELOPMENT AGREEMENT & SUPPLIMENTARY DEVELOPMENT AGREEMENT)

DESCRIPTION OF FLAT

- The owner shall get One self contained residential **Flat, Being No.- "2C"**, measuring **Carpet area 827 Sq.ft.** more or less corresponding to measuring **Covered area 907**

Sq.ft. more or less corresponding to measuring **Super built up area 1174 Sq.ft.** more or less on the **Second floor** of the new proposed building.

- The owner shall get One self contained residential **Flat, Being No.- "2D"**, measuring **Carpet area 637 Sq.ft.** more or less corresponding to measuring **Covered area 703 Sq.ft.** more or less corresponding to measuring **Super built up area 910 Sq.ft.** more or less on the **Second floor** of the new proposed building.
- The owner shall get One self contained residential **Flat, Being No.- "4A"**, measuring **Carpet area 631 Sq.ft.** more or less corresponding to measuring **Covered area 689 Sq.ft.** more or less corresponding to measuring **Super built up area 891 Sq.ft.** more or less on the **Fourth floor** of the new proposed building.
- The owner shall get One self contained residential **Flat, Being No.- "4B"**, measuring **Carpet area 673 Sq.ft.** more or less corresponding to measuring **Covered area 738 Sq.ft.** more or less corresponding to measuring **Super built up area 954 Sq.ft.** more or less on the **Fourth floor** of the new proposed building.
- The owner shall get One self contained residential **Flat, Being No.- "1A"**, measuring **Carpet area 631 Sq.ft.** more or less corresponding to measuring **Covered area 689 Sq.ft.** more or less corresponding to measuring **Super built up area 891 Sq.ft.** more or less on the **First floor** of the new proposed building..
- Developer shall hand over **One Shop, Being No. 03**, measuring **Carpet area 320 Sq.ft.** more or less corresponding to measuring **Covered area 338** more or less corresponding to measuring **Super built up area 406 Sq.ft.** more or less on the **Ground floor** of the new proposed building.

Along with all common right and facilities of the said building as per specification mentioned below.

SCHEDULE "C" ABOVE REFERRED TO

"DEVELOPER'S ALLOCATION"

The Balance constructed area of the building (**except the area reserved for the owners**) consisting of several other flats/shops/Garage shall belong to the developer and the developer shall have every right to retain the same or sell, mortgage, lease out, let out or transfer the same in any manner permitted by law along with proportionate share of land attached to such flats/shops/garages without any claim, hindrance or objection from the Owners hereto.

IN WITNESS WHEREOF We, the executants & Attorneys set our hand and seal on this
the 20th day of September TWO THOUSAND AND TWENTY FOUR

SIGNED, SEALED, EXECUTED AND
DELIVERED at Kolkata in presence
of:-

Witnesses:-

1. Mohd. Aleluddin
104/55, V. Patel (Kol-11)
S/o Nizamuddin Mistry
P.S. Khurdh

2. Subrata Mukherjee
S/o Subrata Mukherjee
V.P.A. Sarani, 2nd Lane
P.O. Birati, P.S. Airport
Kol-70001

Premadee
(NISHA Banopadhyay)

Signature of the Executant
(Read over & sign by us)

NEW KARISHMA CONSTRUCTION

Safinip D.

Partner

NEW KARISHMA CONSTRUCTION

Mohammad Samir

Partner

Partner

Signature of the Attorneys
(Read over & sign by us)

Drafted by me in my office as
per information, which is given
by the Executant & the
Attorneys herein:-

Abhijit Das Thakur

Abhijit Das Thakur
Advocate
Sealdah Court, Kol-14
Registration No.- WB/437/1999

Composed by:-

Subrata Mukherjee
158/3, R.B.C. Road, Kol-28

Abhijit Das Thakur
Advocate

Major Information of the Deed

Deed No. :	I-1524-07001/2024	Date of Registration	24/09/2024
Query No / Year	1524-8002528447/2024	Office where deed is registered	
Query Date	24/09/2024 12:59:49 PM	A.D.S.R, SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Abhijit Das Thakur Sealdah, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9330311831, Status : Advocate		
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. 3/-	Rs. 89,01,633/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152406977/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Jelja Para, Mouza: Khardah, , Ward No: 16, Holding No:67 Pin Code : 700117

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1682	LR-7865	Bastu Bastu	4 Katha 6 Chatak 2 Sq Ft	1/-	52,86,165/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Jelja Para, Mouza: Khardah, , Ward No: 16, Holding No:66 Pin Code : 700117

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-1682	LR-2544	Bastu Bastu	2 Katha 1 Chatak	1/-	24,90,468/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				10.6265Dec	2 /-	77,76,633 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1500 Sq Ft.	1/-	11,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1 /-	11,25,000 /-	

Principal Details :

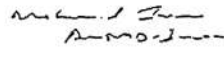
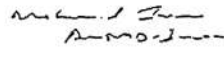
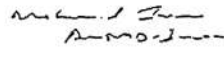
Name,Address,Photo,Finger print and Signature

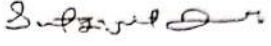
SI No	Name	Photo	Finger Print	Signature
1	Mr NISITH BANDYOPADHYAY Son of Late Santosh Banerjee Alias Santosh Kumar Banerjee Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office	 24/09/2024	 Captured LTI 24/09/2024	 24/09/2024
Matrikankha Vaban, Khardah Jelja Para, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: ACxxxxxx1D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/09/2024 , Admitted by: Self, Date of Admission: 24/09/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	NEW KARISHMA CONSTRUCTION 112, S.B.V. Patel Road, Tata Gate, Chaimath, City:- , P.O:- Titagarh, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700119 , PAN No.: AAxxxxxx0R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI 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> MOHAMMAD IMRAN, (Alias Name: MD IMRAN) (Presentant) Son of Mohammad Jalaluddin Alias Md Jalaluddin Date of Execution - 24/09/2024, , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office </td> <td>  Sep 24 2024 2:29PM </td> <td>  Captured LTI 24/09/2024 </td> <td>  24/09/2024 </td> </tr> </tbody> </table> 112, S.B.V.P. Road, City:- , P.O:- Titagarh, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700119, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx8J,Aadhaar No Not Provided Status : Representative, Representative of : NEW KARISHMA CONSTRUCTION (as partner)	Name	Photo	Finger Print	Signature	MOHAMMAD IMRAN, (Alias Name: MD IMRAN) (Presentant) Son of Mohammad Jalaluddin Alias Md Jalaluddin Date of Execution - 24/09/2024, , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office	 Sep 24 2024 2:29PM	 Captured LTI 24/09/2024	 24/09/2024
Name	Photo	Finger Print	Signature						
MOHAMMAD IMRAN, (Alias Name: MD IMRAN) (Presentant) Son of Mohammad Jalaluddin Alias Md Jalaluddin Date of Execution - 24/09/2024, , Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office	 Sep 24 2024 2:29PM	 Captured LTI 24/09/2024	 24/09/2024						

Name	Photo	Finger Print	Signature
Shri SATYAJIT DAS Son of Shri Bablu Kumar Das Date of Execution - 24/09/2024, Admitted by: Self, Date of Admission: 24/09/2024, Place of Admission of Execution: Office		 Captured	
Sep 24 2024 2:30PM West Barasat Road, City:- , P.O:- Barrackpore, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700120, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx9K,Aadhaar No Not Provided Status : Representative, Representative of : NEW KARISHMA CONSTRUCTION (as partner)	LT1 24/09/2024	24/09/2024	

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subrata Mukherjee Son of Mr Tapan Kumar Mukherjee Ma Sarani 2nd Lane, City:- , P.O:- Birati, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700051		 Captured	
24/09/2024	24/09/2024	24/09/2024	
Identifier Of MOHAMMAD IMRAN, Shri SATYAJIT DAS, Mr NISITH BANDYOPADHYAY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NISITH BANDYOPADHYAY	NEW KARISHMA CONSTRUCTION-7.22333 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr NISITH BANDYOPADHYAY	NEW KARISHMA CONSTRUCTION-3.40313 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NISITH BANDYOPADHYAY	NEW KARISHMA CONSTRUCTION-1500.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Jelia Para, Mouza: Khardah, , Ward No: 16, Holding No:67 Pin Code : 700117

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1682, LR Khatian No:- 7865	Owner:নিশীথ বন্দ্যোপাধ্যায়, Gurdian:সম্রাট কুমার, Address:নিজ , Classification:বাড়, Area:0.05330000 Acre,	Owner Name not selected by applicant.

Neveh 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Jelja Para, Mouza: Khardah, , Ward No:
 Khardaha No:66 Pin Code : 700117

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
LR Plot No:- 1682, LR Khatian No:- 2544	Owner: গরিভোষ কুমার বন্দ্যোপাধ্যায়, Gurdian: কৃষ্ণক বন্দ্যোপাধ্যায়, Address: নিজ , Classification: বাড়ি, Area: 0.05340000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152407001 / 2024

On 24-09-2024

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

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

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

Presented for registration at 14:00 hrs on 24-09-2024, at the Office of the A.D.S.R. SODEPUR by MOHAMMAD IMRAN Alias MD IMRAN,.

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 89,01,633/-

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

Execution is admitted on 24/09/2024 by Mr NISITH BANDYOPADHYAY, Son of Late Santosh Banerjee Alias Santosh Kumar Banerjee, Matrikankha Vaban, Khardah Jelia Para, P.O: Khardah, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700117, by caste Hindu, by Profession Business

Indetified by Mr Subrata Mukherjee, , , Son of Mr Tapan Kumar Mukherjee, Ma Sarani 2nd Lane, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

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

Execution is admitted on 24-09-2024 by MOHAMMAD IMRAN, , MD IMRAN partner, NEW KARISHMA CONSTRUCTION, 112, S.B.V. Patel Road, Tata Gate, Chaimath, City:- , P.O:- Titagarh, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700119

Indetified by Mr Subrata Mukherjee, , , Son of Mr Tapan Kumar Mukherjee, Ma Sarani 2nd Lane, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Execution is admitted on 24-09-2024 by Shri SATYAJIT DAS, partner, NEW KARISHMA CONSTRUCTION, 112, S.B.V. Patel Road, Tata Gate, Chaimath, City:- , P.O:- Titagarh, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700119

Indetified by Mr Subrata Mukherjee, , , Son of Mr Tapan Kumar Mukherjee, Ma Sarani 2nd Lane, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3404, Amount: Rs.100.00/-, Date of Purchase: 26/07/2024, Vendor name: R Paul



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

State of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2024, Page from 204398 to 204417
Seri No 152407001 for the year 2024.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2024.09.25 14:46:38 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 25/09/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.