



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 648128

8-3186059/22

Certified that the document in conformity
to registration. The signature sheet
and endorsement sheets attached to
the document are the part of the
document.

Additional District Sub-Registrar
Belghoria 24 Pgs (N)

1-9 NOV 2022

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

BE IT KNOWN TO ALL CONCERNED that We,

5447
29/9/22 B Mallick

সংখ্যা.....
তারিখ.....
প্রাপ্তি.....
সংক্রান্ত.....
স্বাক্ষর.....
পদবী.....
বাসাসত্তা মন্ত্রণালয়
উত্তর ২৪ পরগণা

নি. ডি. সা.
সংক্রান্ত.....
স্বাক্ষর.....
পদবী.....
বাসাসত্তা মন্ত্রণালয়
উত্তর ২৪ পরগণা

জয়ন্ত কুমার বোস



Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)
- 9 NOV 2022

1) **SRI RADHARAMAN DAS (PAN-BPEPD7633A)** Son of Late Dhirendra Chandra Das, by occupation-Service, 2) **SRI RAKHAL CHANDRA DAS, (PAN-ADTPD4617L)**, Son of Late Dhirendra Chandra Das, by occupation-Business, 3) **SRI NEPAL CHANDRA DAS(PAN-AWDPD9344H)** Son of Late Dhirendra Chandra Das, by occupation-Business, 4) **SRI DHANANJAY DAS(PAN-DTYPD2910N)** Son of Late Dhirendra Chandra Das, by occupation-Business, 5) **SRI SOUMITRA DAS(PAN-AVZPD2351D)** Son of Late Dhirendra Chandra Das, by occupation-Business, all by faith -Hindu, all by nationality-Indian, all are residing at 1/28, Ramkrishna Pally, , P.O. Nandan Nagar, P.s. Belgharia, Kolkata-700083, District-North 24 Parganas, West Bengal, hereinafter called the **"LAND OWNERS"** have entered into a Registered Development Agreement, dated- 9-11-2022 registered at A.D.S.R. Belgharia, for the year 2022, Being No. 6340 with **APEX DEVELOPER**, a sole proprietorship having its office at 14/5, Madhusudan Banerjee road PO & P.S -Belghoria, Kolkata-700056 represented by its sole proprietor **SRI SOURAV BANERJEE (PAN-AKHPB0412E, Aadhaar Card No.5412 6277 5898)** son of Late Dulal Chandra Banerjee, by faith Hindu, by Occupation Business, residing at 14/5, Madhusudan Banerjee road P.O. & P.S. Belghoria, Kolkata-700056, 24 Parganas North, in respect of our property mentioned in the Schedule hereunder for Development of the same by raising construction of Multi-storied building in accordance with the building plan which to be approved by the Kamarhati Municipality under certain terms and conditions mentioned in the said Agreement.

WHEREAS we are absolute owner of **ALL THAT** piece and parcel of land measuring 4 Cottah more or less of homestead land togetherwith a Three-storied building measuring 6210 Sq.ft. (2450 Sq.ft on the Ground Floor, 2630 Sq.ft on the First Floor & 1130 Sq.ft on the Second Floor) at

Mouza-Basudebpur, P.S. Belgharia, J.L. No. 2, C.S. Plot No. 1032(P) & 1033(P), L.O.P. No. 7, being Municipal Holding No. 442, Premises No. 1/28, Ramkrishna Pally, Ward No. 30, P.S. Belgharia, Kolkata-700083 under Kamarhati Municipality, in the office of A.D.S.R. Cossipore Dum Dum, at present A.D.S.R. Belgharia in the District of 24 Parganas (North), details of which mentioned in the Schedule hereunder.

AND WHEREAS that the said Agreement between us that we will hand over the vacant and peaceful possession of land to **APEX DEVELOPER**, a sole proprietorship having its office at 14/5, Madhusudan Banerjee road PO & P.S -Belghoria, Kolkata-700056 represented by its sole proprietor **SRI SOURAV BANERJEE (PAN-AKHPB0412E, Aadhaar Card No.5412 6277 5898)** son of Late Dulal Chandra Banerjee, by faith Hindu, by Occupation Business, residing at 14/5, Madhusudan Banerjee road P.O. & P.S. Belghoria, Kolkata-700056, 24 Parganas North, said Promoter will develop the land as mentioned hereunder by making construction of building as per sanctioned plan which will be approved by Kamarhati Municipality and the total building except our allocation i.e. owners' allocation will be sold to the intending purchasers according to the choice of our said Developer.

AND WHEREAS we are sufficiently entitled to the said landed property as mentioned in the Schedule hereunder as we have absolute right and title and interest in the said property and also have absolute authority to appoint my Constituted Attorney to act on our behalf for Development as aforesaid in respect of under mentioned Schedule property.

AND WHEREAS we are engaged with our Business and also multifarious work, for the conveyance it became necessary for us to appoint said **APEX DEVELOPER**, a sole proprietorship having its office at 14/5, Madhusudan Banerjee road PO & P.S. Belghoria, Kolkata-700056 represented by its sole proprietor **SRI SOURAV BANERJEE (PAN-AKHPB0412E, Aadhaar Card No.5412 6277 5898)** son of Late Dulal Chandra Banerjee, by faith Hindu, by Occupation Business, residing at 14/5, Madhusudan Banerjee road P.O. & P.S. Belghoria, Kolkata-700056, 24 Parganas North, as our Constituted Attorneys to act on our behalf and to look after and to control all affairs in respect of the Schedule land as per terms and conditions to Joint Venture Agreement dated-

NOW WE BY THESE PRESENTS WE 1) SRI RADHARAMAN DAS(PAN-BPEPD7633A) Son of Late Dharendra Chandra Das, by occupation-Service, **2) SRI RAKHAL CHANDRA DAS, (PAN-ADTPD4617L)**, Son of Late Dharendra Chandra Das, by occupation-Business, **3) SRI NEPAL CHANDRA DAS(PAN-AWDPD9344H)** Son of Late Dharendra Chandra Das, by occupation-Business, **4) SRI DHANANJAY DAS(PAN-DTYPD2910N)** Son of Late Dharendra Chandra Das, by occupation-Business, **5) SRI SOUMITRA DAS(PAN-AVZPD2351D)** Son of Late Dharendra Chandra Das, by occupation-Business, all by faith -Hindu, all by nationality-Indian, all are residing at 1/28, Ramkrishna Pally, , P.O. Nandan Nagar, P.s. Belgharia, Kolkata-700083, District-North 24 Parganas, West Bengal, appointed as our Lawful constituted Attorney **APEX DEVELOPER**, a sole proprietorship having its office at 14/5, Madhusudan Banerjee road PO & P.S Belghoria, Kolkata-700056 represented by its sole proprietor **SRI SOURAV BANERJEE (PAN-AKHPB0412E, Aadhaar Card No.5412 6277 5898)** son of Late Dulal Chandra Banerjee, by faith Hindu, by Occupation Business, residing at 14/5, Madhusudan Banerjee road P.O. & P.S. Belghoria,

Kolkata-700056, 24 Parganas North, to act for our and in our names on our behalf and to execute, exercise and perform all and every acts, deeds, matters, things as mentioned hereinafter follows :-

1. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every part thereof. To look after the said land and to control all the areas for the Development of said land and construction of a Multi-storied building thereon as per sanctioned building Plan which is to be approved by the concerned Authority.
2. To sign, execute and submit all development Plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by the local Municipal and other appropriate authorities.
3. To appear and represent us before any necessary Authorities including the Calcutta Metropolitan Developments Authority, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc. of the aforesaid land.
4. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary Authorities as to expedient for sanction, modification and/or alterations of Development Plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary

Authorities and to appoint Engineers, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.

5. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.
6. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as our said Attorney shall think fit and proper.
7. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
8. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid.
9. To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
10. To appear and represent us before all Authorities for fixation and/or finalization of the normal Valuation of the said premises and for that purpose to sign, execute and submit necessary

papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

11. To negotiate with others for sale of the Flats/Garages and spaces in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for us as per aforesaid agreement deed **(i.e. except owners allocation)** at any terms and conditions as the said Attorney shall think fit and proper.
12. To collect advance or part payment or full consideration from the intending purchasers of flats/garages and spaces along with the proportionate share of land on our behalf except the portions which will be kept reserved for us as per said Agreement **(i.e. except owners allocation)**, and the said Attorney shall appropriate the sale-proceeds.
13. To advertise in different newspapers and display hoarding in different places, engage Agency or Agencies for selling of flats/garages and spaces along with the proportionate share of land in out/by them as the said Attorney shall think fit and proper.
14. To file and submit declaration, statements, application and/or returns to the competent Authority or any other necessary Authority or Authorities in connection with the matters herein contained.
15. To transfer, flats/ Garages/ Shops/ Spaces etc. of the proposed buildings along with the proportionate share of land, which is lying there at the said allocated portion of the Developer represented by our Attorney at our premises or any part thereof on such terms and conditions as our said Attorney shall think fit and proper.

16. To take steps for Registration of Flats/garages and spaces etc. of the allocated portions of the Developer (**i.e. except owners allocation**) along with the proportionate share of land represented by our Attorney under the West Bengal Housing Co-operative Society Act or any other law or laws as the case may be.
17. To present any deed or deeds of sale conveyance, or conveyances of other documents for registration and when executed by him in our names and on our behalf the Addl. District Sub-Registrar and District Registrar, Registrar of Assurance, having authority for and to have him registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion **except owners allocation** of it which our said attorney shall consider necessary for the transferring and/or conveying the said property or portion of it to such purchaser or purchasers as fully and effectually in all respect as we could do the same ourselves.
18. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgment or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.
19. To file and defend suits, case, appeals and applications of whatsoever nature for and on our behalf or to be instituted

preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.

20. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications therefore in connection with our above mentioned property.
21. To sign, declare and/or affirm any plaint written, statements, petition, Affidavit, Verification, Vakalatnama, appeal or any other documents or papers in any proceedings or in any way connected therewith.
22. To deposit and withdraw fee documents and manage in and from any Court or Courts and/or any other person or persons or Authority and give valid receipts and discharge therefore.
23. To effect mutation/ amalgamation of premises in the office of the collector and/or Municipal records and to do all acts on our behalf at Mouza-Basudebpur, P.S. Belgharia, J.L. No. 2, C.S. Plot / Dag No. 1032(P) & 1033(P), L.O.P. No. 7, under Kamarhati Municipality, being being Municipal Holding No. 442, Premises No. 1/28, Ramkrishna Pally, Ward No. 30, Kolkata-700083, in the District of North 24 Parganas within A.D.S.R.O. Cossipore Dum Dum at present Belgharia, in the District 24 Parganas (North), which is fully described in the Schedule herein below.
24. To for all or any of the purpose hereinbefore stated to appear and represent our before all Authorities having jurisdiction and to sign, execute and submit plan, papers and documents and obtain the proposed/revised plan building/site plan and to

receive the completion Certificate from the Competent Authority.

25. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised Site/building plan from the Authority and to obtain the completion Certificate from the concerned Authority.
26. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.

AND GENERALLY to act as our Attorney in relation to all matters touching our said land and building and on our behalf to do all instruments, acts, matters, Deed and things as fully and effectually we would do and personally presents.

AND We, hereby ratify and confirm and agree or undertake to ratify and confirm all the acts, deeds whatsoever our said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole Deed/ Transaction as per the said Agreement dated-

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring **4 Cottah** more or less of homestead land togetherwith a Three-storied building measuring **6210 Sq.ft. (2450 Sq.ft on the Ground Floor, 2630 Sq.ft on the First Floor & 1130 Sq.ft on the Second Floor)** at Mouza-Basudebpur, P.S. Belgharia, J.L. No. 2, C.S. Plot No. 1032(P) & 1033(P), L.O.P. No. 7, being Municipal Holding No. 442, Premises No. 1/28, Ramkrishna Pally, Ward No. 30, P.S. Belgharia, Kolkata-700083 under Kamarhati Municipality, in the office of

A.D.S.R. Cossipore Dum Dum, at present A.D.S.R. Belgharia in the District of 24 Parganas (North), which is butted and bounded as follows-

North by : House of Gourangha Charan Das.
South by : House of Smt. Sikha Sarkar & Sri Paresh Sarkar.
East by : Jheel.
West by : 22' Feet Wide Municipal Road.

IN WITNESS WHEREOF the Owner have hereunto set and subscribed their hands on this 30th day of November 2022.

SIGNED, SEALED & DELIVERED

In the presence of:

WITNESSES

1)

Rabi Kumar Roy
 531 Nar dai Nagar Baluchar
 Kal- 83

Rachha Ramen Das
 Rakhal Chandra Das
 Nepal Ch. Das.
 Dhananjay Das
 Soumitra Das

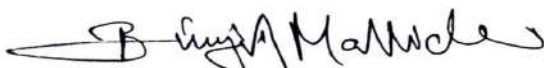
SIGNATURE OF THE LAND-OWNERS

2) Pranay Das
 Michael B. Das
 Kal- 51

Saurav Banerjee.

SIGNATURE OF THE ATTORNEY.

DEED PREPARED BY:



BISWAJIT MALLICK

Advocate

High Court, Calcutta
 Enrol. No. F24 / 197 of 2007

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
	Phamanjay Das	Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
						
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
	Sourintra Das	Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
						
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
	Sumon Banerjee	Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
						

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 Rakhu Ramon Das	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
						
	 Rakhal Chandra Das	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
						
	 Nepal Chandra Das	Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
						

Major Information of the Deed

Deed No :	I-1526-06358/2022	Date of Registration	09/11/2022
Query No / Year	1526-8003186059/2022	Office where deed is registered	
Query Date	09/11/2022 1:55:41 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pranay Das Nilachal Birati,Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700051, Mobile No. : 9330161092, Status :Seller/Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 99,51,750/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152606340/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

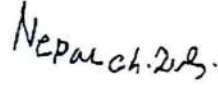
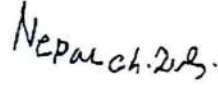
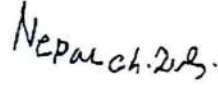
District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Ramkrishna Pally, Mouza: Basudebpur, Premises No: 1/28, , Ward No: 30, Holding No:442 Pin Code : 700083

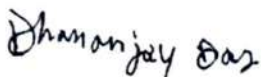
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1032	RS-7	Bastu	Bastu	2 Katha	28,80,000/-	Width of Approach Road: 22 Ft., , Project Name :
L2	RS-1033	RS-7	Bastu	Bastu	2 Katha	28,80,000/-	Width of Approach Road: 22 Ft., , Project Name :
		TOTAL :			6.6Dec	0 /-	57,60,000 /-
		Grand Total :			6.6Dec	0 /-	57,60,000 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	6210 Sq Ft.	0/-	41,91,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 2450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 2630 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete Floor No: 2, Area of floor : 1130 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	6210 sq ft	0 /-	41,91,750 /-	

Principal Details :

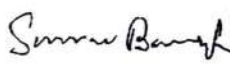
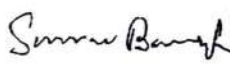
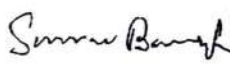
Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Radharaman Das Son of Late Dhirendra Nath Das Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>09/11/2022</td> <td></td> <td>LTI 09/11/2022</td> <td>09/11/2022</td> </tr> </tbody> </table> 1 Ramkrishna Pally, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bpxxxxxx3a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office	Name	Photo	Finger Print	Signature	Mr Radharaman Das Son of Late Dhirendra Nath Das Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office				09/11/2022		LTI 09/11/2022	09/11/2022
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09/11/2022		LTI 09/11/2022	09/11/2022										

Name	Photo	Finger Print	Signature
Mr Dhananjoy Das Son of Late Dhirendra Chandra Das Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office			
09/11/2022	LTI 09/11/2022	09/11/2022	
1 Ramkrishna Pally, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: dtxxxxxx0n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
Mr Soumitra Das Son of Late Dhirendra Chandra Das Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office			
09/11/2022	LTI 09/11/2022	09/11/2022	
1 Ramkrishna Pally, City:- , P.O:- Nandan Nagar, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700083 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: avxxxxxx1d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/11/2022 , Admitted by: Self, Date of Admission: 09/11/2022 ,Place : Office			

Attorney Details :

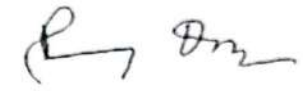
Sl No	Name,Address,Photo,Finger print and Signature
1	APEX DEVELOPER 14/5 Madhusudan Banerjee Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 , PAN No.: akxxxxxx2e,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

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> Mr Sourav Banerjee (Presentant) Son of Late Dulal Chandra Banerjee Date of Execution - 09/11/2022 , , Admitted by: Self, Date of Admission: 09/11/2022 , Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Nov 9 2022 2:18PM</td> <td>LTI 09/11/2022</td> <td>09/11/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr Sourav Banerjee (Presentant) Son of Late Dulal Chandra Banerjee Date of Execution - 09/11/2022 , , Admitted by: Self, Date of Admission: 09/11/2022 , Place of Admission of Execution: Office				Nov 9 2022 2:18PM	LTI 09/11/2022	09/11/2022	
Name	Photo	Finger Print	Signature										
Mr Sourav Banerjee (Presentant) Son of Late Dulal Chandra Banerjee Date of Execution - 09/11/2022 , , Admitted by: Self, Date of Admission: 09/11/2022 , Place of Admission of Execution: Office													
Nov 9 2022 2:18PM	LTI 09/11/2022	09/11/2022											

14/5 Madhusudan Banerjee Road, City:-, P.O:- Belgharia, P.S:- Belgharia, District:- North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: akxxxxxx2e, Aadhaar No Not Provided Status: Representative, Representative of: APEX DEVELOPER (as Sole Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pranay Das Son of Late G Das Nilachal Birati, City:-, P.O:- Birati, P.S:- Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700051			
	09/11/2022	09/11/2022	09/11/2022

Identifier Of Mr Radharaman Das, Mr Rakhal Chandra Das, Mr Nepal Chandra Das, Mr Dhananjoy Das, Mr Soumitra Das, Mr Sourav Banerjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Radharaman Das	APEX DEVELOPER-0.66 Dec
2	Mr Rakhal Chandra Das	APEX DEVELOPER-0.66 Dec
3	Mr Nepal Chandra Das	APEX DEVELOPER-0.66 Dec
4	Mr Dhananjoy Das	APEX DEVELOPER-0.66 Dec
5	Mr Soumitra Das	APEX DEVELOPER-0.66 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Radharaman Das	APEX DEVELOPER-0.66 Dec
2	Mr Rakhal Chandra Das	APEX DEVELOPER-0.66 Dec
3	Mr Nepal Chandra Das	APEX DEVELOPER-0.66 Dec
4	Mr Dhananjoy Das	APEX DEVELOPER-0.66 Dec
5	Mr Soumitra Das	APEX DEVELOPER-0.66 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Radharaman Das	APEX DEVELOPER-1242.00000000 Sq Ft
2	Mr Rakhal Chandra Das	APEX DEVELOPER-1242.00000000 Sq Ft
3	Mr Nepal Chandra Das	APEX DEVELOPER-1242.00000000 Sq Ft
4	Mr Dhananjoy Das	APEX DEVELOPER-1242.00000000 Sq Ft
5	Mr Soumitra Das	APEX DEVELOPER-1242.00000000 Sq Ft

On 09-11-2022

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 13:50 hrs on 09-11-2022, at the Office of the A.D.S.R. Belghoria by Mr Sourav Banerjee

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 99,51,750/-

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

Execution is admitted on 09/11/2022 by 1. Mr Radharaman Das, Son of Late Dharendra Nath Das, 1 Ramkrishna Pally, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Service, 2. Mr Rakhal Chandra Das, Son of Late Dharendra Chandra Das, 1 Ramkrishna Pally, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Business, 3. Mr Nepal Chandra Das, Son of Late Dharendra Chandra Das, 1 Ramkrishna Pally, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Business, 4. Mr Dhananjoy Das, Son of Late Dharendra Chandra Das, 1 Ramkrishna Pally, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Business, 5. Mr Soumitra Das, Son of Late Dharendra Chandra Das, 1 Ramkrishna Pally, P.O: Nandan Nagar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by Profession Business

Indetified by Mr Pranay Das, , Son of Late G Das, Nilachal Birati, 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 09-11-2022 by Mr Sourav Banerjee, Sole Proprietor, APEX DEVELOPER, 14/5 Madhusudan Banerjee Road, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Indetified by Mr Pranay Das, , Son of Late G Das, Nilachal Birati, 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 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 5449, Amount: Rs.100.00/-, Date of Purchase: 29/09/2022, Vendor name: J K BOSE



Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2022, Page from 194967 to 194986
being No 152606358 for the year 2022.



Digitally signed by SOUGATA DAS
Date: 2022.11.10 11:14:36 +05:30
Reason: Digital Signing of Deed.

Sou

(Sougata Das) 2022/11/10 11:14:36 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)