

6939/2025

3-07013/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 494637

3-8-2270468/2025

3-8/25

attested that the document is for
registration. This document is
the enforceable document and the
true document are part of this document.

- 07 AUG 2025

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

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS 1, SRI SUBRATA ADHIKARY (PAN- AJGPA1657A), (Aadhaar No. 9457 9265 0324), (Voter ID- CRL0464701) son of Late Kalipada Adhikary, by Caste Hindu, by Nationality Indian, by Occupation Business, resident of 78/1/3, Mulajore Road, Goalghar, Post Office Kankinara, Police Station- Jagaddal Hal Bhatpara, District North 24-Parganas, Pin 743126, West Bengal, hereinafter called the "PRINCIPAL/FIRST PARTY" as my Lawful constitute attorney of M/s. NIZAM BABA REAL ESTATE PRIVATE LIMITED (PAN -AAJCN6194L) The Corporate Identity Number of the

Registrati
Book - I
er 1502-
07019 fr

631 বা ভোলা ইউজ ২৪ পারশন
নামটি হু. ডি. এম. আর. আর. রেজিষ্ট্রার অফিস
তারিখ 5/8/2025
নাম Subrata Adhikary
নাম Kankinara

পূর্ণা
স্বাক্ষর

স্বাক্ষরের নাম-স্বাক্ষর করে

> জাতি নাম-বাস্তবায়ন

২. ডি. নং 06 MAY 2025

নিয়মিত স্বাক্ষরের তারিখ

১৫ ডি. ডি. নথির যেটি কত টাকা

নিম্ন বর্ণিত

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DEVELOPMENT POWER OF ATTORNEY

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

Asrafur han
S/Olt EKramul han
vill+PO. Shalishaha
PS- Naihata
pin- 743145

07 AUG 2025

company is U43900WB2024PTC270590 company having its registered office at 224/1, Mollapara Badu Road, Madhyamgram, Barasat I, Post Office Badu, Police Station- Madhyamnagram, District North 24-Parganas, Pin 700128, West Bengal, It's Director **SRI SUBRATA ADHIKARY** (PAN- AJGPA1657A), (Aadhaar No. 9257 9265 0324), (Voter ID- CRL0464701) son of Late Kalipada Adhikary, by Caste Hindu, by Nationality Indian, by Occupation Business, resident of 78/1/3, Mulajore Road, Goalghar, Post Office Kankinara, Police Station- Jagaddal Hal Bhatpara, District North 24-Parganas, Pin 743126, West Bengal, as my true and lawful Attorney for me and on my behalf in my name to do and execute or cause to be done, executed and performed all or any of the following acts, deeds and things :-

WHEREAS One Pranab Kanti Dutta was the absolute owner in respect of 20 Cottahs equivalent to 33 Decimal of Bagan and Danga landed properties, in Two Mouzas, **which was purchased** dated 03.10.1991, contained in R.S. and L.R. Dag No. 33 under R.S. Khatian No. 298 corresponding to L.R. Khatian No. 569, land measuring 16 Cottahs 07 Chittaks equivalent to 27.12 Decimal of Bagan Land which recorded as (Schedule -KA), lying and situated at Mouza Dakshinhat, J.L. No.73, Pargana Anowerpur, P.S. Madhyamgram AND contained in R.S. and L.R. Dag No. 188/268 ~~under~~ R.S. Khatian No. 160 corresponding to L.R. Khatian No. 554, land measuring 1 Cottahs 09 Chittaks equivalent to 02.58 Decimal out of 06 Decimal Danga Land, which recorded as (Schedule -KHA) lying and situated at Mouza Nadibhag, J.L. No.75, Pargana Anowerpur, P.S. Madhyamgram, within the Jurisdiction of Additional District Sub-Registrar at Barasat, within

the limit of Madhyamgram Municipality, District North 24-Parganas, which was purchased in four separate sale deeds from his vendors namely Sailaja Kumar Bhattacharyya, Sanat Kumar Bhattacharyya, Smt. Sovana Bhattacharyya and Smt. Susuma Chakraborty, and the same was registered at the office of the Kolkata Registrar of Assurance, and recorded in Book No.I, Being No. 14352, 14353, 14354, 14355 for the year 1991;

AND WHEREAS the said Pranab Kanti Dutta seized and possessed thereon he by virtue of two registered deed of sale dated 06.03.1992 sold and transferred to joint purchaser Rajib Kumar Nandi and Amalendu Bikash Nag in respect of 20 Cottahs equivalent to 33 Decimal of Bagan and Danga landed properties, **in Two Mouzas**, contained in R.S. and L.R. Dag No. 33 under R.S. Khatian No. 298 corresponding to L.R. Khatian No. 569, land measuring 16 Cottahs 07 Chittaks equivalent to 27.12 Decimal of Bagan Land, lying and situated at Mouza Dakshinhat, J.L. No.73, Pargana Anowerpur, P.S. Madhyamgram **AND** contained in R.S. and L.R. Dag No. 188/268 under R.S. Khatian No. 160 corresponding to L.R. Khatian No. 554, land measuring 1 Cottahs 09 Chittaks equivalent to 02.58 Decimal out of 06 Decimal Danga Land, lying and situated at Mouza Nadibhag, J.L. No.75, Pargana Anowerpur, P.S. Madhyamgram, within the Jurisdiction of Additional District Sub-Registrar at Barasat, within the limit of Madhyamgram Municipality, District North 24-Parganas, and the same was registered at the office of the Sub-Registrar at Barasat, and recorded in Book No.I, volume No. 33, pages 493 to 500 Being No. 2829, **AND** another one recorded in Book No.I, volume No. 34, pages 1 to 8 Being No. 2830, for the year 1992;

S. Anirudh

AND WHEREAS after purchasing the aforesaid two separate sale deeds the said Rajib Kumar Nandi and Amalendu Bikash Nag were joint owners seized and possessed thereon they by virtue of a registered deed of sale dated 30.04.1996 sold and transferred to **M/s. KRISHNA FORMS PRIVATE LIMITED** a company having its registered office at 50/1A, Prince Golam Hossain Shah Road, Jadavpur, Kolkata -700032, West Bengal, It's Directors namely SUBHASH PAUL, GOPAL PRASAD SULTANIYA and JOY PRAKASH AGARWAL in respect of 20 Cottahs equivalent to 33 Decimal of Bagan and Danga landed properties, **in Two Mouzas**, contained in R.S. and L.R. Dag No. 33 under R.S. Khatian No. 298 corresponding to L.R. Khatian No. 569, land measuring 16 Cottahs 07 Chittaks equivalent to 27.12 Decimal of Bagan Land, lying and situated at Mouza Dakshinhat, J.L. No.73, Pargana Anowerpur, P.S. Madhyamgram **AND** contained in R.S. and L.R. Dag No. 188/268 under R.S. Khatian No. 160 corresponding to L.R. Khatian No. 554, land measuring 1 Cottahs 09 Chittaks equivalent to 02.58 Decimal out of 06 Decimal Danga Land, lying and situated at Mouza Nadibhag, J.L. No.75, Pargana Anowerpur, P.S. Madhyamgram, within the Jurisdiction of Additional District Sub-Registrar at Barasat, within the limit of Madhyamgram Municipality, District North 24-Parganas, and the same was registered at the Office of the Additional District Sub-Registrar at Barasat, and recorded in Book No. I, Being No. 1546, in the year 1996;

AND WHEREAS after purchasing the aforesaid sale deed the said **M/s. KRISHNA FORMS PRIVATE LIMITED** a company having its registered office at 50/1A, Prince Golam Hossain Shah Road, Jadavpur, Kolkata -700032, West Bengal, It's Directors namely

SUBHASH PAUL, GOPAL PRASAD SULTANIYA and JOY PRAKASH AGARWAL were the owner in respect of 20 Cottahs equivalent to 33 Decimal of Bagan and Danga landed properties, **in Two Mouzas**, seized and possessed thereon, by virtue of a registered deed of sale executed on 28.12.2011 and registered dated 09.01.2012 sold and transfer to Shyama Prasad Halder in respect of the same, contained in R.S. and L.R. Dag No. 33 under R.S. Khatian No. 298 corresponding to L.R. Khatian No. 569, land measuring 16 Cottahs 07 Chittaks equivalent to 27.12 Decimal of Bagan Land, lying and situated at Mouza Dakshinhat, J.L. No.73, Pargana Anowerpur, P.S. Madhyamgram **AND** contained in R.S. and L.R. Dag No. 188/268 under R.S. Khatian No. 160 corresponding to L.R. Khatian No. 554, land measuring 1 Cottahs 09 Chittaks equivalent to 02.58 Decimal out of 06 Decimal Danga Land, lying and situated at Mouza Nadibhag, J.L. No.75, Pargana Anowerpur, P.S. Madhyamgram, within the Jurisdiction of Additional District Sub-Registrar at Barasat, within the limit of Madhyamgram Municipality, District North 24-Parganas, and the same was registered at the Office of the Additional District Sub-Registrar at Barasat, and recorded in Book No. I, C.D. Volume No. 1, pages 2144 and 2164, Being No. 00140, in the year 2012;

AND WHEREAS after purchasing the aforesaid sale deed (Bengali Kobala) the said Shyama Prasad Halder land owner was the owner in respect of 20 Cottahs equivalent to 33 Decimal of Bagan and Danga landed properties, **in Two Mouzas**, recorded his name in L.R. Record of rights and got 27.12 Decimal of Bagan Land as **(Schedule -KA)**, at **Mouza Dakshinhat**, New L.R. Khatian No. 569 **AND** 02.58 Decimal Danga Land, as **(Schedule -KHA)** at **Mouza Nadibhag** New

L.R. Khatian No.554, and also Mutated his name in Local Madhyamgram Municipality Ward No.1 Molla Para, Holding No. 224, and paid to the relevent Khajna and Taxes upto date in respect of the said property;

AND WHEREAS after purchasing the aforesaid sale deed the said Shyama Prasad Halder was the owner in respect of 20 Cottahs equivalent to 33 Decimal of Bagan and Danga landed properties, in **Two Mouzas**, seized and possessed thereon, by virtue of a registered deed of sale (Bengali Kobala) executed on 11.07.2023 and registered on 12.07.2023 sold and transfer to Sri Subrata Adhikary the present **Principal herein** in respect of 18 (Eighteen) Cottahs equivalent to 29.70 Decimal in **Two Mouzas**, contained in R.S. and L.R. Dag No. 33 under R.S. Khatian No. 298 corresponding to L.R. Khatian No. 569, land measuring 16 Cottahs 07 Chittaks equivalent to 27.12 Decimal of Bagan Land, lying and situated at Mouza Dakshinhata, J.L. No.73, Pargana Anowerpur, P.S. Madhyamgram **AND** contained in R.S. and L.R. Dag No. 188/268 under R.S. Khatian No. 160 corresponding to L.R. Khatian No. 554, land measuring 1 Cottahs 09 Chittaks equivalent to 02.58 Decimal out of 06 Decimal Danga Land, lying and situated at Mouza Nadibhaga, J.L. No.75, Pargana Anowerpur, P.S. Madhyamgram, within the Jurisdiction of Additional District Sub-Registrar at Barasat, within the limit of Madhyamgram Municipality, District North 24-Parganas, and the same was registered at the Office of the Additional District Sub-Registrar at Barasat, and recorded in Book No. I, Volume No. 1525, pages 229516 and 229542, Being No. 08904, in the year 2023;

AND WHEREAS after purchasing the aforesaid sale deed (Bengali Kobala) the **present Principal** /land owner was the owner in respect of

18 (Eighteen) Cottahs equivalent to 29.70 Decimal **in Two Mouzas**, of Bagan and Danga landed properties, and recorded his name in L.R. Record of rights and got 27.12 Decimal of Bagan Land as **(Schedule - KA), at Mouza Dakshinhat**, New L.R. Khatian No. 984 AND 02.58 Decimal Danga Land, as **(Schedule -KHA) at Mouza Nadibhag** New L.R. Khatian No.1284, and also Mutated his name in Local Madhyamgram Municipality, Ward No. 1 Molla Para, Holding No. 224/1, and paid to the relevent Khajna and Taxes upto date in respect of the said property;

AND WHEREAS the present Principal Subrata Adhikary seized and possessed thereon was the Owner in respect of ALL THAT piece and parcel of 18 (Eighteen) Cottahs equivalent to 29.70 Decimal out of 20 Cottahs equivalent to 33 Decimal of Bagan and Danga landed properties, **in Two Mouzas**, contained in R.S. and L.R. Dag No. 33 under R.S. Khatian No. 298 corresponding to modified OWN L.R. Khatian No. 984, land measuring 16 Cottahs 07 Chittaks equivalent to 27.12 Decimal of Bagan Land, lying and situated at Mouza Dakshinhat, J.L. No.73, Pargana Anowerpur, P.S. Madhyamgram **AND** contained in R.S. and L.R. Dag No. 188/268 under R.S. Khatian No. 160 corresponding to modified OWN L.R. Khatian No. 1284, land measuring 1 Cottahs 09 Chittaks equivalent to 02.58 Decimal out of 06 Decimal Danga Land, lying and situated at Mouza Nadibhag, J.L. No.75, Pargana Anowerpur, P.S. Madhyamgram, within the Jurisdiction of Additional District Sub-Registrar at Barasat, within the limit of Madhyamgram Municipality, Ward No. 1, Molla Para Road, Holding No. 224/1, District North 24-Parganas, more-fully described in the Schedule "A" below, and have been possessing, occupying and enjoying the same freely, openly, peacefully and without any objection

and/or interruption whatsoever having permanent, heritable and transferable right title and interest therein;

AND WHEREAS the land Owner/First party was the absolute owner of the said property and paid to relevant Taxes upto date in respect of the same, ALL THAT piece and parcel of land measuring 29.70 Decimal, more-fully described in the Schedule "A" below, and have been possessing, occupying and enjoying the same freely, openly, peacefully and without any objection and/or interruption whatsoever having permanent, heritable and transferable right title and interest therein;

AND WHEREAS the land Owner/First party/Principal was the absolute owner of the said property mutated his name in Local Madhyamgram Municipality, and paid to relevant Taxes upto date in respect of the same, all that piece and parcel of land measuring 29.70 Decimal togetherwith building, more-fully described in the Schedule "A" below, and have been possessing, occupying and enjoying the same freely, openly, peacefully and without any objection and/or interruption whatsoever having permanent, heritable and transferable right title and interest therein.

AND WHEREAS the said Principal is paid to the relevant Khajna upto date in respect of the Sixteen annas Schedule property;

1. To apply for, appear before and to sign all papers/documents as may be required to obtain electricity, telephones, water, sewerage and/or other connection of any other utilities from appropriate authorities as confirming party.
2. To sign and admit before Madhyamgram Municipality all papers, applications and documents for having the mutation affected in the said office and with all authorities and/or persons.

3. To take booking from the intending or proposed purchaser or purchasers for sale thereof with the intending or proposed purchaser or purchasers and to receive booking money or earnest money thereof, for the described in the Schedule below.
4. To enter into an agreement for sale of the said Flats, Garage, Shops Spaces described in the Schedule below along with undivided share of land and sign and deliver all Conveyance and to receive from them any earnest money or advance and also the full amount of consideration money and to discharge valid receipt for the same, except Land Owner's Allocation;
5. To appear before any Register, Sub-Registrar, having jurisdiction to present all deeds and documents including sale deeds for registration and to sign all receipts and other documents as may be required as per law and equity, for completion of Registration, in respect of the said flats, except Land Owner's Allocation, described in the Schedule below;
6. To represent us before all courts of law, Civil, Criminal Revenue all offices thereof all tax authorities, Tribunals, members of the public etc. institute suits or cases - Civil, Criminal revenue, for and on our behalf and in our interest, to prefer appeals, revisions, reviews, to sign pleadings, complaints, written statements, verifications, affidavits all applications, Memorandum of Appeal, applications for revisions, review, vakalatnama, to defend me in all suits cases filed against us, to file compromise petition before the Court, to withdraw suits or cases in our interest to engage lawyer or lawyers for conducting suits or cases, appeals revisions etc. arising there from to pay lawyer's fees, to

defray all expenses of litation, to do all acts and deeds necessary for and in connection with conducting litigation if arise in connection with transfer of the property, by way of sale, mortgage, lease or otherwise.

7. To apply for mutation of the property after transfer by way of safe and to sign any paper, documents, etc. for that purpose.

8. To prepare and apply for Madhyamgram Municipality sanction building plans including the structural and elevation plans and to do all such things which may be necessary for getting such Municipal sanctions.

9. To sign all statements, affidavits, undertakings, indemnities or any such documents or documents which may become necessary to be executed or our behalf before any authority or authorities including Notary Public, Executive & Judicial Magistrate, or any other authority or authorities.

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

11. To appear and represent us before the necessary Authorities including the Madhyamgram Municipality, Fire Brigade, Madhyamgram, Madhyamgram Police, the content authority under the Urban Land (Ceiling & Regulation) Act, 1976 in connection with the sanction modifications and/or alteration of the plan.

12. To pay fees obtain sanction and such other orders and permission from the necessary authorities as may be expedient for sanction modification and/or alteration of the plan and also to submit and take delivery of title deeds concerning the said premises and other papers and documents as required by the concerned authorities.
13. To receive refund of the excess amount of fees, if any paid for the purpose of modification and/or alteration of the plans to any authority or authorities.
14. To develop the said premises by making constructions of such building or buildings thereon as our Attorneys may deem fit and proper and for that to take down demolish, remove and/or repair any house building and/or structure of whatsoever on the said premises.
15. To apply for and obtain building materials from the concerned authorities for construction of the building on the said premises and aforesaid.
16. To utilize or shift or have connected the existing utilities in the said premises in such manner as our said Attorney may be deem fit and proper.
17. The present principals made a registered deed of development agreement on or before dated on 07.08.2025 between Pricipal /Land Owner with the Devoloper and the same was registered and recorded in Book No 1, Being No. 7003 for the year 2025, office of the D.S.R. Barasat. North 24-Parganas;

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under our hands and seals, if personally present.

AND We do hereby ratify and confirm and agree to ratify and confirm all and whatever our said Attorney have done or shall lawfully do or cause to be done in or about the premises as aforesaid.

SCHEDULE "A" ABOVE REFERRED TO :

(Description of the land on which the proposed building shall be constructed),

ALL THAT piece and parcel of Bastu land measuring 18 (Eighteen) Cottahs equivalent to 29.70 Decimal togetherwith 100 Square feet structure standing thereon including half share of common passage on the Eastern side 16 Feet wide common passage of Bastu, be the same a little more or less, **in Two Mouzas**, contained in R.S. and L.R. Dag No. 33 under R.S. Khatian No. 298 corresponding to modified OWN L.R. Khatian No. 984, land measuring 16 Cottahs 07 Chittaks equivalent to 27.12 Decimal of Bastu Land, lying and situated at Mouza Dakshinhat, J.L. No.73, Pargana Anowerpur, P.S. Madhyamgram **AND** contained in R.S. and L.R. Dag No. 188/268 under R.S. Khatian No. 160 corresponding to modified OWN L.R. Khatian No. 1284, land measuring 1 Cottahs 09 Chittaks equivalent to 02.58 Decimal out of 06 Decimal Bastu Land, lying and situated at Mouza Nadibhag, J.L. No.75, Pargana Anowerpur, P.S. Madhyamgram, within the Jurisdiction of Additional District Sub-Registrar at Barasat, within the limit of Madhyamgram Municipality, Ward No. 1, Molla Para Road, Holding No. 224/1, District North 24 Parganas; The land is butted and bounded as follows:-

- ON THE NORTH : L/o. Dag No.188/268.
ON THE SOUTH : 40 Feet wide Municipal Road.
ON THE EAST : 8'+8' = 16 Feet wide Common Passage.
ON THE WEST : H/o. Mother Bread (Dag No. 33),

SCHEDULE "B" ABOVE REFERRED TO :
(Description of the owner's allocation in the proposed new building)

1. The land owners/first parties get 1. The land owners/first parties get 1) **One 2 BHK Flat on the FIRST FLOOR** Front side measuring Carpet area 1002 Square feet flat of South Western side, 2) **One 3 BHK Flat on the FIRST FLOOR** Front side measuring Carpet area 1050 Square feet flat of South Eastern side, 3) **GARAGE on the GROUND FLOOR** Front side measuring Carpet area 2200 Square feet under neeth of the First Floor Flat, with all the Flat area Electric fittings and water connection complete, allotted including common area and Stair and another the Second Party/Developer will get the balance of Sale proceeds, Total Property, of the proposed new building identified by "**N.B. PALACE**" to be constructed on the Schedule -"A" land as aforesaid, together with proportionate undivided shares of said "A" Schedule land measuring 29.70 Decimal, along-with the right of undivided proportionate interest in the common areas and facilities as fully described in the Schedule -"C" below, share of passage for ingress and egress of the building in according to the specification of building and flat described in Schedule "D" below of the proposed new building.

2. Along with Monetary benefit of Rs. 2,00,00,000/- (Rupees Two Corors) only of which advance money at the time of the development agreement Rs. 10,00,000/- (Rupees Ten Lakhs) in addition to the flat/premises comprised in owners allocation, in the following manner;

IN ADDITION TO THE AFOREMENTIONED FLAT, THE LAND OWNER/ FIRST PARTY IS ENTITLED TO OWNER'S ALLOCATION FROM THE DEVELOPER/ SECOND PARTY AS PAYMENT IN THE MANNER AS CATEGORICALLY STATED IN ARTICLE- 6, OF THE PRESENT INDENTURE.

-(14)-

IN WITNESSES WHEREOF I, the aforesaid Principal, have hereto signed and set my hand and seals on this 07 day of August 2025.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF :-

1. MANAS ROY
SHAYAMANGAR(N)

2. Tabam Mukherjee
of Noida

Subrahman Adhikari
SIGNATURE OF THE EXECUTANT

Prepared in my Office

Subhabrata Biswas
SUBHABRATA BISWAS,
DEED WRITER,
A.D.S.R. NAIHATI,
Registration No. W.B./XII-38

Nizam Baba Real Estate Pvt. Ltd.

Subrahman Adhikari
Director

SIGNATURE OF THE PROMOTER/
DEVELOPER

Typed by me.

Kartick Ch. Banerjee
KARTICK CH. BANERJEE

37/1, Joyram Nay Bhusan Lane,
BHATPARA

DEED OF DEVELOPMENT POWER
P.S - BARASAT DIST :- 24 PGS (N) UNDER MADHYAM GRAM MUNICIPALITY
AT MOLLAPARA ROAD WARD NO-01 HOLDING NO -224/1
SCALE ~ 1"=40'-0"

MOUZA	J.L.NO	KHATAN NO		DAG NO		AREA OF LAND				COV. AREA
		R.S	L.R	R.S	L.R	KA	CHH	SFT	DEC	
DAKSHINHAT	73	298	984	33	33	16	07	0	27.12	R.T.SHED
NADI BHAG	75	160	1284	188/ 268	188/ 268	1	09	0	02.58	100 SFT
TOTAL AREA OF LAND :- 18 KATTA 0 CHHATAK 0 SFT OR 29.70 DEC										

DEVELOPER :-
NAZIM BAB REAL ESTATE PRIVATE
LIMITED OF A REPRESENTATIVE
SRI SUBRATA ADHIKARY

LAND OWNER :-
SRI SUBRATA ADHIKARY
S/O LT. KALIPADA ADHIKARY

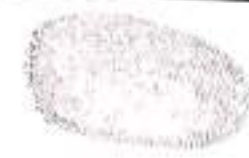


Subrata Adhikary
 - SIG. OF LAND OWNER -

Nizam Baba Real Estate Pvt. Ltd.
Subrata Adhikary
 - SIG. OF DEVELOPER - Director -

Dilip Mukherjee
Dilip Mukherjee
 Surveyor
 Reg. No. *913*
 Kanthalpara, 5/A, Bijoynagar
 S.- Naihati, Dist-24 Pgs (N.)
 TRACE BY

বাম হস্তের টিপ



বাম হস্তের টিপ



কনিষ্ঠা

অনামিকা

মধ্যমা

তর্জনী

বৃদ্ধা

নং ক্রেতা/বিক্রেতা, দাতা/গ্রহীতা

স্বাক্ষর-Subratu Adhikari



উক্ত বাম এবং ডান হস্তের
টিপগুলি আমার

স্বাক্ষর-

কনিষ্ঠা

অনামিকা

মধ্যমা

তর্জনী

বৃদ্ধা

ডান হস্তের টিপ



ডান হস্তের টিপ



কনিষ্ঠা

অনামিকা

মধ্যমা

তর্জনী

বৃদ্ধা

স্বাক্ষর-Subratu Adhikari



উক্ত বাম এবং ডান হস্তের
টিপগুলি আমার

স্বাক্ষর-

Major Information of the Deed

Deed No :	I-1502-07019/2025	Date of Registration	07/08/2025
Query No / Year	1502-8002270468/2025	Office where deed is registered	
Query Date	07/08/2025 1:32:34 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	S BISWAS NAIHATI, Thana : Naihati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830067398, Status : Deed Writer		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 3/-	Additional Transaction	[4305] Other than immovable Property, Declaration [No of Declaration : 2]
Stamp duty Paid(SD)	Rs. 100/- (Article:48(g))	Market Value	Rs. 1,65,90,007/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150207003/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
		Registration Fee Paid	Rs. 632/- (Article:E, E, M(b))

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Mollapara Road, Mouza: Dakshinhat, Pin Code : 700128

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-33	LR-984	Bastu	Bastu	27.12 Dec	1/-	1,51,21,461/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :

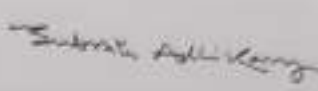
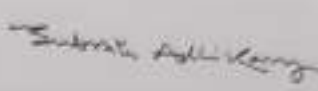
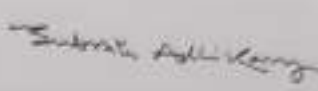
District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Mollapara Road, Mouza: Nadi Bhag, Pin Code : 700128

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-188/268	LR-1284	Bastu	Bastu	2.58 Dec	1/-	14,38,546/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					29.7Dec	2 /-	165,60,007 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

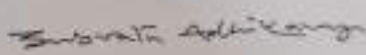
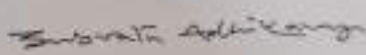
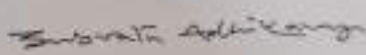
Principal Details :

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> Mr SUBRATA ADHIKARY Son of Late Kalipada Adhikary Executed by: Self, Date of Execution: 07/08/2025 , Admitted by: Self, Date of Admission: 07/08/2025 ,Place : Office </td> <td>  07/08/2025 </td> <td>  Captured LTI 07/08/2025 </td> <td>  07/08/2025 </td> </tr> </tbody> </table> 78/1/3, Mulazore Road, Goalghar,, City:- Not Specified, P.O:- Kankinara, P.S:- Jagaddal, District:- North 24-Parganas, West Bengal, India, PIN:- 743126 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: ajxxxxxx7a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 07/08/2025 , Admitted by: Self, Date of Admission: 07/08/2025 ,Place : Office	Name	Photo	Finger Print	Signature	Mr SUBRATA ADHIKARY Son of Late Kalipada Adhikary Executed by: Self, Date of Execution: 07/08/2025 , Admitted by: Self, Date of Admission: 07/08/2025 ,Place : Office	 07/08/2025	 Captured LTI 07/08/2025	 07/08/2025
Name	Photo	Finger Print	Signature						
Mr SUBRATA ADHIKARY Son of Late Kalipada Adhikary Executed by: Self, Date of Execution: 07/08/2025 , Admitted by: Self, Date of Admission: 07/08/2025 ,Place : Office	 07/08/2025	 Captured LTI 07/08/2025	 07/08/2025						

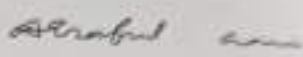
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NIZAM BABA REAL ESTATE PRIVATE LIMITED 224/1, Mollapara Badu Roas., City:- Not Specified, P.O:- Badu, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700128 , PAN No.: AAxxxxxx4L,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 SUBRATA ADHIKARY (Presentant) Son of Late Kalipada Adhikary Date of Execution - 07/08/2025, , Admitted by: Self, Date of Admission: 07/08/2025, Place of Admission of Execution: Office </td> <td>  Aug 7 2025 2:14PM </td> <td>  Captured LTI 07/08/2025 </td> <td>  07/08/2025 </td> </tr> </tbody> </table> 78/1/3,mulazore Road, Goalghar, City:- Not Specified, P.O:- Kankinara, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 743126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ajxxxxxx7a,Aadhaar No Not Provided Status : Representative, Representative of : NIZAM BABA REAL ESTATE PRIVATE LIMITED (as directors)	Name	Photo	Finger Print	Signature	Mr SUBRATA ADHIKARY (Presentant) Son of Late Kalipada Adhikary Date of Execution - 07/08/2025, , Admitted by: Self, Date of Admission: 07/08/2025, Place of Admission of Execution: Office	 Aug 7 2025 2:14PM	 Captured LTI 07/08/2025	 07/08/2025
Name	Photo	Finger Print	Signature						
Mr SUBRATA ADHIKARY (Presentant) Son of Late Kalipada Adhikary Date of Execution - 07/08/2025, , Admitted by: Self, Date of Admission: 07/08/2025, Place of Admission of Execution: Office	 Aug 7 2025 2:14PM	 Captured LTI 07/08/2025	 07/08/2025						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASRAFUL GANI Son of Late EKRAMUL GANI SHALIDAHA, City:- Not Specified, P.O:- SHALIDAHA, P.S.-Naihati, District-North 24-Parganas, West Bengal, India, PIN:- 743145		 Captured	
Identifier Of Mr SUBRATA ADHIKARY, Mr SUBRATA ADHIKARY	07/08/2025	07/08/2025	07/08/2025

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA ADHIKARY	NIZAM BABA REAL ESTATE PRIVATE LIMITED-27.12 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA ADHIKARY	NIZAM BABA REAL ESTATE PRIVATE LIMITED-2.58 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SUBRATA ADHIKARY	NIZAM BABA REAL ESTATE PRIVATE LIMITED-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Mollapara Road, Mouza: Dakshinhat, Pin Code : 700128

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 33, LR Khatian No:- 984		Owner Name not selected by applicant.

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Mollapara Road, Mouza: Nadi Bhag, Pin Code : 700128

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 188/268, LR Khatian No:- 1284		Owner Name not selected by applicant.

On 07-08-2025

Endorsement For Deed Number : I - 150207019 / 2025

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

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

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

Presented for registration at 13:53 hrs on 07-08-2025, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Mr SUBRATA ADHIKARY ..

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,65,90,007/-

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

Execution is admitted on 07/08/2025 by Mr SUBRATA ADHIKARY, Son of Late Kalipada Adhikary, 78/1/3, Mulazore Road, Goalghar,, P.O: Kankinara, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743126, by caste Hindu, by Profession Business

Indetified by Mr ASRAFUL GANI, , , Son of Late EKRAMUL GANI, SHALIDAH, P.O: SHALIDAH, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743145, by caste Hindu, by profession Business

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

Execution is admitted on 07-08-2025 by Mr SUBRATA ADHIKARY, directors, NIZAM BABA REAL ESTATE PRIVATE LIMITED, 224/1, Mollapara Badu Roas,, City:- Not Specified, P.O:- Badu, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700128

Indetified by Mr ASRAFUL GANI, , , Son of Late EKRAMUL GANI, SHALIDAH, P.O: SHALIDAH, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743145, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- , H = Rs 28.00/- , M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 632.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 631, Amount: Rs.100.00/-, Date of Purchase: 05/08/2025, Vendor name: S Samanta



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2025, Page from 195032 to 195055

being No 150207019 for the year 2025.



Digitally signed by RITA LEPCHA
Date: 2025.08.07 15:38:43 +05:30
Reason: Digital Signing of Deed.

(Rita Lepcha) 07/08/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS
West Bengal.