

S-05006/23

5008/2023



पश्चिम बंगाल WEST BENGAL

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

AP 766404

[Handwritten Signature]

ADAR 21

9.9 OCT 2023

DEVELOPMENT POWER OF ATTORNEY

NOW KNOW ALL MEN BY THESE PRESENTS THAT We, (1) MR. MANAS SARDAR (PAN : DRIPS2481D), son of Mr. Bhupati Sardar, and (2) MRS. SATARUPA GHOSH (PAN : AUBPG2062R), wife of Mr. Manas Sardar, both by Nationality - Indian, by faith - Hindu, by occupation - Service, residing presently at Police Para, Uttar Panchpota, Post Office - Panchpota, Police Station - Sonarpur now Narendrapur, District - South 24 Parganas, Kolkata - 700152, hereinafter referred to as the OWNERS/ EXECUTANTS do hereby

Contd ... P/2:

11.10.2023
No. 1229 No. 1001
Charitdar K. B. Construction
Sahar Ramabhetla, Panchpota, Kol-700152
শঙ্কর চন্দার বন্দ্যোপাধ্যায়
সচিব ও সেক্রেটারি
সোলনারপুর কোর্ট, এস.আর. অফিস
কলিকতা-৭০০১৫২

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ADAR CASE
13 OCT 2023

13 OCT 2023

13 OCT 2023

Suman Das
Advocate
High Court, Calcutta

nominate, constitute and appoint **K.B. CONSTRUCTION**, a proprietorship firm having its office at Ranabhutia, near Netaji Subhash Engineering College, Garia, Post Office - Panchpota, Police Station - Sonarpur now Narendrapur, Kolkata - 700152, being represented by its Proprietor, **MR. ASIM BISWAS** (PAN : AKRPB1622N), son Late Jatindra Nath Biswas, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Ranabhutia, near Netaji Subhash Engineering College, Garia, Post Office - Panchpota, Police Station - Sonarpur now Narendrapur, Kolkata - 7000152, M : 9831014606, as our true and lawful constituted attorney.

WHEREAS one Surendra Nath Mondal was the recorded owner as Raiyat in R.S.R.O.R. in respect of **79 decimals land** at **R.S. Dag No. 56** under R.S. Khatian No. 441 corresponding to C.S. Dag No. 54 appertaining to C.S. Khatian No. 122 of **Mouza - Panchpota**, J.L. No. 42, Pargana - Medonmolla, Police Stataion - Sonarpur, Dist. 24 Parganas in the record of Rajpur - Sonarpur Municipality and paying municipal rates and taxes thereof regularly and had been in possession and enjoyment the aforesaid property without any hindrance and encumbrance.

AND WHEREAS during the possession and enjoyment of the aforesaid property the said Surendra Nath Mondal died intestate leaving behind his only son Mr. Jatindra Nath Mondal alias Jyotindra Nath Mondal as his only legal heir and successor as per Hindu Succession Act, 1956 and the said Mr. Jatindra Nath Mondal alias Jyotindra Nath Mondal, by way of inheritance, became the sole and absolute owner of the aforesaid **79 decimals land** which was leaved by his faher, Late Surendra Nath Mondal.

Contd ... P/3.

AND WHEREAS thereafter, by and under a Deed of Sale duly registered on 12.09.1958 at the office of Sub-Registrar, Baruipur and recorded in its Book No. I, Volume No. 78, Copied Pages from 168 to 170, **Being No. 07361 for the year 1958** said Jatindra Nath Mondal alias Jyotindra Nath Mondal sold, transferred and conveyed the aforesaid landed property unto and in favour of Mrs. Mina Rani Ghosh and thereafter, said Mina Rani Ghosh got mutated the aforesaid landed property in her name in the record of Rajpur - Sonarpur Municipality and paid municipal taxes under **Holding No. 220, Panchpota** in Ward No. 03 of Rajpur - Sonarpur Municipality and also erected a pucca cemented tiles shed thereon, measuring more or less 100 Sq. ft. and had been in enjoyed the possession of aforesaid landed property without any hindrance and encumbrance.

AND WHEREAS during the possession and enjoyment of the aforesaid property said Mrs. Mina Rani Ghosh sold, transferred and conveyed a demarcated piece of parcel land measuring more or less **2 Cottahs Bastu land alongwith a 100 Sq. ft. tiles shed** structure thereof lying, situated at **Holding No. 220, Panchpota** in Ward No. 03 of Rajpur - Sonarpur Municipality and and comprised in **R.S. Dag No. 56** under R.S. Khatian No. 441 corresponding to C.S. Dag No. 54 appertaining under C.S. Khatian No. 122 of **Mouza - Panchpota**, J.L. No. 42, Pargana - Medonmolla, Police Station - Sonarpur now Narendrapur, Dist. - South 24 Parganas by and under a Deed of Sale written in Bengali which was duly registered on 21.09.2022 at the office of A.D.S.R., Garia, South 24 Parganas and recorded in its Book No. I, Volume No. 1629-2022, Pages from 185533 to 185553, Being No. 162906304 for the year 2022 unto and in favour of **Mr. Manash Sardar & Mrs. Satarupa Ghosh, the Owners herein** and after thus purchase they got mutated their names in record of B.L.&L.R.O., Sonarpur, South 24 Parganas and the said property incorporate in L.R.R.O.R. as **L.R. Dag No. 62** appertaining to **L.R. Khatian Nos. 5326 & 5327** of Mouza - **Panchpota**, J.L. No. 42, Police Station - Sonarpur now Narendrapur, Dist. -

Contd . . . P/4.

South 24 Parganas and they have been in possessing and enjoying of the aforesaid property till now without any hindrance and encumbrance from others.

AND WHEREAS we, the owners herein have entered into a Development Agreement in respect of our aforesaid property to construct multi storied building thereon with **K.B. CONSTRUCTION** and the said Development Agreement was registered at the office of the A.D.S.R. Garia, South 24 Parganas and recorded in Book No. I, -Being No. 162905000 for the year 2023.

AND WHEREAS we, the owners herein do hereby appoint, nominate, constitute and authorise, **K.B. CONSTRUCTION**, as my true and lawful constituted attorney for us in our name and on our behalf to do or cause to be done or committed the following acts, deeds, things in respect of the said property and specifically described in the First Schedule hereunder written.

1. To prepare building plan, sign and submit the same for obtaining sanction from the Rajpur - Sonarpur Municipality in our name and on our behalf and to do all other things as may be necessary in connection with the sanction, modification and/or revision, completion of the building plan from the Municipal Authority.
2. To construct building as per sanctioned building plan and to hold, keep, possess, supervise, manage, maintain and superintend the affairs in relation to or in connection with the construction of the proposed building on the said premises.
3. To construct the proposed building on the said property/ premises, and enter into Agreement for sale, execute Deed of Conveyance, lease or let out or transfer in any manner whatsoever in respect of the developer's allocation specifically mentioned in the Third Schedule

Contd ... P/5.

hereunder written together with undivided proportionate share in land, common parts, portions, facilities, amenities and easements excluding owners' allocation mentioned in the Second Schedule hereunder written with regard to flats, shops, and/or car parking spaces or portions in the proposed building with any intending purchaser or purchasers on such terms as our said attorney in his absolute discretion shall deem fit and proper and/or to cancel and/or to modify and/or to repudiate the same in respect of the allocated portion for the Developer only.

4. To receive consideration money from the intending purchaser or purchasers, any money that would be paid to our said attorney by any person as rents, charges, costs, expenses and consideration money or part thereof and give and grant good, valid receipt, to such person or persons in respect of Developer's allocated portion only specifically mentioned in the Third Schedule hereunder written excluding owners' allocation mentioned in the Second Schedule hereunder written.
5. To sign, execute all agreement or agreements for sale, deed of conveyance only for Developer's allocation in favour of the intending purchasers in respect of the flats, shops, garage/ car parking spaces or portions thereof or any other saleable space or spaces of the proposed building duly sanctioned by the Rajpur-Sonarpur Municipal Authority receiving the consideration money and admitting execution thereof on my behalf and present the same for registration before the appropriate registering Officer or Authority having Jurisdiction and to have them registered according to law and to do all other acts, deeds and things as may be required for registration of deeds and documents and rectification thereof and obtain return of their Registered documents from the Registration Office which our said attorney shall consider necessary for transferring and/ or conveying his flats/ apartment and/ or car parking spaces/ garages, shops or portion thereof to such purchaser or purchasers with undivided proportionate share in land in respect of Developer's allocation.

Contd . . . P/6.

6. To let out, mortgage developer's allocation or any part or portion thereof.
7. To execute all documents required for sanction of building plan and construction of building including Deed of Amalgamation and boundary declaration and also to take loan for developer's allocation only.
8. To ask, on demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of its/their allocated portions of the developer for residential flats, car parking space etc. on the proposed building at the said premises from any person or persons, company or association, authority or authorities, firm, Govt. or Semi-Government Concern or Concerns including any Statutory, local or public body for the purpose thereof.
9. To receive any letter, summons, notices relating to our said property and to give answer thereof in our name and on our behalf.
10. To appoint Advocates, Solicitors for any matters relating to our property described hereinbefore and hereinafter and represent us before all courts and to that effect to sign and execute Vakalatnama, and to sign and execute all other necessary papers, documents, petitions etc. in Civil Court, Tribunal or Writ Court relating to our said property.
11. To encumber, mortgage or sell or in any other manner deal with or alienate, in part or full in respect of the developer's allocation of the property in accordance with the development agreement as our attorney may deem fit, just, proper and necessary.
12. To apply for and to obtain temporary and/or permanent connections of electricity, sewerage, drainage, and/or other imputes and facilities required for the construction of apartment ownership building from the appropriate bodies and/or authorities.

Contd . . . P/7.

13. To apply to the WBSEDCL/ CESC Ltd. or any other statutory authorities/ bodies for the time being concerned therewith for temporary or permanent connection of power/electricity to the said property/premises or any part thereof and in connection therewith to make all declarations and undertakings and to give and make all deposits as shall or may be necessary and to do all other acts, deeds, matters and things which we in our personal capacity could do.
14. To appoint and arrange from time to time Architects, Engineers, Contractors, Supervisors and/or other person or persons of such terms as our said attorney shall deem fit and proper to do so and to discharge and/or terminate their appointments in respect of the said premises mentioned hereinbefore and hereinafter.
15. To appear and represent us for all and to produce, give inspection and the documents and deeds to the intending purchasers and before all courts of law, Tribunal, Revenue Offices, including Income Tax and Wealth Tax Offices, collectors, Rajpur - Sonarpur Municipality, or any other appropriate authority or authorities.

And generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation to the said property or affairs ancillary or incidental thereto as fully and effectual which we myself could have done if we were personally present.

AND we do hereby agree and undertake to ratify and confirm all and whatsoever our said attorney under the Power in that behalf herein before contained shall lawfully do, execute or perform or cause to be done, executed or performed in exercise of the Power, Authorities and liberties hereby conferred upon, under and by virtue of this DEVELOPMENT POWER OF ATTORNEY.

Contd ... P/8.

FIRST SCHEDULE ABOVE REFERRED TO :

(DESCRIPTION OF LAND)

ALL THAT piece and parcel of **Bastu Land** measuring **more or less 2 Cottahs** alongwith **100 Sq. ft.** a pucca cemented floor with tiles shed structure thereon at in **L.R. Dag No. 62** appertaining to **L.R. Khatian Nos. 5326 & 5327** corresponding to **R.S. Dag No. 56** under R.S. Khatian No. 441 and C.S. Dag No. 54 under C.S. Khatian No. 122 of **Mouza - Panchpota**, J.L. No. 42, Pargana - Medonmolla, Police Stataion - Sonarpur now Narendrapur, Dist. - South 24 Parganas, Kolkata - 700152 being part of **Holding No. 220, Panchpota** in Ward No. 03 of Rajpur - Sonarpur Municipality. The said property is butted and bounded by -

ON THE NORTH : Property of Subhash Chandra Ghosh & Dipak Kumar Ghosh;
ON THE SOUTH : Property of Mr. Swapan Ghosh;
ON THE EAST : Property of Mr. Harekrishna Paria;
ON THE WEST : 10 feet wide common passage near to Babu Ahram Road.

SECOND SCHEDULE AS ABOVE REFERRED TO

(Owner's Allocation)

Owner's allocation specifically stated in Second Schedule of the aforesaid Development Agreement being No. 16290.5000 for the year 2023 registered at the office of the A.D.S.R., Garia, South 24 Parganas.

THIRD SCHEDULE AS ABOVE REFERRED TO

(Developer's Allocation)

Developer's allocation specifically stated in Third Schedule of the aforesaid Development Agreement being No. 16290.5000 for the year 2023 registered at the office of the A.D.S.R., Garia, South 24 Parganas.

Contd ... P/9.

IN WITNESSETH WHEREOF we, the Executants hereto, have set and subscribed our hand, seal and signature this the 13th day of October, 2023.

SIGNED, SEALED & DELIVERED

in presence of :

1. Abilip Mondal
Balia, Garia
Kolkata 84.

2. Samin iela
Ramatpura,
Kolkata 700182

Manas Sarda
Satoupa Ghosh.
EXECUTANTS

I do hereby received the powers conferred upon me-

Drafted by me :

Samar Das

SAMAR DAS,

Advocate,

High Court, Calcutta.

Enrollment No. WB/91/05.

K. B. CONSTRUCTION

Asim Biswas
Proprietor

Signature of the Attorney



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : MR. MANAS SARDAR

SIGNATURE : *Manas Sardar*



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : MRS. SATARUPA GHOSH

SIGNATURE : *Satarupa Ghosh*



Left Hand

Right Hand

Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger

NAME : MR. ASIM BISWAS

SIGNATURE :



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
XGZ1401447



নির্বাচকের নাম : মানস সরদার
Elector's Name : Manas Sardar
পিতার নাম : ভূপতি সরদার
Father's Name : Bhupati Sardar
লিঙ্গ/Sex : পুং/M
জন্ম তারিখ
Date of Birth : 08/08/1992

Manas Sardar

XGZ1401447

ঠিকানা:
সদেশখালি পাড়া, বুধখালী, ক্যানিং, দক্ষিণ 24 পরগণা-
743329

Address:
SANDESKHALI PARA, BUDHO KHALI,
CANNING, SOUTH 24 PARGANAS-
743329

Manas Sardar

Date: 17/02/2012

138-ক্যানিং পশ্চিম (ভূপশিখী জাতি) নির্বাচন কেন্দ্রের
নির্বাচক নিবন্ধন আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
138-Canning Paschim (SC) Constituency

ত্রিভঙ্গ পরিবর্তন হলে নতুন ঠিকানায় জেটার শিটে মন ভোগা ও একই
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট কর্তৃক এই
পরিচয়পত্রের নকলটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

1380013



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

RHQ0851865



নির্বাচকের নাম : শতরূপা ঘোষ
Elector's Name : Satarupa Ghosh
পিতার নাম : দীপক কুমার ঘোষ
Father's Name : Dipak Kumar Ghosh
লিঙ্গ/Sex : স্ত্রী/F
জন্ম তারিখ
Date of Birth : 22/06/1991

Satarupa Ghosh.

RHQ0851865

ঠিকানা:

উত্তর পাঁচপোতা পূর্ব, রাজপুর সোনারপুর, সোনারপুর,
দক্ষিণ 24 পরগণা-700152

Address:

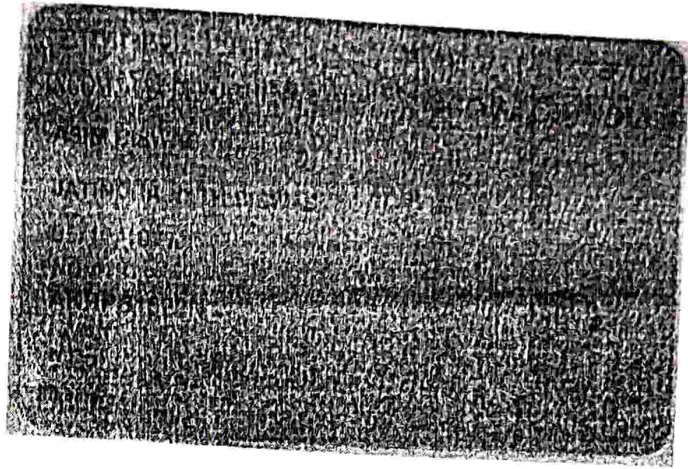
UTTAR PANCHAPOTA PURB, RAJPUR
SONARPUR, SONARPUR, SOUTH 24
PARGANAS-700152

Date: 29/03/2012

151-সোনারপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি
Facsimile Signature of the Electoral
Registration Officer for
151-Sonarpur Uttar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানার জেটার লিখে নাম জোশ ও একই
নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্ম এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

056/0004



Ami Bis 1972

Major Information of the Deed

Deed No.	I-1629-05008/2023	Date of Registration	13/10/2023
Query No./Year	1629-8002634163/2023	Office where deed is registered	A.D.S.R. GARIA, District: South 24-Parganas
Query Date	13/10/2023 11:54:45 AM		
Applicant Name, Address & Other Details	Ssamar Das High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9903423220, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth Value	Market Value		
Stamp duty Paid (SD)	Rs. 19,71,002/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 7/- (Article:E)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 162905000/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



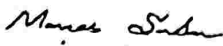


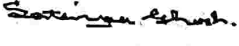
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Babu Ashram Road, Mouza: Panchapota, , Ward No: 3, Holding No:220 Pin Code : 700152

Sch No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-62	LR-5326	Bastu	Bastu	1 Katha		9,72,001/-	Width of Approach Road: 10 Ft., , Project Name :
L2	LR-62	LR-5327	Bastu	Bastu	1 Katha		9,72,001/-	Width of Approach Road: 10 Ft., , Project Name :
TOTAL :								
Grand Total :					3.3Dec	0/-	19,44,002/-	
					3.3Dec	0/-	19,44,002/-	

Structure Details :

Sch No.	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	0/-	27,000/-	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	0/-	27,000/-	



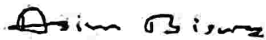


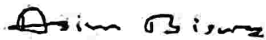


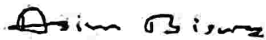
Principal Details :

Sl No	Name/Address	Photo	Finger print and Signature	
1	<p>Mr Manas Sardar Son of Mr Bhupatl Sardar Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office</p>	 13/10/2023	<p>Finger Print</p>  Captured LTI 13/10/2023	<p>Signature</p>  13/10/2023
Police Para, Uttar Panchpota, City:- Not Specified, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: drxxxxx1d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office				
2	<p>Mrs Satarupa Ghosh Wife of Mr Manas Sardar Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office</p>	 13/10/2023	<p>Finger Print</p>  Captured LTI 13/10/2023	<p>Signature</p>  13/10/2023
Police Para, Uttar Panchpota, City:- Not Specified, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: auxxxxx2r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office				

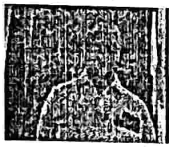


Attorney Details :

Sl No	Name/Address	Photo	Finger print and Signature
1	<p>K. B. Construction Ranabhatia, Near Netaji Subhash Engineering College, Garia, City:- Not Specified, P.O:- Panchpota, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 , PAN No.:: akxxxxx2n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>		

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 Asim Biswas (Presentant) Son of Late Jatindra Nath Biswas Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admision: 13/10/2023, Place of Admission of Execution: Office </td> <td>  Oct 13 2023 12:22PM </td> <td>  Captured LTI 13/10/2023 </td> <td>  13/10/2023 </td> </tr> </tbody> </table> <p>City:- Not Specified, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxx2n,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : K. B. Construction (as Proprietor)</p>	Name	Photo	Finger Print	Signature	Mr Asim Biswas (Presentant) Son of Late Jatindra Nath Biswas Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admision: 13/10/2023, Place of Admission of Execution: Office	 Oct 13 2023 12:22PM	 Captured LTI 13/10/2023	 13/10/2023
Name	Photo	Finger Print	Signature						
Mr Asim Biswas (Presentant) Son of Late Jatindra Nath Biswas Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admision: 13/10/2023, Place of Admission of Execution: Office	 Oct 13 2023 12:22PM	 Captured LTI 13/10/2023	 13/10/2023						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samar Das Son of Mr S G Das High Court, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 13/10/2023	 Captured 13/10/2023	 13/10/2023
Identifier Of Mr Manas Sardar, Mrs Satarupa Ghosh, Mr Asim Biswas			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Manas Sardar	K. B. Construction-1.65 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Satarupa Ghosh	K. B. Construction-1.65 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Manas Sardar	K. B. Construction-50.00000000 Sq Ft
2	Mrs Satarupa Ghosh	K. B. Construction-50.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Babu Ashram Road, Mouza: Panchapota, , Ward No: 3, Holding No:220 Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 62, LR Khatian No:- 5326	Owner:মালস সরদার, Gurdian:ভূপতি সরদার, Address:মির্জা , Classification:বাড়, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 62, LR Khatian No:- 5327	Owner:সতনুশা ঘোষ, Gurdian:মালস সরদার, Address:মির্জা , Classification:বাড়, Area:0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 162905008 / 2023

On 13/10/2023

Certificate of Admissibility (Rule 43, WB 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) WB Registration Rules, 1962)

Presented for registration at 12:03 hrs on 13-10-2023, at the Office of the A.D.S.R. GARIA by Mr Asim Biswas ..

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 19,71,002/-

Admission of Execution (Under Section 58, WB Registration Rules, 1962)

Execution is admitted on 13/10/2023 by 1. Mr Manas Sardar, Son of Mr Bhupati Sardar, Police Para, Uttar Panchpota, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Service, 2. Mrs Satarupa Ghosh, Wife of Mr Manas Sardar, Police Para, Uttar Panchpota, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession Service Identified by Mr Samar Das, , , Son of Mr S G Das, High Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Admission of Execution (Under Section 58, WB Registration Rules, 1962) (Representative)

Execution is admitted on 13-10-2023 by Mr Asim Biswas, Proprietor, K. B. Construction, Ranabhatia, Near Netaji Subhash Engineering College, Garia, City:- Not Specified, P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152

Identified by Mr Samar Das, , , Son of Mr S G Das, High Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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 1229, Amount: Rs.100.00/-, Date of Purchase: 11/10/2023, Vendor name: Sankar Kumar Sarkar



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2023, Page from 140063 to 140079
being No 162905008 for the year 2023.



Digitally signed by KRISHNENDU TALUKDAR
Date: 2023.10.16 13:59:35 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 16/10/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.