

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 655538

10/8
8-8/2437235

Certified that the document is admitted
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.


District Sub-Register-II
Alipore, South 24-Parganas

14 SEP 2022
DEVELOPMENT POWER OF ATTORNEY

(AFTER DEVELOPMENT AGREEMENT)

38355

SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RSX16

UTPAL SEN CHOWDHURY
Advocate
Metropolitan Magistrate's Court
Kolkata

23 JUL 2022

/ Anjali Mondal



9679

/ Anjali Mondal



9680

/ Rumita Naskar Mondal



9681

/ Rinku Bhattacharjee.



M. Mondal.
S/o M. Mondal.
Alipore Police Const.
KAL-27



Dipak Mondal

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, (1) **ANJALI MONDAL** (PAN EPZPM4738H) (Aadhaar No. 5782 3468 8678) wife of Late Rabin Chandra Mondal, by faith : Hindu, by nationality : Indian, by occupation : House wife, residing at Village – Gopalpur, Post Office : Sarkarpool, Police Station : Maheshtala, District : South 24-Parganas, Kolkata : 700143, (2) **RUMITA NASKAR MONDAL** (PAN ARNPM6229N) (Aadhaar No. 5211 3399 1712) wife of Sri Somen Naskar and daughter of Late Rabin Chandra Mondal, by faith : Hindu, by nationality : Indian, by occupation : House wife, residing at Rampur Gopalpur, Post Office – Sarkarpool, Police Station – Maheshtala, Kolkata 700143, (3) **RANJANA MONDAL** (PAN ARZPM6682J) (Aadhaar No. 3187 0806 9278) wife of Subhas Pal and daughter of Late Rabin Chandra Mondal, by faith : Hindu, by nationality : Indian, by occupation : House wife, residing at B.B.T. Road, Sarkarpool Post Office – Sarkarpool, Police Station – Maheshtala, Kolkata 700143, (4) **RINKU BHATTACHARJEE** (PAN FQIPB6216A) (Aadhaar No. 6450 6712 8660) wife of Rajesh Bhattacharjee and daughter of Late Rabin Chandra Mondal, by faith : Hindu, by nationality : Indian, by occupation : House wife, residing at Flat No. 301, 3rd Floor, 4, Olabibitala Lane, Post Office – Santragachi, Police Station – Santragachi, District : Howrah, Pin – 711104, (5) **DIPAK KUMAR MONDAL** (PAN AJKPM4671J) (Aadhaar No. 9568 3027 7949) son of Late Jugal Charan Mondal alias Jugole Kishore Mondal, by faith : Hindu, by nationality : Indian, by occupation : Property Holder, residing at Village – Gopalpur, Post Office : Sarkarpool, Police Station : Maheshtala, District : South 24-Parganas, Kolkata : 700143, District : South 24-Parganas, in the state of West Bengal, hereinafter called and referred to as the **LAND OWNERS/FIRST PARTYSEND GREETINGS:**

WHEREAS by an Development Agreement dated 10th day of July 2022 duly registered at D.S.R -II Alipore, Book No. , Deed No. **10648** , (hereinafter referred to as the **"SAID AGREEMENT"**) I have engaged

Ranjana Mondal



9683

Sipak Mondal



9684

Hira Mondal



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M/S. OM CONSTRUCTION a Proprietorship Firm, having its office at P-41. Princep Street, 5th Floor, Room No.509, Post Office - Chowringhee, Police Station - Park Street, Kolkata - 700072, in the State of West Bengal, **REPRESENTED** by its sole Proprietor **Bipin Kumar Verma** (PAN ADFPV0868D) (Aadhar No.7964 7946 2623) son of Deo Narayan Lal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 249A, Motilal Gupta road Kolkata- 700082, P.O.& P.S.- Haridevpur District: South 24 Parganas, in the State of West Bengal, (hereinafter referred to as the said 'firm') as the Developer for the development (by way of construction) of a residential multi -storied building containing apartments, (hereinafter referred to as the said 'Project'), on the land described in the **SCHEDULE** hereto (hereinafter referred to as the 'Said Land').

For the purpose of convenience, we, the executants herein are desirous of granting necessary power and authorities to the said firm inter alia for the purpose of effective and speedy execution of the said project as per terms of the said Agreement.

NOW KNOW YE BY THESE PRESENTS that we, the executants herein, do hereby nominate, constitute, appoint and empower, **M/S. OM CONSTRUCTION** a Proprietorship Firm, having its office at P-41. Princep Street, 5th Floor, Room No.509, Post Office - Chowringhee, Police Station - Park Street, Kolkata - 700072, in the state of West Bengal, **REPRESENTED** by its sole Proprietor **Bipin Kumar Verma** (PAN ADFPV0868D) (Aadhar No.7964 7946 2623) son of Deo Narayan Lal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 249A, Motilal Gupta road Kolkata- 700082, P.O.& P.S.- Haridevpur District: South 24 Parganas, in the State of West Bengal, as our true and lawful Attorney and Agent, in our names and on our behalf, to execute



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and perform or cause to be done, execute and perform all or any of the following acts, deeds, matter and things as mentioned hereafter:

1. To receive permissive peaceful possession of the land/property and to hold, manage and maintain such permissive peaceful possession in accordance with the terms and conditions contained in the said Agreement.
2. To enter into, hold and defend permissive peaceful possession of the land/property and every part thereof and also to manage and maintain such permissive peaceful possession in accordance with the terms and conditions contained in the said Agreement.
3. To appear and represent, and sign and submit the building plan or plans, all applications, specifications, indemnities to the Kolkata Municipal Corporation, B.L. & L.R.O, C.E.S.C. and other concerned authorities in and mutations of the said property and in respect of building, or buildings constructed on the said property and application for water connection, electric supply and other incidental matters of the said property on our behalf.
4. To have the said Land (as described in the "SCHEDULE" hereto) developed by undertaking development and construction of the apartment building as per the scheme of the said Project, containing ownership flats and/or other structures thereon ("The Building") as per approved plan and for the said purpose, to do soil testing, excavation and all other necessary work.
5. To apply for Sanction of Building Plan before The Kolkata Municipal Corporation or concerned sanctioning authorities on our behalf and to obtain the Sanctioned Building Plan thereof on our behalf.
6. To apply for and obtain such permissions, as be necessary for obtaining steel, cement, bricks and any other construction and building materials and/or construction equipments and to appoint



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contractors and/or sub-contractors for the purpose of development and construction of 'The Building'.

7. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters, gift deed, deed of exchange, amalgamation deed or any other documents relating to or in connection with the said building to be constructed and applying for and to obtain the Sanction of modified plan, if necessary.
8. To apply for and obtain electricity, water, gas, sewerage and/or connections of any other utilities and infra structure facilities from the Municipal Authorities and/or any other authority or authorities.
9. To warn off and prohibit any trespasser on the property or any parts thereof and to take appropriate steps, whether by legal action or otherwise.
10. To negotiate for sale and/or transfer of flats or any portions thereof, in respect of the Developer allocated portion together with proportionate, undivided, impartible share of the land to any purchaser/s and/or other persons in terms of the said Agreement and to receive all the earnest moneys and/or part and/or full consideration thereof and undivided proportionate share in the land and the rights appurtenant thereto and to enter into agreements, including sale agreements, lease agreements etc, containing such provisions and also to fulfill and enforce mutual obligations there under in respect of Developer's Allocation in terms of the Agreement.
11. To sign, execute, enter into, modify, cancel, alter, draw, approve Agreements for Sale and/ or Deeds of Conveyances or transfer and to admit the execution thereof and get such documents, duly registered and all papers, documents, contracts, agreements, declarations, affidavit, applications, returns, confirmations, consents and other documents as may in any way, be required to



be so done for and in connection with the development and transfer of the land/property or any part and/or portion thereof and to receive all premium/ consideration, service charges, taxes and other amounts thereof and grant valid receipts and discharges for the same in respect of the Developer's Allocation.

12. To appear before the Registrar of Assurances at Kolkata, District Registrars, District Sub-Registrars, Addl. District Sub-Registrars of the District South 24-Parganas, having jurisdiction for the same and to submit and present for registration and duly register according to law, any or all Agreement for Sale or Deed of Conveyance or conveyances of the aforesaid flats and other deed or deeds, document or documents or instruments, writing or writings whatsoever in favour of any purchaser or purchasers, and receive earnest money and/or consideration money in respect of the said flats of the Developer's allocation with undivided proportionate share of the land and to discharge valid money receipts against the Agreement for Sale and Deed of Conveyance to be executed in favour of the Purchaser/Purchasers and to sign all or any endorsement or any acknowledgements and to do all other things and acts which may be necessary for effecting and registration of such deeds, documents, writings instrument of any of them.
13. To appear before any Metropolitan and Executive Magistrates and all other Officer or Officers and/or authority or authorities in connection with enforcement of all powers and authorities as contained herein.
14. To execute and register necessary documents including the Agreement for Sale, Sale Deed and Deed of Conveyance in respect of flats, space, shop room, car parking space etc. in favour of any purchaser or purchasers and to present any such Sale Agreement, Deeds, Documents and/or Deed of Conveyance or



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Conveyances for its registration and to admit execution and receipt of consideration thereof before the any Registrar or District Sub-Registrar or Addl. District Sub-Registrar or Registrar of Assurance at Kolkata, having jurisdiction of the same and authority for and to have said Agreement and/or Deed of Conveyance registered, and to do all acts, deeds and things in respect of the proportionate undivided share in the said land along with the building consisting of several flats and/ or service area in respect of the Developer's Allocation in the proposed building or part thereof.

15. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
16. To apply for and obtain electricity gas, water, sewerage, drainage, telephone or other connections of any other utility to the said and/or to make alterations therein and to close down and/or have disconnected the same 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.
17. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof.
18. To pay all outgoing, including Service Charges, Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the land as occupier only and receive refunds and other moneys, including compensation of any nature and to grant valid receipt and/or discharge therefore.
19. To give undertakings, assurance and indemnities, as may be required for the purposes aforesaid.



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20. To appear and represent us before all authorities, including the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Urban land Ceiling Authorities, BL & LRO, Fire Brigade and/or Kolkata Police (if required) and other authorities in connection with the said Property and also in connection with the sanction modification and/or alteration of any building plans, if required.
21. To sign execute and deliver any agreement, consent, or no objection if any required by the Developer for obtaining by any intending purchaser for obtaining any home loan from any Bank or Financial Institutions.

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

SCHEDULE ABOVE REFERRED TO

(Description of the property)

ALL THAT piece and parcel of piece and parcel of land measuring 17 Decimals on actual measurement it comes to 08 Cottahs 08 Chittaks 35 Square Feet a little more or less lying and situated in the District 24 Parganas now South 24 Parganas, Sub-Registry Office Alipore, Police Station – Maheshtala, Mouza – Gopalpur, J.L. No.1, R.S. No. 283, Touzi No. 346, R.S. Khatian No. 694/1, under R.S. Dag No. 494, under L.R. Khatian No. 3819, 6393 and 6398, L.R. Dag No. 450 TOGETHER WITH two storied building measuring 1600 Square Feet (Ground Floor 1000 Square Feet and First Floor measuring 600 Square Feet) Covered area with Cemented Floor, within Holding No. B5-68/97, B.B.T. Road right side Code 007, under Ward No. 12, of the Maheshtala Municipality, Kolkata – 700143 District : South 24-Parganas, together with all



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easement rights, over the adjacent wide Road, which is butted and bounded as follows :-

ON THE NORTH : 60' feet wide B.B.T. Road,

ON THE SOUTH : Others' land,

ON THE EAST : House of the Kanai Lal Mondal,

ON THE WEST : House of the Ganesh Mondal.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands the 10th day of August 2022.

SIGNED AND DELIVERED

In presence of :

WITNESSES :

1. Sayeev Kumar Sharma
Aizpore Police Court
Kol-27

Anjali Mondal
Ranjana Mondal Paul,
Rumita Naskar Mondal,
Rinku Bhattacharjee.
Deputy Pr Mondal

2. Ajit Mondal
Aizpore Police Court
Kol-27

SIGNATURE OF EXECUTANTS

ON CONSTRUCTION

Bibin Kumar Mondal,
Proprietor

Accepted by,

SIGNATURE OF ATTORNEY

Drafted by

Advocate

Amitabha Ray

Aizpore Police Court

Kol-27

10/8/2022



District Sub-Registrar-II
Alipore, South 24 Parganas

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	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature Anjali Mondal



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature Ranjana Mondal Paul



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature Runita Naskar Mondal



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name
 Signature Rinku Bhattacharjee



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Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name

Signature

Thumb

1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name BIPIN KUMAR VERMA

Signature

Thumb

1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name

Signature



District Sub- Registrar-II
Alipore, South 24 Parganas

10.06.2022



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16028002437235/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Anjali Mondal Gopalpur, City:- Maheshtala, P.O:- Sarkarpool, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700143	Principal			Anjali Mondal 10/8/22
2	Rumita Naskar Mondal Rampur Gopalpur, City:- Maheshtala, P.O:- Sarkarpool, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700143	Principal			Rumita Naskar Mondal 10/8/22
3	Ranjana Mondal B B T Road, City:- Maheshtala, P.O:- Sarkarpool, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700143	Principal			Ranjana Mondal 10/8/22

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10/8/22



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I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Rinku Bhattacharjee Flat No 301, City:- Howrah, P.O:- Santragachi, P.S:- Santragachi, District:- Howrah, West Bengal, India, PIN:- 711104	Principal			Rinku Bhattacharjee 10/8/22
5	Dipak Kumar Mondal Gopalpur, City:- Maheshtala, P.O:- Sarkarpool, P.S:- Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700143	Principal			Dipak Kumar Mondal 10/08/2022
6	BIPIN KUMAR VERMA 249A, Motilal Gupta Road, City:- , P.O:- HARIDEVPUR ROAD, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700082	Representative of Attorney [OM CONSTRUCTION]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr UJJWAL MONAL Son of Mr M MONDAL ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Anjali Mondal, Rumita Naskar Mondal, Ranjana Mondal, f Bhattacharjee, Dipak Kuma Mondal, BIPIN KUMAR VEI			Ujjwal Monal 10/08/2022

(Suman Basu)

10/08/22

Subject - Land Revenue

10/08/22
10/08/22



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Alipore, South 24 Parganas
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10/08/22
10/08/22

DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal





Major Information of the Deed

Deed No :	I-1602-12482/2022	Date of Registration	14/09/2022
Query No / Year	1602-8002437235/2022	Office where deed is registered	
Query Date	10/08/2022 5:23:47 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	UJJWAL MONDAL ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874255340, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,25,66,626/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160210648/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Maheshtala, Municipality: MAHESHTALA, Road: Budge Budge Trunk Road/Bye Lane, Road Zone : (Property Located on Budge Budge Road (Ward no. 12,13.28) --), Mouza: Gopalpur, , Ward No: 12, Holding No:B5 68/97 Pin Code : 700143

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-494	RS-694/1	Bastu	Bastu	8 Katha 8 Chatak 35 Sq Ft	1/-	1,15,40,626/-	Width of Approach Road: 60 Ft., , Project Name :
Grand Total :					14.1052Dec	1 /-	115,40,626 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	1/-	10,26,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 15 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1600 sq ft	1 /-	10,26,000 /-	

Principal Details :

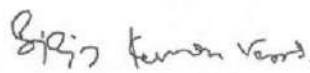
Sl No	Name,Address,Photo,Finger print and Signature
1	Anjali Mondal (Presentant) Wife of Late Rabin Chandra Mondal Gopalpur, City:- Maheshtala, P.O:- Sarkarpool, P.S:-Maheshtala, District:- South 24-Parganas, West Bengal, India, PIN:- 700143 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: epxxxxxx8h, Aadhaar No: 57xxxxxxxx8678, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence
2	Rumita Naskar Mondal Daughter of Late Rabin Chandra Mondal Rampur Gopalpur, City:- Maheshtala, P.O:- Sarkarpool, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700143 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: Arxxxxxx9N, Aadhaar No: 52xxxxxxxx1712, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence
3	Ranjana Mondal Daughter of Mr Rabin Chandra Mondal B B T Road, City:- Maheshtala, P.O:- Sarkarpool, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700143 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: arxxxxxx2j, Aadhaar No: 31xxxxxxxx9278, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence
4	Rinku Bhattacharjee Daughter of Mr Rabin Chandra Mondal Flat No 301, City:- Howrah, P.O:- Santragachi, P.S:-Santragachi, District:-Howrah, West Bengal, India, PIN:- 711104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: fqxxxxxx6a, Aadhaar No: 64xxxxxxxx8660, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence
5	Dipak Kumar Mondal Son of Late Jugal Charan Mondal Gopalpur, City:- Maheshtala, P.O:- Sarkarpool, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700143 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ajxxxxxx1j, Aadhaar No: 95xxxxxxxx7949, Status :Individual, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/08/2022 , Admitted by: Self, Date of Admission: 10/08/2022 ,Place : Pvt. Residence

Attorney Details :

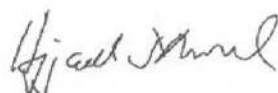
Sl No	Name,Address,Photo,Finger print and Signature
1	OM CONSTRUCTION PRINCEP STREET 5TH FLOOR, P 41, City:- Kolkata, P.O:- CHOWRINGHEE, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: ADxxxxxx8D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name BIPIN KUMAR VERMA Son of DEO NARAYAN VERMA Date of Execution - 10/08/2022, , Admitted by: Self, Date of Admission: 14/09/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Sep 14 2022 3:42PM	LTI 14/09/2022	14/09/2022	
249A, Motilal Gupta Road, City:- , P.O:- HARIDEVPUR ROAD, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx8D, Aadhaar No: 79xxxxxxxxx2623 Status : Representative, Representative of : OM CONSTRUCTION (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr UJJWAL MONAL Son of Mr M MONDAL ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	14/09/2022	14/09/2022	14/09/2022
Identifier Of Anjali Mondal, Rumita Naskar Mondal, Ranjana Mondal, Rinku Bhattacharjee, Dipak Kumar Mondal, BIPIN KUMAR VERMA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Anjali Mondal	OM CONSTRUCTION-1.76315 Dec
2	Rumita Naskar Mondal	OM CONSTRUCTION-1.76315 Dec
3	Ranjana Mondal	OM CONSTRUCTION-1.76315 Dec
4	Rinku Bhattacharjee	OM CONSTRUCTION-1.76315 Dec
5	Dipak Kumar Mondal	OM CONSTRUCTION-7.0526 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Anjali Mondal	OM CONSTRUCTION-200.00000000 Sq Ft
2	Rumita Naskar Mondal	OM CONSTRUCTION-200.00000000 Sq Ft
3	Ranjana Mondal	OM CONSTRUCTION-200.00000000 Sq Ft
4	Rinku Bhattacharjee	OM CONSTRUCTION-200.00000000 Sq Ft
5	Dipak Kumar Mondal	OM CONSTRUCTION-800.00000000 Sq Ft



On 10-08-2022

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

Presented for registration at 18:00 hrs on 10-08-2022, at the Private residence by Anjali Mondal , one of the Executants.

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 1,25,66,626/-

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

Execution is admitted on 10/08/2022 by 1. Anjali Mondal, Wife of Late Rabin Chandra Mondal, Gopalpur, P.O: Sarkarpool, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700143, by caste Hindu, by Profession House wife, 2. Rumita Naskar Mondal, Daughter of Late Rabin Chandra Mondal, Rampur Gopalpur, P.O: Sarkarpool, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700143, by caste Hindu, by Profession House wife, 3. Ranjana Mondal, Daughter of Mr Rabin Chandra Mondal, B B T Road, P.O: Sarkarpool, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700143, by caste Hindu, by Profession House wife, 4. Rinku Bhattacharjee, Daughter of Mr Rabin Chandra Mondal, Flat No 301, P.O: Santragachi, Thana: Santragachi, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711104, by caste Hindu, by Profession House wife, 5. Dipak Kumar Mondal, Son of Late Jugal Charan Mondal, Gopalpur, P.O: Sarkarpool, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700143, by caste Hindu, by Profession Others

Indetified by Mr UJJWAL MONAL, , Son of Mr M MONDAL, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 14-09-2022

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.

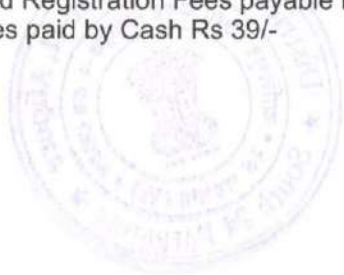
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 14-09-2022 by BIPIN KUMAR VERMA, SOLE PROPRITER, OM CONSTRUCTION, PRINCEP STREET 5TH FLOOR, P 41, City:- Kolkata, P.O:- CHOWRINGHEE, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700072

Indetified by Mr UJJWAL MONAL, , Son of Mr M MONDAL, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-





Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 655538, Amount: Rs.50/-, Date of Purchase: 23/07/2022, Vendor name: Jaydeep Chatterjee



Suman Basu

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal





Registered in Book - I

Volume number 1602-2022, Page from 458253 to 458275

being No 160212482 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.09.23 19:57:33 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2022/09/23 07:57:33 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)