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I-051305765/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 566886

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 8-8/24 78827-24

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

District Sub-Registrar
 Howrah

19 SEP 2024

DEVELOPMENT POWER OF ATTORNEY

(After registration of Development Agreement)

P.S. -SANKRAIL, DIST-HOWRAH

T. Chandra
 Adv.

SIKHA DUTTA (PAN - AMYFD5120E, Aadhaar No. 3981 3474 6233) wife of Mr. ASOS 932 8... Dutta, by faith Hindu, Indian Citizen, by faith Housewife, residing at Vill. & P.O. Dulliya P.S. Sankrail District-Howrah PIN-711302.

ক্রমিক নং..... 4904 তারিখ

18/09/24

ঢাকা..... Rimal Develop

নাম..... Dullia

ঠিকানা..... H-4302

সোমা সী স্ট্যাম্প ডেভেলপ
হাওড়া সিভিল কোর্ট

[Handwritten Signature]

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1 9 SEP 2024



District Sub-Registrar-II
Howrah

1 9 SEP 2024

Know all men by this
(1) MAMAT

Know all men by this presents that We,

(1) MAMATA KUNDU (PAN -BWBPK9400J, Aadhaar No. 3043 0165 9250) wife of Late Joy Prakash Kundu, by faith Hindu, by faith- Household duties, Indian Citizen, residing at Vill. & P.O. Duillya P.S. Sankrail District-Howrah PIN-711302.

2) (a) SIDDHARTHA KUNDU, (PAN - ANZPK5116D, Aadhaar No. 2679 8163 1766) son of Late Shib Ranjan Kundu, Indian Citizen, by faith Hindu, by occupation - Retired, residing at A.S.N. 3, Raghunath Chak, Swastika Apartment near B.B College, P.O. Ushagram, P.S. Asansol, District-Paschim Bardhaman, Pin-711303.

(b) SHELLY GHOSH, (PAN - BDHPG0979F, Aadhaar No. 8731 2801 1701) wife of Mr. Sudhir Kumar Ghosh, Indian Citizen, by faith Hindu, by occupation - Housewife, residing at A.P.C Pally, P.O - Raghunathchak, P.S - Asansol, Dist - Paschim Bardhaman, Pin-713303.

(c) MALA SAYED ISLAM, (PAN - ADSPI4006R, Aadhaar No. 7162 2649 6791) wife of Sk. Sayed Islam, Indian Citizen, by faith Muslim, by occupation - Housewife, residing at Vill - Chakmadhu, P.O - Radhanagar, P.S - Bauria, Dist - Howrah, Pin-711310.

3) SIKHA DUTTA (PAN - AMYPD5120E, Aadhaar No. 3981 3474 6233) wife of Mr. Rathindra Kumar Dutta, by faith Hindu, Indian Citizen, by faith- Housewife, residing at Vill. & P.O. Duillya P.S. Sankrail District-Howrah PIN-711302.

T. Chandra Adv.

4) **CHAYNA KUNDU** (PAN -AUQPK7243K, Aadhaar No.2967 4928 4028) daughter of Late Tarani Prasad Kundu, by faith Hindu, by faith- Household duties, Indian Citizen, residing at Vill. & P.O. Duillya P.S. Sankrail District-Howrah PIN-711302.

5) **KEKA MUKHERJEE** (PAN -HVKPM8400G, Aadhaar No.9908 3373 6394) wife of Late Krishnadas Mukherjee , by faith Hindu, by faith- Housewife, Indian Citizen, residing at Vill. & P.O. Duillya P.S. Sankrail District-Howrah PIN-711302, herein after called the Executors, do hereby appoint and nominate **BIMAL DEVELOPERS** (PAN - AAUFB1751B), one Partnership Firm having its registered office at Village and Post Duillya Pakurtala, P.S. Sankrail, District Howrah, Pin 711302, West Bengal, being represented by its Partners 1) **MR. MOHAN KUMAR NAHA** (PAN ABRPN3068K, Aadhaar No. 8561 1333 0574), 2) **MR. SOHAN CHANDRA NAHA** (PAN - ABRPN3070H, Aadhaar No. 5353 2335 5407), both sons of Late Bimal Chandra Naha, both by faith Hindu, Indian Citizen, both by occupation Business, both are residing at Village Duillya, Pakurtala, P.O. Duillya, P.S. Sankrail, District Howrah, Pin 711302, as our constituted Attorney to do all acts, deeds and things which We could do if present on the occasion in connection of our property of ALL THAT peace and parcel of Bastu land measuring as per L.R Record of right more or less 32 satak along with old 200 Sq.ft pucca structure standing thereon situated within R.S Dag No. 1198 L.R Dag No. 1249 under

K. Chandra A. Sr.

R.S Khatian No. 1079 L.R Khatian No.s 10071,10150, 10151,10203, 10072, 10073 and 10074 under Mouza and Gram Panchayet Duillya, J.L No. 35 P.S Sankrail, District - Howrah, Pin - 711302, under the Jurisdiction of A.D.S.R. Ranihati and District Sub Registry office at Howrah which is morefully described in the schedule herein below and We, the Executors are the joint Owners and occupier of the schedule mentioned property as per our respective shares.

Whereas, We, the above mentioned Executors being the Owners of the Schedule mentioned property have entered into a Development Agreement which was registered before District Sub Registry Office at Howrah-II and recorded as Deed No. 5760 for the year 2024. That, We, the Executors decided to execute this Development Power of Attorney nominating the Developer **BIMAL DEVELOPERS** (PAN - AAUFB1751B), one Partnership Firm having its registered office at Village and Post Duillya Pakurtala, P.S. Sankrail, District Howrah, Pin 711302, West Bengal, being represented by its Partners 1) **MR. MOHAN KUMAR NAHA** (PAN ABRPN3068K, Aadhaar No. 8561 1333 0574), 2) **MR. SOHAN CHANDRA NAHA** (PAN - ABRPN3070H, Aadhaar No. 5353 2335 5407), both sons of Late Bimal Chandra Naha, both by faith Hindu, Indian Citizen, both by occupation Business, both are residing at Village Duillya, Pakurtala, P.O. Duillya, P.S. Sankrail,

T. Chandra

District Howrah, Pin 711302, as our constituted attorney vesting the following powers to the Attorney.

1. That the Constituted Attorney will look after the Schedule mentioned property properly and maintain the same and protect the same from any encroachment or unauthorized occupation by anybody.
2. That the constituted attorney will develop, construct multistoried building over our above mentioned property in terms of the Development Agreement dated 19 /09/2024 and registered in the office of District Sub Registrar, Howrah-II, vide Deed No. _____ for the year 2024.
3. That the Constituted Attorney will engage Engineer, L.B.S. Designer, masons, Architect, lawyer and any other person having Technical knowledge for the purpose of erection of the said construction and/or project at the said premises for and on our behalf.
4. That the constituted attorney will demolish the existing old structure, if any, and remove the same.
5. That the constituted attorney will pay tax, revenue, effect mutation, if not done as well as to take all steps necessary to be taken by the Owners from Howrah Zilla Parishad for the purpose of raising the construction at our above mentioned property.

T. Chandra A. S.

6. That the constituted attorney has right to transfer the share of Developer's Allocation of 60% only except the Owners' allocated area of 40% in terms of said Development Agreement within the schedule mentioned property and for that the attorney will negotiate and search out the intending purchaser or purchasers for Developers allocated area and will take money in advance for Agreement for Sale and on receipt of the said advance amount will execute unregistered or registered Agreement for Sale in favour of the purchaser or purchasers. The attorney will also have the right to execute Deed of Sale of the Developer's allocated area and shall register the same before the appropriate authority after receiving value of consideration in full and final in connection of the Developer's allocated area as the constituted lawful attorney of the Land Owners.
7. That the attorney will construct the proposed new building as per sanctioned building plan to be sanctioned from Howrah Zilla Parishad and shall engage engineer/architect or any technical person for raising new construction at the cost of the Developer.
8. That after execution of the Development Agreement and this Power of Attorney, the Owners shall vacate the schedule mention property as per terms of the said development agreement and accordingly in co-operate with the Developer. The Owners will hand over the schedule mention total property.

T. Chandra A. S.

That only after handing over the schedule mention property by the Owners, the Developer will start of the new construction work on the schedule mentioned property out of the efforts and expenses of the attorney. The Power of Attorney holders after completing construction of the first block shift the executors thereat and only thereafter demolish the existing structure and/or building and start construction thereat

9. The attorney shall have the right to execute Registered or Unregistered Agreement for Sale and/or Deed of Sale in respect to the share of the developer's allocation only within the schedule mention property in terms of the Development Agreement and the Attorney have right to receive any part payment or full consideration money for that.
10. That the attorney has right to appear before all Government and/or Semi Government or Statutory Authority or Private or Public Sector Authority if necessary for the successful completion of the Development Project within the Schedule mentioned Property. In this respect the Attorney shall have right to file any application or produce any document before the concern Authority and attend any hearing before the appropriate authority.
11. The Attorney will appear in all cases or proceedings, if there be any in connection to the Schedule mentioned property on behalf

T. Chandra Reddy

of Executors and file Vokalotama, written objection, any petition or withdraw/ settlement which may be necessary or adduce evidence before the Court of Law or appoint Advocate and Law Clerk to proceed with the case and if necessary for the protection of the Schedule mentioned property the Attorney shall have similar right as aforesaid to file any suit, proceedings, complain before any Court of Law or appropriate authority in our name and for that the Attorney will execute plaint, swear affidavit, and execute other petitions and also have the right to adduce evidence on behalf of the Executors before any court of law.

12. That, for any accident and/or other disturbance in connection to the new construction of the schedule mentioned property, the Attorney i.e. the Developer shall be responsible for that and the Attorney shall solve the problem out of the expense and efforts of the Attorney.
13. That, the Attorney will face all the legal problems after the execution of this registered Development Power of Attorney and registered Development Agreement (which has already been executed). That, during the pendency of the project work on the Schedule mentioned property the Executors should not enter into any Development Agreement or Development Power of

T. Chandra A. V.

Attorney in connection to the Schedule mentioned property with any other persons or firm or company.

14. That after execution of this Power of Attorney, the Attorney will deposit all taxes and revenue in connection to the schedule mentioned property before the appropriate authority and the attorney must continue to pay the taxes and revenue in connection to the schedule mentioned property till the possession of all flats, garage, shop rooms, handed over to the intending purchaser/s and Registration of the same be done in favour of the parties concerned and the Attorney shall form Association among the flat Owners, garage Owners and shop Owners within the schedule mentioned property and handover all charges or maintenance of the total property to be constructed within the schedule mentioned property.
15. That, the Owners will preserve and protect all the original documents. It will be handed over to the Attorney by the Executors for the production of the same before the appropriate authority as and when same will be required and after completion of the requirement of original deed and other documents to be returned to the Owners/Association.
16. That, after the completion of the project the Attorney must deliver first the complete constructed area of 40% towards Owners allocation to the Executors in terms of the Development

T. Chandra Adv.

Agreement in respect to schedule mention property according to the time specified in the Development Agreement thereafter the developer can transfer the Developer's Allocation.

17. The attorney have right to execute any boundary declaration for the schedule mentioned property for the purpose of sanction of building plan at their cost. That in such circumstances the attorney will represent the Executors as the constituted attorney for declaration, or amalgamation in connection to the schedule mentioned property along with any associated property.
18. That the attorney will obtain all licenses required therefor and soil testing in case it is necessary and other necessary activity as and when the same may be required for and on the behalf of the Executors. That the Attorney will receive all the necessary documents for that.
19. That the Attorney will obtain Electric, Water Line in respect to schedule mention property out of the efforts of the attorney.
20. That the attorney will obtain refund of Stamp Duty Court Fee or any other amount from the Government Department for any other authority.
21. That the attorney will help to form an association among the flat Owners of the proposed new building on the schedule mentioned property.

T. Chandra Reddy

22. That the attorney will perform all the necessary work, for the successful completion of development project on the schedule mention property.
23. That after completion of the project and transfer of the respective share of the Developer, the Development Power of Attorney will come to end automatically.
24. This power of attorney is revocable in nature, it can be revoked by the land Owners if any of the terms and conditions as per development agreement becomes violated. The schedule mentioned property is not acquired by any Govt. authority and this power of attorney is being granted in favour of the said attorney without any consideration.
25. As the schedule mentioned property is under the Ownership of the land Owners, so the developer shall not have any right to mortgage, lien, lease or create any charge over the said property. The Attorney shall sale all portion save and except the owners allocated area as per said development agreement.

SCHEDULE

ALL THAT peace and parcel of Bastu land measuring as per L.R Record of Right more or less 32 Satak along with old 200 Sq.ft pucca structure standing thereon situated within R.S Dag No. 1198 L.R Dag No. 1249 under R.S Khatian No. 1079 L.R Khatian No.s 10071,10150, 10151,10203, 10072, 10073 and 10074 under Mouza and Gram

T. Chandu Adv.

Panchayet Duillya, J.L No. 35 P.S Sankrail, District - Howrah, Pin - 711302, (out of 32 Satak Bastu Land, 07 Satak in L.R Khatian No. 10071, 02 Satak each in L.R Khatian Nos. 10150, 10151, and 10203, 07 Satak in L.R Khatian No. 10072, 06 satak each in L.R Khatian Nos. 10073, and 10074 are recorded in L.R record of right) together with hereditaments, advantages, privileges along with rights to take water connection, electricity, telephone lines from the G.P Metal Road, common passage thereto, within the jurisdiction of D.S.R. Howrah and A.D.S.R. Ranihati, which is butted and bounded as follows:-

ON THE NORTH : 6 ft. wide common passage then R.S. Dag Nos.
1182 and 1183.

ON THE SOUTH : Part of R.S. Dag Nos. 1198 and R.S Dag No.
1197.

ON THE EAST : 40 ft. wide G.P Metal Road.

ON THE WEST : R.S. Dag No. 1195.

T. Chandra.
A.D.

IN THE WITNESS WHEREOF, We, the Executors execute this Development Power of Attorney after going through the contents very carefully and admitting the same to be written correct on this 19th day of September, 2024.

Witness:

1. Goutam Adhikary.
Duijya, Howrah.

Mamata Kundu.

Sikha Dutta.
Chayna Kundu.
Keka Mukherjee.
Mala Sayed Islam
Shelby Ghosh.

Siddharthy Kundu.

Signature of the Executors

We, accept this
Development Power of
Attorney

2. S. Nanda
Waz

BIMAL DEVELOPERS

Mohan Kumar Naha

Partner

Signature of the Attorney

BIMAL DEVELOPERS

Joham Chandra Naha

Partner

Drafted by me & Read over and
Explained to the declarants in
Vernacular and admitted by them
to be correct.

Indipte Chandra.












Advocate.

Howrah Court.











Enrolment No. WB/1145/2001.

Typed by:- Kaushik Pramanik












FORM FOR TEN FINGER IMPRESSION

	01	Left Hand	Little	Ring	Middle	Fore	Thumb
							
Right Hand	Thumb	Fore	Middle	Ring	Little		
							

Signature Mohan Kumar Naha

	01	Left Hand	Little	Ring	Middle	Fore	Thumb
							
Right Hand	Thumb	Fore	Middle	Ring	Little		
							

Signature Soham Chand Naha

	01	Left Hand	Little	Ring	Middle	Fore	Thumb
							
Right Hand	Thumb	Fore	Middle	Ring	Little		
							

Signature Mamata Kundu

FORM FOR TEN FINGER IMPRESSION


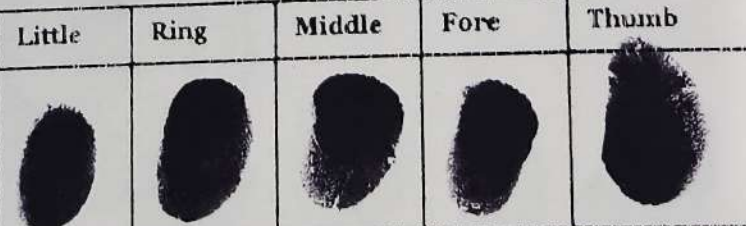
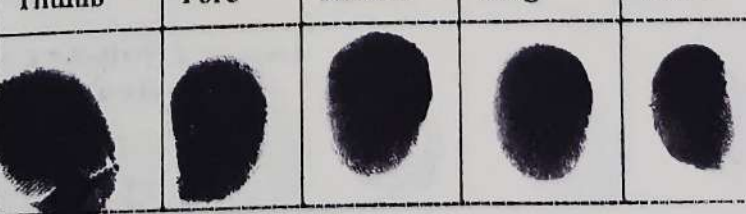
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Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Sikha Dutta.

Sikha Dutta.



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Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Chaya. Kundu.












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Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Keka mukherjee.












FORM FOR TEN FINGER IMPRESSION

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Right Hand	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Mala Sayed Islam.

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Right Hand	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Shelly Ghosh.

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Right Hand	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Siddharth Kundu.

Major Information of the Deed

Deed No :	I-0513-05765/2024	Date of Registration	19/09/2024
Query No / Year	0513-8002478827/2024	Office where deed is registered	
Query Date	19/09/2024 12:51:57 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Sandip Nandi Howrah Court,Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 7980935315, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 96,60,000/-		
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]:- 051305760/2024		

Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Dulya, Pin Code : 711302






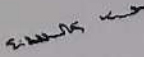
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1249	LR-10071	Bastu	Bastu	7 Dec		21,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1249	LR-10150	Bastu	Bastu	2 Dec		6,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1249	LR-10151	Bastu	Bastu	2 Dec		6,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1249	LR-10203	Bastu	Bastu	2 Dec		6,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1249	LR-10072	Bastu	Bastu	7 Dec		21,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-1249	LR-10073	Bastu	Bastu	6 Dec		18,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :









LR-1249	LR-10074	Bastu	Bastu	6 Dec		18,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :				32Dec	0 /-	96,00,000 /-	
Grand Total :				32Dec	0 /-	96,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Mamata Kundu Wife of Late Joy Prakash Kundu Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office	 <small>19/09/2024</small>	 <small>LTI</small> <small>19/09/2024</small>	 <small>19/09/2024</small>
Duillya, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: bwxxxxx0j, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office				
2	Mr Siddhartha Kundu Son of Late Shib Ranjan Kundu Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office	 <small>19/09/2024</small>	 <small>LTI</small> <small>19/09/2024</small>	 <small>19/09/2024</small>
B B College, City:- , P.O:- Ushagram, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 711303 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: anxxxxx6d, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office				

Name	Photo	Finger Print	Signature
Mrs Shelly Ghosh Wife of Mr Sudhir Kumar Ghosh Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office		 Captured	<i>Shelly Ghosh</i>
19/09/2024	LTI 19/09/2024	19/09/2024	
A P C Pally, City:- , P.O:- Raghunathchak, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: bdxxxxxx9f,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
Mrs Mala Sayed Islam Wife of Mr Sk Sayed Islam Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office		 Captured	<i>Mala Sayed Islam.</i>
19/09/2024	LTI 19/09/2024	19/09/2024	
Chakmadhu, City:- Not Specified, P.O:- Radhanagar, P.S:-Bauria, District:-Howrah, West Bengal, India, PIN:- 711310 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: adxxxxxx6r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
Mrs Sikha Dutta Wife of Mr Rathindra Kumar Dutta Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office		 Captured	<i>Sikha Dutta.</i>
19/09/2024	LTI 19/09/2024	19/09/2024	
Dullya, City:- Not Specified, P.O:- Dullya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: amxxxxxx0e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office			
Name	Photo	Finger Print	Signature
Miss Chayna Kundu (Presentant) Daughter of Late Tarani Prasad Kundu Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office		 Captured	<i>Chayna Kundu.</i>
19/09/2024	LTI 19/09/2024	19/09/2024	

Duillya, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: auxxxxxx3k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office



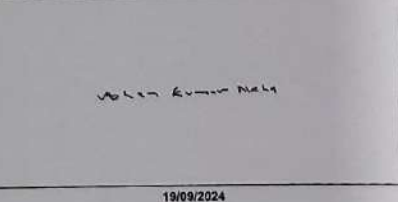


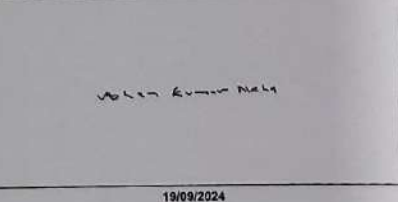


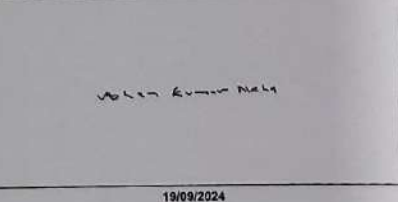
Name	Photo	Finger Print	Signature
Mrs Keka Mukherjee Wife of Late Krishnadas Mukherjee Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office		 Captured	
19/09/2024		LTI 19/09/2024	19/09/2024




Duillya, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: hvxxxxxx0g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 ,Place : Office

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature
1	Bimal Developers Duillya Pakurtala, City:- Not Specified, P.O:- Duilya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Date of Incorporation:XX-XX-2XX8 , PAN No.:: aaxxxxxx1b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Mohan Kumar Naha Son of Late Bimal Chandra Naha Date of Execution - 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 , Place of Admission of Execution: Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>Sep 19 2024 1:25PM</td> <td></td> <td>LTI 19/09/2024</td> <td>19/09/2024</td> </tr> </tbody> </table> <p>Duillya, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: abxxxxxx8k,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Bimal Developers (as partner)</p>	Name	Photo	Finger Print	Signature	Mr Mohan Kumar Naha Son of Late Bimal Chandra Naha Date of Execution - 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 , Place of Admission of Execution: Office		 Captured		Sep 19 2024 1:25PM		LTI 19/09/2024	19/09/2024
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Mr Mohan Kumar Naha Son of Late Bimal Chandra Naha Date of Execution - 19/09/2024 , Admitted by: Self, Date of Admission: 19/09/2024 , Place of Admission of Execution: Office		 Captured											
Sep 19 2024 1:25PM		LTI 19/09/2024	19/09/2024										

Name	Photo	Finger Print	Signature
Mr Sohanchandra Naha Son of Late Bimal Naha Date of Execution - 19/09/2024, , Admitted by: Self, Date of Admission: 19/09/2024, Place of Admission of Execution: Office		 Captured	
	Sep 19 2024 1:25PM	LTI 19/09/2024	19/09/2024
Duillya, City:- Not Specified, P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: abxxxxx0h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Bimal Developers (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sandip Nanid Son of Mr S Nandi Howrah Court, City:- , P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN:- 711101		 Captured	
	19/09/2024	19/09/2024	19/09/2024
Identifier Of Mrs Mamata Kundu, Mr Siddhartha Kundu, Mrs Shelly Ghosh, Mrs Mala Sayed Islam, Mrs Sikha Dutta, Miss Chayna Kundu, Mrs Keka Mukherjee, Mr Mohan Kumar Naha, Mr Sohanchandra Naha			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mamata Kundu	Bimal Developers-7 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Siddhartha Kundu	Bimal Developers-2 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shelly Ghosh	Bimal Developers-2 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Shelly Ghosh	Bimal Developers-2 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mala Sayed Islam	Bimal Developers-7 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Miss Chayna Kundu	Bimal Developers-6 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mrs Keka Mukherjee	Bimal Developers-6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Mamata Kundu	Bimal Developers-28.57142900 Sq Ft
2	Mr Siddhartha Kundu	Bimal Developers-28.57142900 Sq Ft
3	Mrs Shelly Ghosh	Bimal Developers-28.57142900 Sq Ft
4	Mrs Mala Sayed Islam	Bimal Developers-28.57142900 Sq Ft
5	Mrs Sikha Dutta	Bimal Developers-28.57142900 Sq Ft
6	Miss Chayna Kundu	Bimal Developers-28.57142900 Sq Ft
7	Mrs Keka Mukherjee	Bimal Developers-28.57142900 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Duilya, Pin Code : 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1249, LR Khatian No:- 10071	Owner:মমতা কুন্ডু, Gurdian:জয়প্রকাশ কুন্ডু, Address:লিঙ্ক, Classification:ডাঙ্গা, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1249, LR Khatian No:- 10150	Owner:সিদ্ধার্থ কুন্ডু, Gurdian:শিব রজন কুন্ডু, Address:এ এস এল ও রথনাথচক, উমায়াম, পশ্চিম বর্ধমান ৭১৩৩০৩, Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.

L3	LR Plot No:- 1249, LR Khatian No:- 10151	Owner:মালা সৈয়দ ইসলাম, Gurdian:নেখ সৈয়দ ইসলাম, Address:চকমধু, রাখানগর, হাওড়া ৭১১৩১০, Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1249, LR Khatian No:- 10203	Owner:শেলী ঘোষ , Gurdian:সুধীর কুমার ঘোষ, Address:এ সি পলী রঘুনামচক, আসানসোল পশ্চিম বর্ধমান, Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1249, LR Khatian No:- 10072	Owner:পিথা দত্ত, Gurdian:রশীন্দ্র নাথ দত্ত, Address:সিঙ্গ , Classification:ডাঙ্গা, Area:0.07000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 1249, LR Khatian No:- 10073	Owner:চাঘনা কুন্ডু, Gurdian:জারিনী প্রসাদ কুন্ডু, Address:সিঙ্গ , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 1249, LR Khatian No:- 10074	Owner:কেকা মুখার্জি, Gurdian:কৃষ্ণ দাম মুখার্জী, Address:সিঙ্গ , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 051305765 / 2024

On 19-09-2024

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

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

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

Presented for registration at 13:00 hrs on 19-09-2024, at the Office of the D.S.R. - II HOWRAH by Miss Chayna Kundu , 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 96,60,000/-

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

Execution is admitted on 19/09/2024 by 1. Mrs Mamata Kundu, Wife of Late Joy Prakash Kundu, Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife, 2. Mr Siddhartha Kundu, Son of Late Shib Ranjan Kundu, B B College, P.O: Ushagram, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 711303, by caste Hindu, by Profession Retired Person, 3. Mrs Shelly Ghosh, Wife of Mr Sudhir Kumar Ghosh, A P C Pally, P.O: Raghunathchak, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713303, by caste Hindu, by Profession House wife, 4. Mrs Mala Sayed Islam, Wife of Mr Sk Sayed Islam, Chakmadhu, P.O: Radhanagar, Thana: Bauria, , Howrah, WEST BENGAL, India, PIN - 711310, by caste Muslim, by Profession House wife, 5. Mrs Sikha Dutta, Wife of Mr Rathindra Kumar Dutta, Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife, 6. Miss Chayna Kundu, Daughter of Late Tarani Prasad Kundu, Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Others, 7. Mrs Keka Mukherjee, Wife of Late Krishnadas Mukherjee, Duillya, P.O: Duillya, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife

Identified by Mr Sandip Nanid, , Son of Mr S Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 19-09-2024 by Mr Sohanchandra Naha, partner, Bimal Developers (Partnership Firm), Duillya Pakurtala, City:- Not Specified, P.O:- Duilya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Identified by Mr Sandip Nanid, , Son of Mr S Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Execution is admitted on 19-09-2024 by Mr Mohan Kumar Naha, partner, Bimal Developers (Partnership Firm), Duillya Pakurtala, City:- Not Specified, P.O:- Duilya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Identified by Mr Sandip Nanid, , Son of Mr S Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

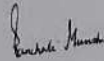
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 4904, Amount: Rs.50.00/-, Date of Purchase: 18/09/2024, Vendor name: Soma Shee



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0513-2024, Page from 166086 to 166111

being No 051305765 for the year 2024.



Panchali Munshi

Digitally signed by Panchali Munshi
Date: 2024.09.23 18:37:25 +05:30
Reason: Digital Signing of Deed.

(Panchali Munshi) 23/09/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.