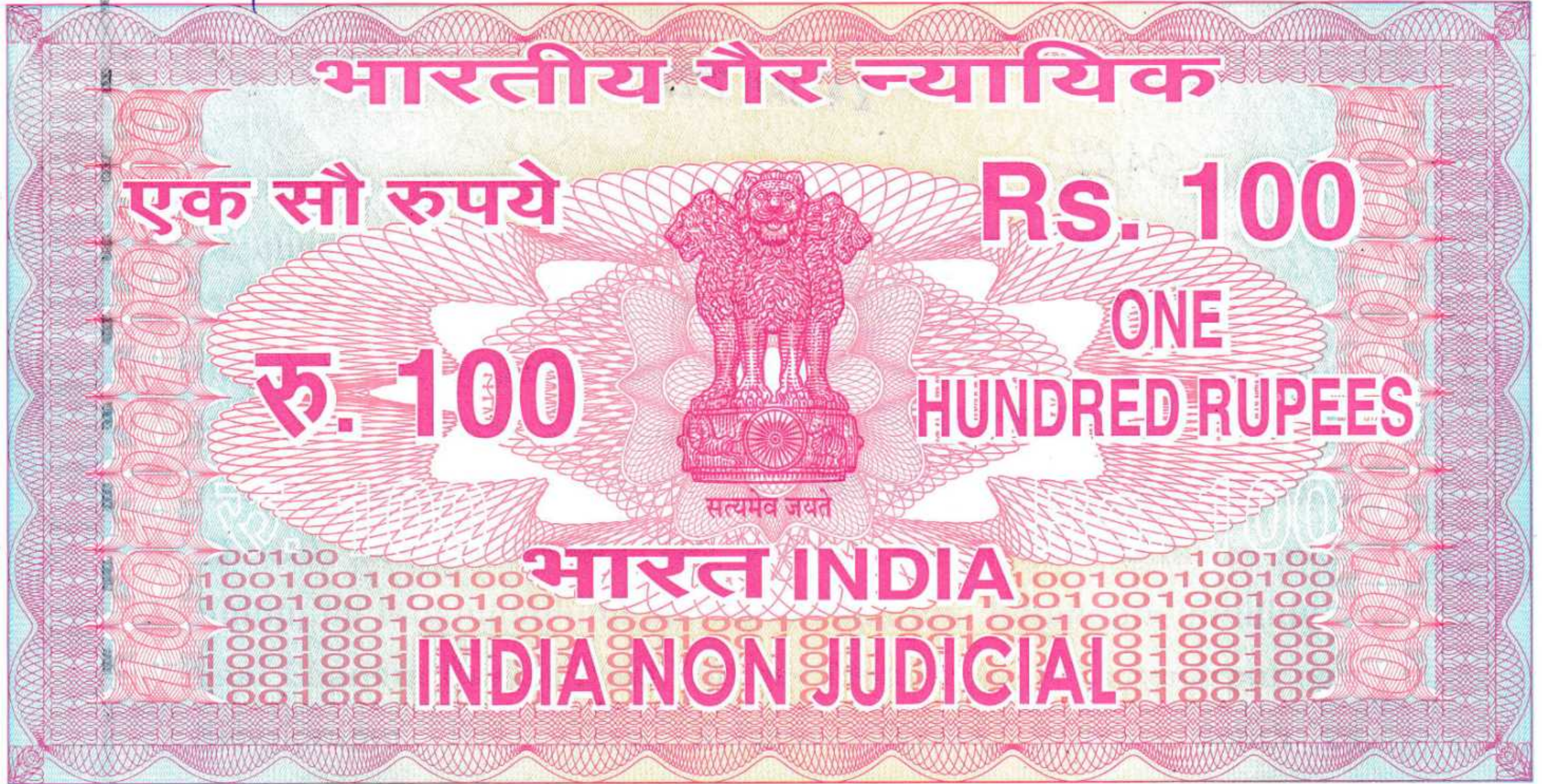


1564/25

I-01805/25




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AU 107050

27-01-25
Q-8/260275/25

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


District Sub-Register-III
Alipore, South 24-parganas

27 JAN 2025

POWER OF ATTORNEY

AFTER REGISTRATION OF SUPPLEMENTARY DEVELOPMENT

AGREEMENT

KNOW ALL MEN BY THESE PRESENTS That We (1) **SRI PABITRA RANJAN DAS, (PAN: ADMPD3406A)**, son Late Matablal Das, by faith - Hindu, by occupation - Retired, by Nationality - Indian, residing at Flat No. 3, Pantha deed Co-operative Society Housing Limited, premises No. 34/0568, Street No. 533, Water Tank No.16, Action 2B, P.O. & P.S.- Newtown, Hatiwara, Kolkata- 700157, West Bengal, (2) **SRI HARENDRA CHANDRA DAS, (PAN:- BWGPD7729A)**, son of Late Matablal Das, by faith- Hindu, by Nationality- Indian, by

24 JAN 2025

S.L. No. 3462 Date.....
Name.....
Address.....
Value 100/-.....

Govt. Stamp Vender
SUBHOJIT DEB
Sonarpur A.D.S.R.O., Kol.-150



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 JAN 2025

Mintu Mondal
S/O Swapan Mondal
Makhalata, Busra
P.S - Jibranfala
South 24 pgs
Pin- 743363
private Secula

occupation- Business, residing at Sreenagor Main Road, P.O.- Panchasayar, P.S.- Sonarpur now Narendrapur, Kolkata- 700094,

(3) SMT. SUNITI DUTTA, (PAN:-DAGPD6558H), Wife of Sri Nikhil Kumar Dutta, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at Village:- Haripur (Goala Basti), P.S.- Raiganj, P.O.- Sawdangi, Pin - 735101, District- Jalpaiguri, **(4) SMT. MANJU KUNDU, (PAN: CRZPK9217K)**, Wife of Late Ranjit Kundu, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at Sital Chandra Naskar Road, Village- Tentulberia, P.S.- Sonarpur now Narendrapur, P.O.- Garia, Kolkata- 700084, District- South 24 Parganas, **(5) SMT. BANI DUTTA, (PAN: AXYPD6246J)**, Wife of Sri Tapan Dutta, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at Garia Sreenagar Lalgate, P.S.- Panchasayar, P.O.- Nabapally (Dhalua), Kolkata- 700152, District- South 24 Parganas, **(6) SMT. MANI PAL, (PAN: BTJPP7755E)**, Wife of Sri Sukhamoy Pal, by faith- Hindu, by Nationality- Indian, by occupation- Housewife, residing at 99, Beliaghata Main Road, P.S.- Beliaghata, P.O.- Beliaghata, Kolkata- 700010, **(7) SMT. MAMATA MALLICK, (PAN:-AZLPN2204Q)**, Wife of Sri Sukumar Mallick, by faith- Hindu, by Nationality- Indian, by occupation- Housewife and residing at Nabagram, Jheel Road, P.S.- Sonarpur now Narendrapur, P.O.- Panchpota, Kolkata- 700152, **(8) SRI CHIRADIP DAS, (PAN:-ANOPD7197A)**, son of Late Chittaranjan Das, by faith- Hindu, by Nationality- Indian, by occupation- Service, residing at 6/1C, Chittaranjan Colony, Beside Bijoy Sangha, P.O. & P.S.- Jadavpur, Kolkata- 700032, **(9) SMT. BABLI DAS, (PAN:- AMRPD3154H)**, wife of Late Rajendra Chandra Das, by faith- Hindu, by Nationality- Indian, by occupation- Housewife and **(10) SRI DIPTANU DAS, (PAN:-BMZPD6723P)**, son of Late Rajendra Chandra Das, by faith- Hindu, by Nationality- Indian, by occupation- Service, and both are residing at 37/H, Upendra Biswas Sarani, Kamarpara, P.O. & P.S.- Jadavpur,



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 JAN 2025

Kolkata- 700032, hereinafter jointly referred to as the **OWNERS/PRINCIPALS**, do hereby **SEND GREETINGS**.

WHEREAS by a registered **DEED OF DEVELOPMENT AGREEMENT BETWEEN "LAND OWNER AND DEVELOPER"** (for the sake of brevity hereinafter referred to "as the said agreement") the Landowners by **(1) SRI PABITRA RANJAN DAS, (2) SRI HARENDRA CHANDRA DAS, (3) SMT. SUNITI DUTTA, (4) SMT. MANJU KUNDU, (5) SMT. BANI DUTTA, (6) SMT. MANI PAL, (7) SMT. MAMATA MALLICK, (8) SRI CHIRADIP DAS, (9) SMT.BABLI DAS and 10) SRI DIPTANU DAS** are appointing to **P.N. ENTERPRISES, PAN:-AAPFP0320H**, a Developer Partnership Firm, having its Principal Office- 143/65, Picnic Garden Road, P.S. 700 039, Branch Office-A-2, Rajdanga Tiljala, Post Office- Tiljala, Kolkata Nabapally, P.O.- EKTP, P.S.- Kasba, Kolkata- 700107, represented by its Partners **(1) SRI BHASKAR NANDY, PAN:-ANEPN9746P**, Son of Late Swapan Nandy, by faith- Hindu, by Occupation- Business, residing at 123/2, Rajdanga Nabapally, P.S.- Kasba, Post Office- EKTP, Kolkata- 700107 **(2) SRI RAJU SEN, PAN:- ATPPS8678E**, Son of Sri Haradhan Sen, by faith- Hindu, by Occupation- Business, residing at 143/65, Picnic Garden Road, P.S. - Tiljala, Post Office- Tiljala, Kolkata - 700039, for construction of a New Building on the basis of a Sanctioned Plan from the Office of the Kolkata Municipal Corporation and modifications/variations thereof on the said plot of land measuring an area of 05(Five) Cottahs, be the same a little more or less together with 300 Sq.ft Pacca Structure thereon, comprised of Dag No.130/195, under Khatian No.70, corresponding R.S. Dag No.188 under R.S. Khatian No.63, of Mouza- Chak Garia, J.L.No- 26, R.S. No. 148, District Collectorate Touzi No. 256, lying situated at and being Kolkata Municipal Corporation Premises No.2123, Chak-Garia, postal Premises Number Sreenagor, Dhaluia, Police Station- formerly Purba-



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 JAN 2025

Jadavpur now Panchasayar, Kolkata- 700094, having its Assessee No. 31-109-03-5436-3, Additional Sub-registry office at Sealdah with in Ward No-109, District South 24 Parganas, described in the Schedule herein.

AND WHEREAS One Dinendranath Naskar was the recorded owner of the schedule mention property measuring more or less 5 Cottahs Bastu land, corresponding Mouza- Chak Garia, J.L. No. 26, Touzi No. 256, Re Sa No. 148, C.S. Khatian No. 70, C.S. Dag No. 130/195, R.S. Khatian No. 63, R.S. Dag No. 188 under P.S.- Purba Jadavpur now Panchasayar.

AND WHEREAS Dinendranath Naskar sold his land in favour of Nani Gopal Dey & Satya Gopal Dey. Thereafter Nani Gopal Dey & Satya Gopal Dey executed a sale deed on 15.11.1978 in favour of Sri Harish Chandra Shee son of Umesh Chandra Shee, the said deed was recorded being Book No. I, Volume No. 204, Pages 215 to 218, being **Deed No. 6125 for the year 1978 at D.R. Alipore.** Thereafter **Sri Harish Chandra Shee** executed a sale deed of the said plot of land measuring more or less 5 Cottahs Bastu land, in favour of Smt. Sova Rani Das. The said deed was recorded **being Deed No. 1138 for the year 1982 at D.R. Alipore.**

AND WHEREAS after purchasing the said plot of land Smt. Sova Rani Das mutated her name before the Kolkata Municipal Corporation, **being Premises No. 2123, Chak Garia,** being Assessee No. 311090354363, Ward No. 109, Kolkata - 700094.

AND WHEREAS thereafter Sova Rani Das died intestate on 02.01.2007, leaving behind her four sons & five daughters namely **(1) PABITRA RANJAN DAS, (2) SRI HARENDRA CHANDRA DAS, (3) SMT. SUNITI DUTTA, (4) SMT. MANJU KUNDU, (5) SMT. BANI**



7

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 JAN 2025

DUTTA, (6) SMT. MANI PAL, (7) SMT. MAMATA MALLICK, (8) SRI CHITTA RANJAN DAS, (9) SRI RAJENDRA CHANDRA DAS.

AND WHEREAS Rajendra Chandra Das died intestate on 03.09.2017, leaving behind his legal heirs & successors namely (1) Smt. Babli Das (Wife), (2) Diptanu Das (Son). They are the owner of 1/9th undivided share of the said plot of land.

AND WHEREAS thereafter the present owners of the land have executed development agreement on 15.06.2018, with Developer namely **P.N. ENTERPRISES, PAN:-AAPFP0320H**, a Partnership Firm, having its Office- 143/65, Picnic Garden Road, P.O.+P.S.- Tiljala, Kolkata- 700039, at present residing at A-2, Rajdanga Nabapally, P.O.- EKTP, P.S.- Kasba, Kolkata- 700107, represented by its Partners namely **(1) SRI BHASKAR NANDY, (PAN No. ANEPN9746P)**, Son of Late Swapan Nandy, residing at 123/2, Rajdanga Nabapally, Post Office- EKTP, P.S.- Kasba, Kolkata- 700107 **(2) SRI RAJU SEN, (PAN No. ATPPS8678E)**, Son of Sri Haradhan Sen, residing at 143/65, Picnic Garden Road, Post Office- Tiljala, P.S. - Tiljala, Kolkata - 700039. The said deed was recorded being Book No. I, being **Deed No. 1501 for the 2018 at D.S.R.-V, Alipore, South 24 Parganas.**

AND WHEREAS one Chitta Ranjan Das died intestate on **24.11.2022** and her wife namely Rina Das died intestate on **14.10.2019**. After the death of Chitta Ranjan Das & Rina Das, their only son namely Chiradip Das is the legal heirs & successors of their undivided proportionate share of the said plot of land.

AND WHEREAS after the death of Chitta Ranjan Das the previous development power of attorney being Deed No. 1502 for the 2018 at **A.D.S.R. GARIA**, is not maintainable in the eye of the law, so present landowners are executing development power of attorney



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 JAN 2025

and supplementary development agreement mentioning the developer's allocation and owner's allocation herein.

AND WHEREAS according to the terms and conditions of the said agreement we the principals herein do hereof appoint **P.N. ENTERPRISES, PAN:-AAPFPO320H**, a Partnership Firm, having its Principal Office- 143/65, Picnic Garden Road, P.S.- Tiljala, Post Office- Tiljala, Kolkata- 700039, Branch Office-A-2, Rajdanga Nabapally, P.O.- EKTP, P.S.- Kasba, Kolkata- 700107, represented by its Partners **(1) SRI BHASKAR NANDY, PAN:-ANEPN9746P**, Son of Late Swapan Nandy, by faith- Hindu, by Occupation- Business, residing at 123/2, Rajdanga Nabapally, P.S. Kasba, Post Office- EKTP, Kolkata- 700107, **(2) SRI RAJU SEN, PAN:- ATPPS8678E**, Son of Sri Haradhan Sen, by faith- Hindu, by Occupation- Business, residing at 143/65, Picnic Garden Road, P.S.- Tiljala, Post Office- Tiljala, Kolkata- 700039, as our true and Lawful attorney to act for and on behalf of us and to do all the following Acts, Deeds, things and matters.

To negotiate on terms for sale of the Developer's allocated portion of the building being Flat, Car parking space, Commercial space to be constructed at Kolkata Municipal Corporation land measuring an area of 05(Five) Cottahs, be the same a little more or less together with 300 Sq.ft Pacca Structure thereon, comprised of Dag No.130/195, under Khatian No.70, corresponding R.S. Dag No.188 under R.S. Khatian No.63, of Mouza- Chak Garia, J.L.No- 26, R.S. No.148, District Collectorate Touzi No.256, lying situated at and being Kolkata Municipal Corporation Premises No.2123, Chak-Garia, postal Premises No. Sreenagor, Dhalua, Police station- formerly Jadavpur now Purba-Jadavpur, Kolkata- 700094, having its Assessee No. 31-109-03-5436-3, Additional Sub-registry office at Sealdah with in Ward No-109, District South 24 Parganas, and to enter into any Agreement/Agreement for Sale of the flats, shops and Car Parking



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS.. ALIPORE
27 JAN 2025

spaces of Developer's Allocation and other during construction of the said building except the Owners' allocation.

1. Upon delivery of possession of the Owners allocation portion in habitable condition in terms of the Development Agreement the Attorney can execute any Deed of Conveyance in respect of the undivided proportionate share and interest in the land comprised in the spaces to be constructed in the Developer's portion in favour of the prospective Purchaser/ Purchasers.

2. Our Constituted attorney shall have the exclusive authority and power to delivery of possession of developer's allocated portion in habitable condition in terms of the agreement and execute sign and present any such Deed or Deeds of Conveyances for registration of the Developer's allocation portion of the said building including flat, commercial space, parking space to be constructed and to admit their respective execution and acknowledge receipt of consideration thereof before the A.R.A.-I Kolkata, A.D.S.R. Sealdah, and District Sub-Registrar-III and District Sub-Registrar-V, at Alipore having authority for and to have the said Deed or Deeds of Conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for the aforesaid flats/ shops/ Car parking space/ Other Space with proportionate share in the said land to the prospective Purchaser/ Purchasers fully and effectually in all respect as we could do the same.

3. To demand, recover and receive from the intending Purchaser or Purchasers any earnest money and/ or advance and also the balance of the Consideration money on completion of such sale and to give good, valid. receipt and discharge for the same which will protect the purchaser or Purchasers without seeing the application of the money.

4. To sign, execute and deliver any Deed, Deed of Sale, Conveyance, Indenture related with the developer's allocation with proportionate

share of land hereunder written in favour of such purchaser or purchasers or their nominee or nominees, assignees, heirs, legal representatives.

5. To look after, manage, regulate, supervise, control and develop the "Said Premises" and complete the constructional work of the building on the Schedule Property hereunder mentioned.

6. To sign and execute all other deeds, instruments and assurances which our Attorney will consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the developer's allocation.

7. To appear for and represent us in connection with the property hereunder written before all Authorities, Courts, Govt. Offices, local Authorities and all such places.

8. To appoint Advocate(s), Solicitor(s), Accountant(s), in connection with the Schedule property hereunder written.

9. To collect, receive, demand, and recover all earnings and moneys of sale proceeds of Developer's allocated portion in respect of the schedule property hereunder written.

10. To compromise, compound or withdraw the liabilities or charges and meet up all disputes in connection with the schedule property.

11. To present any such deed, conveyance, document for registration before the Registrar or Sub-registrar having authority for and to have the said conveyance registered according to law and to do all other acts, deeds and things and to transfer and /or convey the developer's allocated portion on the schedule property hereunder written to such purchaser or purchaser's as fully and effectively in all respects.

12. That the **ATTORNEY** shall always be able to, **EXECUTE, ISSUE** and **DELIVER** all Affidavits, indemnity Bonds, Undertakings, Deed of Gifts, deed of undertakings, Deed of Declarations or such other deeds

or documents or papers or writings of whatsoever manner or nature that is required to be done by the Kolkata Municipal Corporation Authority or authorities of whatsoever manner or nature for the necessary sanction of building Plan to fulfil the interest of the Principals hereto.

13. To apply for Completion Certificates, Drainage, Sewerage, Water Supply, Electric, Telephone and any other connection of whatsoever manner or nature and for that purpose to **SIGN, ISSUE, and RECEIVE** all papers and /or plans and /or Drawings and/ or Designs and/ or Sketches and/or relevant documents etc. of whatsoever manner or nature or may be thought to be necessary by the said **ATTORNEY** before the various Departments or Departments of the Kolkata Municipal Corporation and/or proper Authority or Authorities of various Public and /or Private and/or Government or Semi-Government and /or Autonomies Body or Bodies.

14. That the Attorney herein shall be able to avail necessary permission or permissions of whatsoever manner or nature from the Road department of the Kolkata Municipal Corporation for and on behalf of us.

15. To make payment of all rates and Taxes and other outgoings in respect of the properties mentioned in the schedule written hereunder during the period of construction.

16. That the Attorney shall at all the period of time be able to receive any amount of consideration from the intending Purchaser or Purchasers and/or Party or Parties thereof. Be it mentioned that the Attorney shall in all occasions be able to receive any amount of consideration in part or in full and/or being paid by the party or parties and shall also be able to issue proper and effectual, receipt or receipts, in respect of Developer's allocated portion.

17. To appear for and represent us in the Courts of Civil, Criminal, Urban Land Ceiling Authority etc. And to Sign, verify, the plaints, written statements, applications, petitions, affidavits undertakings, declarations and all other documents/ papers and to appoint

Advocates and legal practitioners and to sign and to execute Vakalatnama and to execute any order, decree or judgment and to deposit or withdraw money or documents and in any Court or other Authority/ Authorities in which we are interested or concerned in connection with the said premises and/or Building.

18. To prepared and to submit application/notice by signing to obtain Sanction/permission for building permit/plan and/or modification U/R.26(2a & 2b)/regularized U/S 400 and to pay/deposit fees/charge if any take delivery of the same and such other orders and permission from The Kolkata Municipal Corporation as to be expedient for sanctioning and/or modification and/or alterations and/or regularized of building Plans, Completion Certificates and getting connection/installation like electricity meter, water supply, house drainage, telephone, gas connection etc. from the appropriate authorities like C.E.S.C. including Kolkata Telephone and also to submit the title deeds concerning the said premises documents as be required by the necessary authorities.

This Power of attorney is executing after Development Agreement dated 27.01.2025 being deed no 01503 for the year 2025

THE FIRST SCHEDULE ABOVE REFERRED TO

(LAND)

ALL THAT the piece and parcel of Bastu land, measuring an area of 05(Five) Cottahs, be the same a little more or less together with 300 Sq.ft Pacca Structure thereon, comprised of Dag No. 130/195, under Khatian No.70, corresponding R.S. Dag No.188 under R.S. Khatian No.63, of **Mouza- Chak Garia**, J.L.No-26, R.S. No. 148, District Collectorate Touzi No.256, lying situated at and being **Kolkata Municipal Corporation Premises No. 2123, Chak-Garia, postal Premises Number Sreenagar, Dhalua**, Police Station formerly Jadavpur now Purba-Jadavpur, Kolkata- 700094, having its Assessee No. 31-109-03-5436-3, Additional Sub- registry office at Sealdah with

P. N. BANERJEE

For P. N. Banerjee

Other

[Signature]

in Ward No-109, District South 24 Parganas Together with all casement right thereto which is butted and bounded as follows:-

- ON THE NORTH** : By Hal Dag No. 184;
- ON THE SOUTH** : By 16'-8" wide common passage;
- ON THE EAST** : By Hal Dag No. 188;
- ON THE WEST** : By Hal Dag No. 188;

THE SECOND SCHEDULE ABOVE REFERRED TO
OWNER'S ALLOCATION

The Owner's Allocation will get their allocation i.e. Entire 1st Floor of the building and Top Floor, Back side 635 Sq.ft Built up area and 2 Garages on the Ground Floor as per sanction building plan of G+III storied building, together with undivided proportionate share of the land under P.S.- Purba Jadavpur, Kolkata - 700094 under K.M.C BEING Ward No. 109.

The **OWNERS** shall have right to enjoy the undivided proportionate share of land, lift facility and other common rights of the building.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPER'S ALLOCATION)

ALL THAT piece and parcel of Developer's allocation shall mean the **DEVELOPER** shall get **Entire 2nd Floor and 3rd Floor, Front side, 2 Flats of 2 BHK and 1 Flat of 1 BHK and Entire Ground Floor except 2 Garages of Owner's Allocation, as per sanction building plan of G+III storied building, together with undivided proportionate share of land under P.S.- Purba Jadavpur, Kolkata - 700094 under K.M.C BEING Ward No. 109.**

The **DEVELOPER** shall have right to enjoy the undivided proportionate share of land, lift facility and other common rights of the building.

IN WITNESS WHEREOF, the appointer therein has hereunder subscribed their hands and signatures the 27th Day of January Two Thousand and Twenty Five (2025).

SIGNED, SEALED AND DELIVERED

By the **EXECUTANTS** in the presence of: Mani Paul.

Witnesses:

1. Mintu Mondal
Moghatahata, Bursura
P.S. - Tribanatala
South 24 P.S.
Pin- 743362

2. Jaydeep Das
Garia Stn. Dhalua,
Kolkata - 700152

Subli Das,

Shiptan Das.

Harendra chandra Das.

Manji Kundu.

Tabitra Rayan Das.

Mamata Mallick

Mani Paul.

Sarani Dutta.

Susmita Dutta.

SIGNATURE OF THE EXECUTORS

P. M. CHAKRABORTY

Partner

SIGNATURE OF THE ATTORNEY

Drafted by:

Subhendu Kumar Hota
Subhendu Kumar Hota

Advocate












High Court, Calcutta

En. No. F/1077/921 of 1999

Type by:












M. Mondal

M. Mondal

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name..... BHASKAR HANDI

Signature..... Bhaskar Handi

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	left hand					
	right hand					











Name..... RAJU SBN

Signature..... Raju SBN

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name..... DIPTANU DAS











Signature..... Diptanu Das

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left hand					
right hand					



Name..... BABLI DAS











Signature..... Babli Das

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left hand					
right hand					



Name..... HARENDRA CHANDRA DAS

Signature..... Harendra chandra Das

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left hand					
right hand					



Name..... PABITRA RANJAN DAS

Signature..... Pabitra Ranjan Das

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left hand					
right hand					



Name..... BANI DUTTA

Signature..... Bani Dutta

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name..... CHIRADIP DAS












Signature..... Chiradip Das

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left hand					
right hand					














Name..... SUNITI DUTTA

Signature..... Suniti Dutta

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	left hand					
	right hand					


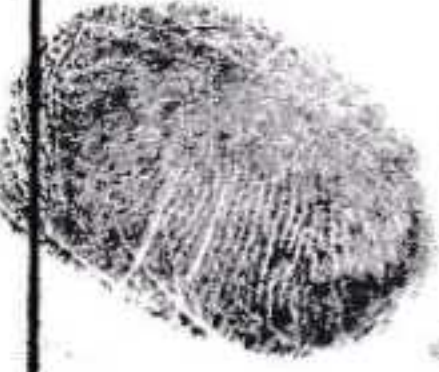









Name.....

Signature *Mani Paul*.....

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name *Mamata Mallik*.....

Signature *Mamata Mallik*.....

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name.....

Signature *Menav Bunder*.....

Major Information of the Deed

Deed No :	I-1603-01505/2025	Date of Registration	27/01/2025
Query No / Year	1603-8000260275/2025	Office where deed is registered	
Query Date	27/01/2025 3:02:44 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SUBHENDU KUMAR HOTA Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8017220092, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 16,00,000/-	Rs. 1,52,25,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160301503/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



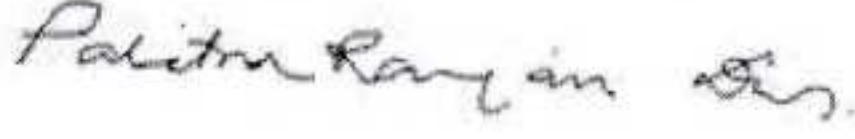


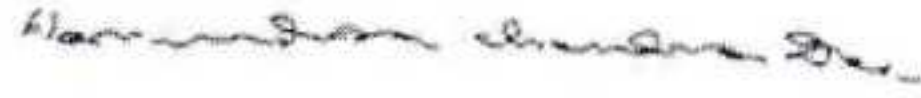


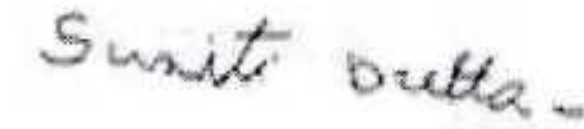
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Chak Garia, Road Zone : (Chakgaria -- Rest) , , Premises No: 2123, , Ward No: 109 Pin Code : 700094









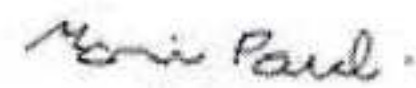



Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha	15,00,000/-	1,50,00,002/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				8.25Dec	15,00,000 /-	150,00,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1,00,000/-	2,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		300 sq ft	1,00,000 /-	2,25,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Pabitra Ranjan Das Son of Late Matablal Das Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office		 Captured	
	27/01/2025	LTI 27/01/2025	27/01/2025	
Pantha Deed Co Op. Society Housing Limited, Premises No 34/0568, Street No 533, Water Tank No 16, Action 2B, Flat No: 3, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: adxxxxxx6a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office				
2	Name Mr Harendra Chandra Das Son of Late Matablal Das Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office		 Captured	
	27/01/2025	LTI 27/01/2025	27/01/2025	
Sreenagar Main Road, City:- , P.O:- Panchasayar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: bwxxxxxx9a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office				
3	Name Mrs Suniti Dutta Wife of Mr Nikhil Kumar Dutta Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office		 Captured	
	27/01/2025	LTI 27/01/2025	27/01/2025	
Haripur, Goala Basti, City:- , P.O:- Sawdangi, P.S:-Rajganj, District:-Jalpaiguri, West Bengal, India, PIN:- 735101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: daxxxxxx8h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mrs Manju Kundu Wife of Late Ranjit Kundu Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office		 Captured	
		27/01/2025	LTI 27/01/2025	27/01/2025
Sital Chandra Naskar Road, Village:- Tentulberia, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: CRxxxxxx7K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mrs Bani Dutta Wife of Mr Tapan Dutta Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office		 Captured	
		27/01/2025	LTI 27/01/2025	27/01/2025
Garia Sree Nagor Lalgate, City:- , P.O:- Nabapally, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: axxxxxxx6j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Mrs Mani Pal Wife of Mr Sukhamoy Pal Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office		 Captured	
		27/01/2025	LTI 27/01/2025	27/01/2025
99, Beliaghata Main Road, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: btxxxxxx5e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office				
7	Name	Photo	Finger Print	Signature
	Mrs Mamata Mallick Wife of Mr Sukumar Mallick Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office		 Captured	
		27/01/2025	LTI 27/01/2025	27/01/2025



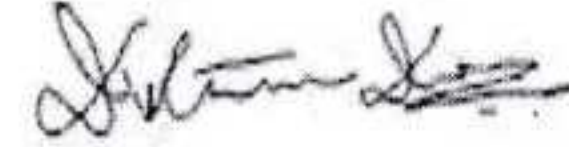
Nabagram Jheel Road, City:- , P.O:- Panchpota, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700152 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: azxxxxx4q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office

8	Name	Photo	Finger Print	Signature
	Mr Chiradip Das Son of Late Chittaranjan Das Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office		 Captured	
	27/01/2025	LTI 27/01/2025	27/01/2025	

6/1C, Chittaranjan Colony, Beside Bijoy Sangha, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: aaxxxxxx7k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office

9	Name	Photo	Finger Print	Signature
	Mrs Babli Das Wife of Late Rajendra Chandra Das Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office		 Captured	
	27/01/2025	LTI 27/01/2025	27/01/2025	

37/H, Upendra Biswas Sarani, Kamarpara, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: amxxxxxx4h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office







10	Name	Photo	Finger Print	Signature
	Mr Diptanu Das Son of Late Rajendra Chandra Das Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office		 Captured	
	27/01/2025	LTI 27/01/2025	27/01/2025	

37/H, Upendra Biswas Sarani, Kamarpara, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: bmxxxxxx3p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/01/2025 , Admitted by: Self, Date of Admission: 27/01/2025 ,Place : Office




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	P N Enterprises A-2, Rajdanga Nabapally, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: aaxxxxxx0h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bhaskar Nandy (Presentant) Son of Late Swapan Nandy Date of Execution - 27/01/2025, , Admitted by: Self, Date of Admission: 27/01/2025, Place of Admission of Execution: Office	 Jan 27 2025 3:12PM	 Captured LTI 27/01/2025	 27/01/2025
	123/2, Rajdanga Nabapally, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: anxxxxxx6p,Aadhaar No Not Provided Status : Representative, Representative of : P N Enterprises (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr Raju Sen Son of Mr Haradhan Sen Date of Execution - 27/01/2025, , Admitted by: Self, Date of Admission: 27/01/2025, Place of Admission of Execution: Office	 Jan 27 2025 3:12PM	 Captured LTI 27/01/2025	 27/01/2025
	143/65, Picnic Garden Road, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: atxxxxxx8e,Aadhaar No Not Provided Status : Representative, Representative of : P N Enterprises (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MINTU MONDAL Son of Mr SWAPAN MONDAL MAKHALTALA, BANSRA, City:- , P.O:- BANSRA, P.S:-JIBANTALA, District:- South 24-Parganas, West Bengal, India, PIN:- 743363		 Captured	
	27/01/2025	27/01/2025	27/01/2025
Identifier Of Mr Pabitra Ranjan Das, Mr Harendra Chandra Das, Mrs Suniti Dutta, Mrs Manju Kundu, Mrs Bani Dutta, Mrs Mani Pal, Mrs Mamata Mallick, Mr Chiradip Das, Mrs Babli Das, Mr Diptanu Das, Mr Bhaskar Nandy, Mr Raju Sen			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Pabitra Ranjan Das	P N Enterprises-0.825 Dec
2	Mr Harendra Chandra Das	P N Enterprises-0.825 Dec
3	Mrs Suniti Dutta	P N Enterprises-0.825 Dec
4	Mrs Manju Kundu	P N Enterprises-0.825 Dec
5	Mrs Bani Dutta	P N Enterprises-0.825 Dec
6	Mrs Mani Pal	P N Enterprises-0.825 Dec
7	Mrs Mamata Mallick	P N Enterprises-0.825 Dec
8	Mr Chiradip Das	P N Enterprises-0.825 Dec
9	Mrs Babli Das	P N Enterprises-0.825 Dec
10	Mr Diptanu Das	P N Enterprises-0.825 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Pabitra Ranjan Das	P N Enterprises-30.00000000 Sq Ft
2	Mr Harendra Chandra Das	P N Enterprises-30.00000000 Sq Ft
3	Mrs Suniti Dutta	P N Enterprises-30.00000000 Sq Ft
4	Mrs Manju Kundu	P N Enterprises-30.00000000 Sq Ft
5	Mrs Bani Dutta	P N Enterprises-30.00000000 Sq Ft
6	Mrs Mani Pal	P N Enterprises-30.00000000 Sq Ft
7	Mrs Mamata Mallick	P N Enterprises-30.00000000 Sq Ft
8	Mr Chiradip Das	P N Enterprises-30.00000000 Sq Ft
9	Mrs Babli Das	P N Enterprises-30.00000000 Sq Ft
10	Mr Diptanu Das	P N Enterprises-30.00000000 Sq Ft

Endorsement For Deed Number : I - 160301505 / 2025

On 27-01-2025

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

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

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

Presented for registration at 15:08 hrs on 27-01-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Bhaskar Nandy ,.

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 1,52,25,002/-

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

Execution is admitted on 27/01/2025 by 1. Mr Pabitra Ranjan Das, Son of Late Matablal Das, Pantha Deed Co Op. Society Housing Limited, Premises No 34/0568, Street No 533, Water Tank No 16, Action 2B, Flat No: 3, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Retired Person, 2. Mr Harendra Chandra Das, Son of Late Matablal Das, Sreenagar Main Road, P.O: Panchasayar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Business, 3. Mrs Suniti Dutta, Wife of Mr Nikhil Kumar Dutta, Haripur, Goala Basti, P.O: Sawdangi, Thana: Rajganj, , Jalpaiguri, WEST BENGAL, India, PIN - 735101, by caste Hindu, by Profession House wife, 4. Mrs Manju Kundu, Wife of Late Ranjit Kundu, Sital Chandra Naskar Road, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 5. Mrs Bani Dutta, Wife of Mr Tapan Dutta, Garia Sree Nagor Lalgate, P.O: Nabapally, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife, 6. Mrs Mani Pal, Wife of Mr Sukhamoy Pal, 99, Beliaghata Main Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife, 7. Mrs Mamata Mallick, Wife of Mr Sukumar Mallick, Nabagram Jheel Road, P.O: Panchpota, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700152, by caste Hindu, by Profession House wife, 8. Mr Chiradip Das, Son of Late Chittaranjan Das, 6/1C, Chittaranjan Colony, Beside Bijoy Sangha, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Others, 9. Mrs Babli Das, Wife of Late Rajendra Chandra Das, 37/H, Upendra Biswas Sarani, Kamarpara, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 10. Mr Diptanu Das, Son of Late Rajendra Chandra Das, 37/H, Upendra Biswas Sarani, Kamarpara, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service

Indetified by Mr MINTU MONDAL, , , Son of Mr SWAPAN MONDAL, MAKHALTALA, BANSRA, P.O: BANSRA, Thana: JIBANTALA, , South 24-Parganas, WEST BENGAL, India, PIN - 743363, by caste Hindu, by profession Private Service

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

Execution is admitted on 27-01-2025 by Mr Bhaskar Nandy, PARTNER, P N Enterprises, A-2, Rajdanga Nabapally, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr MINTU MONDAL, , , Son of Mr SWAPAN MONDAL, MAKHALTALA, BANSRA, P.O: BANSRA, Thana: JIBANTALA, , South 24-Parganas, WEST BENGAL, India, PIN - 743363, by caste Hindu, by profession Private Service

Execution is admitted on 27-01-2025 by Mr Raju Sen, PARTNER, P N Enterprises, A-2, Rajdanga Nabapally, City:- , P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr MINTU MONDAL, , , Son of Mr SWAPAN MONDAL, MAKHALTALA, BANSRA, P.O: BANSRA, Thana: JIBANTALA, , South 24-Parganas, WEST BENGAL, India, PIN - 743363, by caste Hindu, by profession Private Service

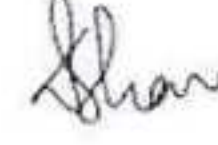
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 3462, Amount: Rs.100.00/-, Date of Purchase: 24/01/2025, Vendor name: S DEB



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 56238 to 56264

being No 160301505 for the year 2025.



Dhar

Digitally signed by Debasish Dhar
Date: 2025.02.06 12:46:40 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 06/02/2025
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**