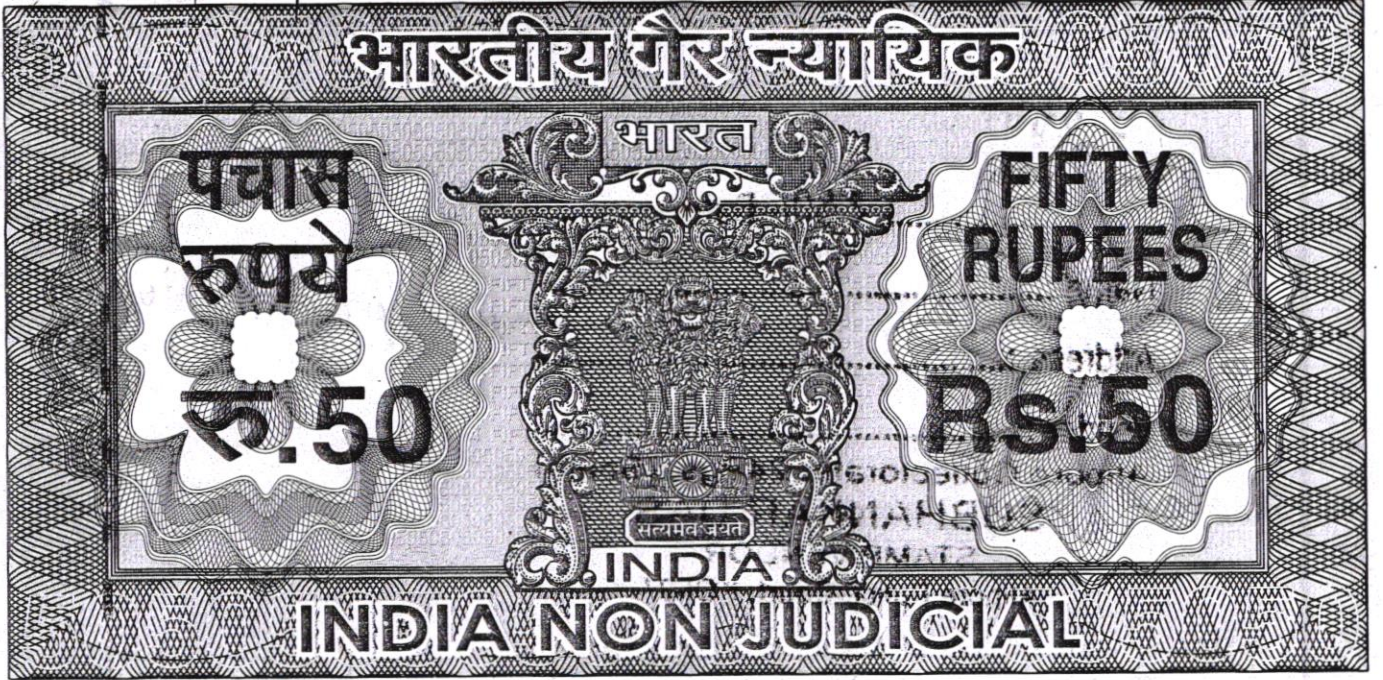


17281/23

5-16549/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 660903

13/10/23
28/2039647/23

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

[Signature]
District Sub-Register-III
Alipore, South 24-pargana
13/10/2023

REGISTERED DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, I, SMT. BHARTI PATRA (PAN: BLDPP0727J, AADHAR: 9139-6706-6641, MOBILE: 9836872287), W/O Late Phani Bhusan Patra, by Nationality - Indian, by Faith - Hindu, by Occupation - Housewife, residing at Garia Station Road (Chatterjee Bagan), P.S. & P.O. Sonarpur, Kolkata - 700084,

20890

12 OCT 2023

NO..... ₹ 50/- Date.....

Name :..... Bharati Patra.

Address :..... Deodhar place, Waria station Road,
KOL-84.

Vendor :.....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27



Ashim Mukherjee
S/o Ashok Mukherjee
Mahamayapur school Road
KOL - 700084

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

13 OCT 2023

District South 24-Parganas, hereinafter referred to as the **PRINCIPAL** of the **SEND GREETINGS :-**

- a. **WHEREAS** one Surendra Nath Mondal and Mohan Lal Mondal were the joint and declared owners of 81 Satak Bastu Land (out of which Surendra Nath Mondal was entitled to 41 Satak Bastu Land and Mohan Lal Mondal was entitled to 40 Satak Bastu Land) lying and situated at Mouza – Balia Gram, Pargana – Medan Mal, J.L. no. 46, R.S. no. 7, District Collectorate Touzi no. 274, Zilla Jarip Khatian no. 14, Zilla Jarip Dag no. 178, R.S. Khatian no. 79, R.S. Dag no. 196, A.D.S.R at Sonarpur, District South 24-Parganas.
- b. **AND WHEREAS** said Surendra Nath Mondal out of his own 41 Satak Bastu Land, sold, transferred conveyed vide a Bengali Deed of Sale, dated: 07/04/1965, 9 (Nine) Satak Bastu Land to one Sri Kanai Lal Mondal, and the said Bastu Land admeasuring 9 Satak, was lying and situated at Mouza – Balia Gram, Pargana – Medan Mal, J.L. no. 46, R.S. no. 7, District Collectorate Touzi no. 274, Zilla Jarip Khatian no. 14, Zilla Jarip Dag no. 178, R.S. Khatian no. 79, R.S. Dag no. 196, A.D.S.R at Sonarpur, District South 24-Parganas and the said Bengali Deed of Sale, dated: 07/04/1965, which was registered in the office of the district sub-registrar, at Baruipur, South 24-parganas and recorded in book no. I, volume no. 52, pages 274 to 278, being no. 3292 for the year 1965.
- c. **AND WHEREAS** after aforesaid purchase said Sri Kanai Lal Mondal became the sole and absolute owner of the said Bastu

Land admeasuring 9 Satak, more or less, and continued to possess the same without any hindrance from any corner of whatsoever nature.

- d. **AND WHEREAS** one Sri Sanatan Halder, Son of Late Bhujram Halder, filed and executed one Money Suit no. 4, in the Court of 2nd Munsif at Baruipur, South 24-Parganas, which was subsequently renumbered as Money Suit no. 60/1967. And the Suit Money Suit was decreed in favour of said Sanatan Halder, Son of Late Bhujram Halder on the 9th April 1968, vide Order no. 21 and under Rule 94. And thereby said Sanatan Halder, Son of Late Bhujram Halder became the Owner of said Bastu Land admeasuring 9 Satak, was lying and situated at Mouza - Balia Gram, Pargana - Medan Mal, J.L. no. 46, R.S. no. 7, District Collectorate Touzi no. 274, Zilla Jarip Khatian no. 14, Zilla Jarip Dag no. 178, R.S. Khatian no. 79, R.S. Dag no. 196, A.D.S.R at Sonarpur, District South 24-Parganas.
- e. **AND WHEREAS** subsequently two joint owners of the said entire Land namely Mohan Chandra Mondal and Sital Chandra Mondal, jointly filed a Partition Suit no. 32/1969, on 24/03/1969, in the Court of 1st Sub Judge at Alipur, South 24-Parganas, for Metes and bounds partition of the said entire land, and the said Partition Suit no. 32/1969, was decreed for Metes and Bounds partition of the said entire Land on 05/08/1971. And thereby the 9 Satak Bastu land owned by said Sanatan Halder was demarcated as per the said Partition Suit decree passed on 05/08/1971.
- f. **AND** Thus said Sanatan Halder, Son of Late Bhujram Halder became the sole and absolute Owner of said demarcated

Bastu Land admeasuring 9 Satak, was lying and situated at Mouza – Balia Gram, Pargana – Medan Mal, J.L. no. 46, R.S. no. 7, District Collectorate Touzi no. 274, Zilla Jarip Khatian no. 14, Zilla Jarip Dag no. 178, R.S. Khatian no. 79, R.S. Dag no. 196, A.D.S.R at Sonarpur, District South 24-Parganas.

- g. **AND WHEREAS** said Sanatan Halder, Son of Late Bhujram Halder, framed a scheme for Plotting of the said 9 Satak land into small Plot of Land, properly demarcated, so that those small Plots of Land could be sold to different interested parties.
- h. **AND WHEREAS** the owner herein above namely Bharti Patra, W/O Late Phani Bhusan Patra, Purchased and acquired from said Sanatan Halder, Son of Late Bhujram Halder, vide a Bengali Sale Deed, dated: 14/12/1992, ALL THAT piece and parcel of Bastu Land, admeasuring 2 Cottahs, 8 Chittacks, lying and situated at Mouza – Balia Gram, Pargana – Medan Mal, J.L. no. 46, R.S. no. 70, District Collectorate Touzi no. 274, Zilla Jarip Khatian no. 14, Zilla Jarip Dag no. 178, R.S. Khatian no. 79, R.S. Dag no. 196, L.R. Khatian no. 78, L.R. Dag no. 151, Police Station – Sonarpur, A.D.S.R at Sonarpur, District South 24-Parganas, for the sake of brevity herein after called and referred to as the said “FIRST PLOT OF LAND” and the said Bengali Deed of Sale, dated: 14/12/1992, which was registered in the Office of the Additional District Sub-registrar, at Baruipur, South 24-parganas and recorded in book no. I, volume no. 114, being no. 8339 for the year 1992.
- i. **AND WHEREAS** the owner herein above namely Bharti Patra, W/O Late Phani Bhusan Patra, Purchased and acquired

another consecutive Plot of Land from said Sanatan Halder, Son of Late Bhujram Halder, vide a Bengali Sale Deed, dated: 20/03/2002, ALL THAT piece and parcel of Bastu Land, admeasuring 3 Cottahs, lying and situated at Mouza – Balia Gram, Pargana – Medan Mal, J.L. no. 46, R.S. no. 30, District Collectorate Touzi no. 274, Zilla Jarip Khatian no. 14, Zilla Jarip Dag no. 178, R.S. Khatian no. 79, R.S. Dag no. 196, L.R. Khatian no. 78, L.R. Dag no. 151, presently under Rajpur Sonarpur Municipality ward no. 1, Police Station – Sonarpur, A.D.S.R at Sonarpur, District South 24-Parganas, for the sake of brevity herein after called and referred to as the said “SECOND PLOT OF LAND” and the said Bengali Deed of Sale, dated: 20/03/2002, which was registered in the Office of the Additional District Sub-registrar, at Sonarpur, South 24-parganas and recorded in book no. I, volume no. 21, pages 88 to 95, being no. 1157 for the year 2003.

- j. **AND WHEREAS** in the herein above manner I the Principal/ owner herein above namely Bharti Patra, W/O Late Phani Bhusan Patra, became the sole and absolute owner of two continuous Plot of Land, the sake of brevity herein after called and referred to as the said “LAND/ PREMISES” and more fully and particularly described in the Third Schedule written hereunder.
- k. **AND WHEREAS** I the herein above Principal/ owner after becoming the sole and absolute owner of the said two continuous Plot of Land, mutated my name in the records of Land and Land Reforms Department, Government of West Bengal as one Plot of Land/ Premises, under L.R. Dag no. 151 and L.R. Khatian no. 1628, and I am in occupation and

physical enjoyment of the said Land/ Premises, free from all encumbrances.

1. **AND WHEREAS** I the herein above Principal/ owner after becoming the sole and absolute owner of the said two continuous Plot of Land, and amalgamated the same and thereafter mutated her name in the records of Rajpur Sonarpur Municipality under Holding no. 672, Street – Paschim Balia, Ward no. 1, and the property/ plot address as 672, Paschim Balia, Kolkata – 700084.
- m. Thus in the herein above manner I am the sole and absolute owner of **ALL THAT** piece and parcel of Bastu Land, admeasuring 5 Cottahs, 8 Chittacks,, lying and situated at Mouza – Balia Gram, Pargana – Medan Mal, J.L. no. 46, R.S. no. 30, District Collectorate Touzi no. 274, Zilla Jarip Khatian no. 14, Zilla Jarip Dag no. 178, R.S. Khatian no. 79, R.S. Dag no. 196, under L.R. Dag no. 151 and L.R. Khatian no. 1628, under Holding no. 672, Street – Paschim Balia, Ward no. 1, and the property address as 672, Paschim Balia, Kolkata – 700084, presently under Rajpur Sonarpur Municipality ward no. 1, Police Station – Sonarpur, A.D.S.R at Sonarpur, District South 24-Parganas, TOGETHER WITH easement and quasi-easement rights and other privileges appendages, appurtenances whatsoever belonging to or in any wise appurtenant or attached thereto, herein after referred to as the said “PROPERTY” and more fully and particularly described in the Schedule – A, written hereunder. I am using and occupying the said property, as the sole and absolute owner of the said property without any objection and

interference from anybody and upon payment of rates and taxes to the Kolkata Municipal Corporation.

- n. It is permissible to develop the said property by demolishing the existing structures thereon and to construct a multi storied building as permissible by authority of Kolkata Municipal Corporation along with the open spaces by utilizing the entire floor space Index (FSI) as available in respect of "the said property".
- o. I am desirous of constructing a new multi storied building on "the said property" (hereinafter referred to as "the said new building"). And has approached and offered for the development of the said property for the construction of a new multi storied building and as per the modified plan of The Kolkata Municipal Corporation and other statutory authorities, after demolition of the existing building and structures thereon.
- p. I have furnished to the DEVELOPER, the Title Certificate, certifying the title of myself as OWNER to "the said property" as clear and marketable and free from reasonable doubts; the said DEVELOPER is fully satisfied that there is no bar under any law, by laws, rules, regulation etc. for development of "the said property" and in constructing a new building as per the modified plan to be sanctioned and issued by Kolkata Municipal Corporation.
- q. Said DEVELOPER and I as OWNER have agreed to retain for themselves rest area after providing the OWNER share of 50% of the building, herein after referred to as the said "OWNER SHARE" and more fully and particularly described in the Schedule - B, written hereunder, the remaining share of i.e;

the rest area of the building will be at the disposal of the DEVELOPER as the DEVELOPER's share, herein after referred to as the said "DEVELOPER SHARE" and more fully and particularly described in the Schedule - C, written hereunder for selling, transferring or otherwise disposing of to third parties.

- r. Further I have entered into a registered Development Agreement on ~~D.S. R.D.M.~~ with said Developer M/S. TARA MAA ENTERPRISE, a proprietorship firm, having its office at 1/429, Gariahat Road (South) P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068, herein represented by its Sole Proprietor SRI NANTU GHOSH (PAN: ATPG2008B, AADHAR: 8351 4902 5364, MOBILE: 9330758988), son of Late Pran Ballav Ghosh, by Nationality - Indian, by Faith - Hindu, by Occupation - Housewife, residing at 1/429, Gariahat Road (South) P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068, for development of my said property/ premises under the terms and conditions mentioned therein, which is registered in the Office of District Sub-Registrar - III, at Alipore, and recorded in Book no. I, Volume no. , being no. 16512/23 for the year 2023.

- s. In terms of the said Development Agreement dated ~~13/10/2023~~..., it is necessary to appoint SRI NANTU GHOSH (PAN: ATPG2008B, AADHAR: 8351 4902 5364, MOBILE: 9330758988), son of Late Pran Ballav Ghosh, by Nationality - Indian, by Faith - Hindu, by Occupation - ~~Business~~, residing at 1/429, Gariahat Road (South) P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068, and Proprietor of M/S. TARA MAA ENTERPRISE, a proprietorship firm, having its office at

1/429, Gariahat Road (South) P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068, as my true and lawful attorney for the purpose of running the Development work smoothly and for other purpose mentioned therein and accordingly I do hereby nominate, appoint and constitute SRI NANTU GHOSH (PAN: ATPG2008B, AADHAR: 8351 4902 5364, MOBILE: 9330758988), son of Late Pran Ballav Ghosh, by Nationality - Indian, by Faith - Hindu, by Occupation - Housewife, residing at 1/429, Gariahat Road (South) P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068, and Proprietor of M/S. TARA MAA ENTERPRISE, a proprietorship firm, having its office at 1/429, Gariahat Road (South) P.O. Jodhpur Park, P.S. Lake, Kolkata - 700068, to be my true and lawful attorney for me in my name and on my behalf to do the following acts, deed matters and thing hereinafter appearing :-

1. To defend possession, manage and maintain the said property.
2. To sign, execute and submit all building plans, documents, statements, papers, completion plan & Certificate undertakings, and declarations as may be required for having the plan sanctioned and/or the sanctioned plans modified and/or altered by the Kolkata Municipal Corporation.
3. To appear and represent theme before the necessary authorities including the Kolkata Municipal Corporation, Urban Land Ceiling Authorities, Fire Brigade and/or West Bengal Police/Kolkata Police, if required, in connection with the sanction, modification and/or alteration of building plans, if required.
4. To pay fees to obtain sanction and such other orders and permission from the necessary authorities as may be expedient for

sanction, modification and/or alteration of the building plans concerning the said property and also other papers and documents as may be required by the necessary authorities AND to appoint Engineers, Architects and other agents and sub-contractors for the aforesaid purposes as the said attorneys shall deem fit and proper.

5. To receive back and realize excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the building plans to any authority or authorities.
6. To supervise the development of the said property by making construction of such type of building thereon permissible under the existing building rules and in conformity with the building plan to be sanctioned by the Kolkata Municipal Corporation and for that purpose to take down demolish and/or remove any structure of whatsoever nature at the said property as my said Attorney may deem fit and proper.
7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone and/or other connections or any other utility to the said property and/or to make alterations therein and to close down and/or have disconnected, and for the aforesaid purpose to sign, execute and submit all necessary papers, application, documents and plan and to do all such other acts, deeds and things as may be deemed fit and proper by the Attorney.
8. To apply for and obtain standard building materials (steel, Brick, Cement, etc.) from the concerned authorities for construction of the new building at the said property.
9. To pay all rates, taxes charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof on my behalf and similarly to receive all incomings

receivable for and on account of the said property or any part thereof.

10. To appear and represent me before the office of the all authorities including those under the Kolkata Municipal Corporation for mutation of the name of the Owner and for fixation and/or finalization of the annual valuation of the said property including the proposed construction (s) and for the aforesaid purpose to sign, execute and submit all the necessary papers and documents and to do all such other acts, deeds and things as the Attorney may deem fit and proper.
11. To apply for mutation and separation to the Kolkata Municipal Corporation and for that purpose to sign and execute such papers and documents as may be required from time to time related to the said property and new building to be constructed thereon and flats, garage if any etc. and other spaces thereon.
12. To file and submit all declarations, applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained and pertaining to the said property and to the construction(s) to be made thereon.
13. To negotiate for sale, transfer, convey, assign, lease out, let out, mortgage charges and/or encumber the said property or any part or portion thereof and/or any interest therein and/or the building to be constructed thereat and flat/flats, garage if any etc. and other spaces of the building save and except the owner's allocation mentioned in the Development Agreement dated 13/10/2023 on such terms and conditions and in favour of such person or persons as my said attorney may deem fit and proper.

14. To sign, execute, enter into, modify, cancel, alter, draw, approve all deed/deeds or any document that is agreement for sale and deed of conveyance or conveyances in favour of intending purchaser of the flats, garage if any and any other spaces or undivided share of land etc. and to present such documents for registration, before any registration authority and admit execution and complete the registration of all such papers, documents, contracts, agreement, conveyances, mortgages, declarations and other documents in connection with the said property or any part or portion thereof or any interest therein and building to be constructed thereon or any part or portion thereof including the flats, garage if any etc. and other spaces lying in the Developer's Allocation in terms of the Development Agreement dated 13/10/2023 in pursuance of the authorities hereby granted and to receive the entire price or consideration money or any part or portion thereof or any advance or earnest money from any Purchaser or Purchasers related to such sale or sales or agreement for sale. Except owner's allocation subject to owner's interest.
15. To appear and represent the me before any notary public, Registrar of Assurances, District Registrar, Sub-Registrar, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction and to present for registration and to acknowledge and registrar or have them registered and perfected all deeds, instruments and writings executed and signed by the said Attorney in any manner concerning the said property and the new building to be constructed thereon or any portion or portions thereof.
16. To sign and execute any agreement for sale, deed or conveyance or conveyances, deed of transfer, any lease deed or

deed of assignment related to my said property or any portion thereof and/ or related to the flats, garage if any etc. of the building to be constructed on my said property in favour of any purchaser or purchasers except my allocation and to receive the entire consideration money or part thereof or any advance or earnest money and to give valid and effectual receipt thereof and to present such documents before any registration officer and to admit execution and complete the registration and to sign the delivery receipt enabling the Purchaser/ Purchasers to collect the original document from the registration office.

17. To commence, prosecute, enforce defend, answer and oppose all acts suits and other legal proceedings and documents touching any of the matters concerning the said premises or any part thereof including and/or relating to the acquisition and/or requisition in respect of the said property or any part thereof, AND if deem fit, to compromise, settle, refer to such action or proceedings as aforesaid before any court, Civil or Criminal or Revenue, without jeopardizing the rights, privileges and possible benefit of us.
18. To appoint any Advocate or Advocates and to sign Vokatnama in our favour and to file or defend any suit before any court in India and to sign, declare and/or affirm any plaint, written statement, petition, Affidavit, Verification, warrant of attorney, memo of appeal or any other papers or documents in any proceedings or in any way connected therewith with regard to the SAID PROPERTY and the building to be constructed thereon.
19. For all or any of the purpose hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents as required.

AND GENERALLY to do all such acts, deeds and things in the name of me as the owners could have lawfully done and I the Owner hereby agree to ratify and confirm all and whatsoever the Attorney under the powers in that behalf hereinbefore contained, shall lawfully do or cause to be done in or about the said property as aforesaid.

AND I, hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the Power in that behalf hereinbefore contained shall lawfully do execute or perform or cause to be done, executed or performed in exercise of the power, authorities and liabilities hereby conferred upon, under and by virtue of the POWER OF ATTORNEY.

SCHEDULE – (A) ABOVE REFERRED TO
(Description of the said property)

ALL THAT piece and parcel of Bastu Land, admeasuring 5 Cottahs, 8 Chittacks (actual measurement 5 Cottahs 2 Chittaks 01. Sq. Ft.) lying and situated at Mouza – Balia Gram, Pargana – Medan Mal, J.L. no. 46, R.S. no. 30, District Collectorate Touzi no. 274, Zilla Jarip Khatian no. 14, Zilla Jarip Dag no. 178, R.S. Khatian no. 79, R.S. Dag no. 196, under L.R. Dag no. 151 and L.R. Khatian no. 1628, under Holding no. 672, Street – Paschim Balia, Ward no. 1, and the property address as 672, Paschim Balia, Kolkata – 700084, presently under Rajpur Sonarpur Municipality ward no. 1, Police Station – Sonarpur, A.D.S.R at Sonarpur now Garia, District South 24-Parganas TOGETHER WITH easement and quasi-easement rights and other privileges appendages, appurtenances whatsoever belonging to or in any wise appurtenant or attached thereto, butted and bounded in the manner as follows:-

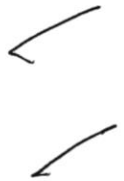
ON THE NORTH BY	:- Other's Land.
ON THE SOUTH BY	:- 10 ft. wide RSM Road.
ON THE EAST BY	:- Other's Land.
ON THE WEST BY	:- 18 ft. wide RSM Road.

THE SCHEDULE – (B) ABOVE REFERRED TO
(OWNER'S SHARE)

The OWNER's share shall consist Rs. 10,00,000/- (Rupees Ten Lakhs only) as forfeit money which shall be paid at the time of execution and registration of this Development Agreement and 50% share of the building (consisting of entire second floor and East-West-North side flat on the Third Floor, ultimate Roof shall be common and 50% parking area shall be allocated after obtaining plan of the building from Rajpur-Sonarpur Municipality) However one Shop space area in Ground Floor, front side admeasuring 90 Sq. ft. more or less shall exclusively fall in Developers' allocation and shall not form part of 50% share of building area allocated to owner together with the proportionate undivided share of the Land (more fully described in the Schedule – "A" written herein above) underneath the said building, lying and situated at Mouza – Balia Gram, Pargana – Medan Mal, J.L. no. 46, R.S. no. 30, District Collectorate Touzi no. 274, Zilla Jarip Khatian no. 14, Zilla Jarip Dag no. 178, R.S. Khatian no. 79, R.S. Dag no. 196, under L.R. Dag no. 151 and L.R. Khatian no. 1628, under Holding no. 672, Street – Paschim Balia, Ward no. 1, and the property address as 672, Paschim Balia, Kolkata – 700084, presently under Rajpur Sonarpur Municipality ward no. 1, Police Station – Sonarpur, A.D.S.R at Sonarpur, District South 24-Parganas, along with all the easement, quasi-easement right and privileges attached thereto as well as the rights of use and enjoyment of all common places and facilities available to all co-owners of the Building.

THE SCHEDULE - (C) ABOVE REFERRED TO
(DEVELOPER'S SHARE)

Save and except Owner' Allocations mentioned in "SCHEDULE - B" herein above, the Developer is entitled to get the Entire First Floor, East-West-South side Flat of the Third Floor, and 50% car parking in the Ground Floor of the proposed buildings together with all easement rights, facilities and amenities annexed to the proposed building along with undivided impartible proportionate share of the land underneath as per sanction plan to be sanctioned by the Rajpur Sonarpur Municipality upon the land mentioned in the SCHEDULE - "A" premises as hereinabove mentioned.



IN WITNESSES WHEREOF I the said Executants execute this presents on this 13th day of October, 2023.

SIGNED AND DELIVERED by the within above named Executants at Kolkata in the presence of:

Bhaskari Patra

SIGNED AND DELIVERED

by the Within the above named Owner "PRINCIPAL"

TARA MAA ENTERPRISE

[Signature]

Proprietor

SIGNED AND DELIVERED

by the within the named "ATTORNEY"

IN THE PRESENCE OF THE FOLLOWING WITNESSES:-

1) Koushik Patra
(Adv)
Alipore Police Court
Kal-27

2) Anwar Patra
Gandhi Road, 401-84

Drafted & Prepared by me:-

Manu Mukhopadhyay

Alipore Police Court,
Kolkata - 700027.

WB-30/08

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

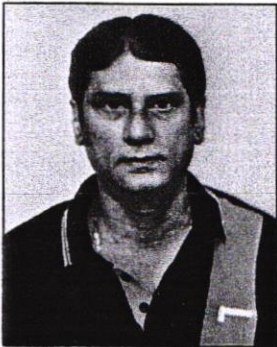
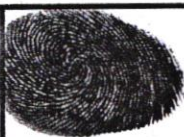
Name

Signature

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	left hand					
	right hand					

Name BHARATI PATRA

Signature Bharati Patra

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	left hand					
	right hand					

Name NANTU GHOSH

Signature Nantu Ghosh

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

Name

Signature



ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 2010/17537/09072

To
Ashim Mukherjee
অশীম মুখার্জী
S/O: Ashoke Mukherjee
MAHAMAYA PUR SCHOOL ROAD
Rajpur Sonarpur (M)
Garia, South 24 Parganas
West Bengal - 700084

05/04/2014



KL863337944FT

86333794



আপনার আধার সংখ্যা / Your Aadhaar No. :

4450 5633 7954

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



অশীম মুখার্জী
Ashim Mukherjee
পিতা : অশোক মুখার্জী
Father : Ashoke Mukherjee

জন্মতারিখ/DOB: 27/08/1972
পুরুষ / Male

4450 5633 7954



আধার - সাধারণ মানুষের অধিকার

Ashim Mukherjee

Major Information of the Deed

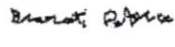
Deed No :	I-1603-16549/2023	Date of Registration	13/10/2023
Query No / Year	1603-8002639647/2023	Office where deed is registered	
Query Date	13/10/2023 4:17:57 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MANU MUKHOPADHYAY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433182370, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 95,50,459/-	
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]:- 160316512/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Balia, , Ward No: 001 Pin Code : 700068

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-151	LR-75	Bastu	Bastu	5 Katha 2 Chatak 1 Sq Ft		95,50,459/-	Width of Approach Road: 19 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					8.4585Dec	0 /-	95,50,459 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	BHARATI PATRA Wife of Late PHANI BHUSAN PATRA Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office		 Captured	
	13/10/2023	13/10/2023	LTI	13/10/2023

GARIA STATION ROAD DEODER PLACE, City:- , 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.:: BLxxxxxx7J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/10/2023 , Admitted by: Self, Date of Admission: 13/10/2023 ,Place : Office

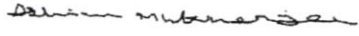
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TARA MAA ENTERPRISE 1/429, GARIAHAT ROAD (SOUTH), City:- , P.O:- JODHPUR PARK, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 , PAN No.:: AUxxxxxx8B,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
NANTU GHOSH (Presentant) Son of Late PRAN BALLAV GHOSH Date of Execution - 13/10/2023, , Admitted by: Self, Date of Admission: 13/10/2023, Place of Admission of Execution: Office			 Captured	
		Oct 13 2023 4:24PM	LTI 13/10/2023	13/10/2023
1/429, GARIAHAT ROAD (SOUTH), City:- , P.O:- JODHPUR PARK, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx8B,Aadhaar No Not Provided Status : Representative, Representative of : TARA MAA ENTERPRISE (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHIM MUKHERJEE Son of Mr ASOK MUKHERJEE MAHAMAYAPUR SCHOOL ROAD, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084	 13/10/2023	 Captured 13/10/2023	 13/10/2023
Identifier Of BHARATI PATRA, NANTU GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BHARATI PATRA	TARA MAA ENTERPRISE-8.45854 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza: Balia, , Ward No: 001 Pin Code : 700068

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 151, LR Khatian No:- 75		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160316549 / 2023

On 13-10-2023

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 16:20 hrs on 13-10-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by NANTU GHOSH ,.

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 95,50,459/-

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

Execution is admitted on 13/10/2023 by BHARATI PATRA, Wife of Late PHANI BHUSAN PATRA, GARIA STATION ROAD DEODER PLACE, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr ASHIM MUKHERJEE, , Son of Mr ASOK MUKHERJEE, MAHAMAYAPUR SCHOOL ROAD, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

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

Execution is admitted on 13-10-2023 by NANTU GHOSH, SOLE PROPRIETOR, TARA MAA ENTERPRISE, 1/429, GARIAHAT ROAD (SOUTH), City:- , P.O:- JODHPUR PARK, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068

Indetified by Mr ASHIM MUKHERJEE, , Son of Mr ASOK MUKHERJEE, MAHAMAYAPUR SCHOOL ROAD, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Others

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 20890, Amount: Rs.50.00/-, Date of Purchase: 12/10/2023, Vendor name: Subhankar Das



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 1603-2023, Page from 431659 to 431683
being No 160316549 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.10.16 14:47:58 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 16/10/2023

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.