

01729/24

Z 1685/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 021103

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

15/02/2024
Q-8000412574/2024

DEVELOPMENT POWER OF ATTORNEY

(After registration of Development Agreement)

KNOW! ALL MEN BY THESE PRESENTS that We,(1)SRI SAMIR DAS, Son of Late Bhusan Das, by faith-Hindu,by occupation-Business,having Permanent Account No. FWVPD4284B & Aadhaar No.9045 9904 8747,residing at 32,Panchanantala Road,Kolkata-700 029,P.S. Lake, in the District of South 24-Parganas, (2)SMT JHARNA HALDER, Daughter of Late Bhusan Das by faith-Hindu, by occupation-

Contd.....pg/2

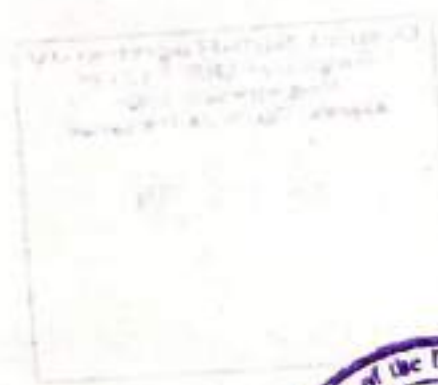
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TO.....
SOLD TO.....
OF.....
RS.....
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
GOVT. LICENSED STAMP VENDOR
L. NO. 351RS2018

DATARI Advocate
Alipore Judges Court, Kol-27

9 DEC 2023

9 DEC 2023



Mongul Das
son of Ranvir Das
32 No, Panchanan tala Road
Kol- 29

District Sub-Registrar-IV
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House-wife, having Permanent Account No. APSPH1116D & Aadhaar No. 7633 7448 2870, residing at A. T. Chatterjee Road, Dhakuria, Kolkata-700 031, P.S. Lake, in the District of South 24-Parganas, (3) SMT RINA DAS, Daughter of Late Jagennath Das and wife of Sri Sajal Roy, by faith-Hindu, by occupation-House-wife, having Permanent Account No. BPHPR8245H & Aadhaar No. 6920 1451 4516, residing at Tripura Sundari Road, P.O. Boral, P.S. Narendrapur, Kolkata-700 154, in the District of South 24-Parganas, (4) SMT UMA BAKSHI, Daughter of Late Jagennath Das, by faith-Hindu, by occupation-House-wife, having Permanent Account No. DVPPB5680G & Aadhaar No. 8144 5488 7293, residing at D-30, Ata Bagan, P.O. Boral, P.S. Narendrapur, Kolkata-700 153, in the District of South 24-Parganas, (5) SRI PRABIR DAS, Son of Late Jagennath Das, by faith-Hindu, by occupation-service, having Permanent Account No. CPQPD5422Q & Aadhaar No. 6826 0010 1234, residing at Boral Lake Pally, P.O. Boral, P.S. Narendrapur, Kolkata-700 154, in the District of South 24-Parganas, (6) SRI ABIR DAS, Son of Late Jagennath Das, by faith-Hindu, by occupation-Service, having Permanent Account No. COKPD8219Q & Aadhaar No. 2674 2279 8070, residing at Boral Lake Pally, P.O. Boral, P.S. Narendrapur, Kolkata-700 154, in the District of South 24-Parganas, (7) SMT MINA BRAHMA, Wife of Late Manik Brahma & Daughter of Subal Saha, by faith-Hindu, by occupation-House-wife, having Permanent Account No. BRAPB9391K & Aadhaar No. 2550 5292 2287, residing at Boral Govt. Colony, P.O. Boral, P.S.



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Narendrapur, Kolkata-700 154, in the District of South 24-Parganas, (8)SRI BIJAY BRAHMA, Son of Late Manik Brahma, by faith-Hindu, by occupation-Service, having Permanent Account No.DSAPB2769G, Aadhaar No.4322 0774 6999, residing at Boral Govt. Colony, P.O. Boral, P.S.Narendrapur, Kolkata-700 154, in the District of South 24-Parganas, (9)SRI AJAY BRAHMA, Son of Late Manik Brahma, by faith-Hindu, by occupation-Service, having Permanent Account No. BRAPB9392L & Aadhaar No.5903 1324 3703, residing at Boral Govt. Colony, P.O. Boral, P.S. Narendrapur, Kolkata-700 154, in the District of South 24-Parganas, (10)MISS RITIKA GUPTA, Daughter Pradip Gupta, by faith-Hindu, by occupation-Student, having Permanent Account No. ~~EMPP64389K~~ & Aadhaar No.8857 1575 3204, residing at Boral Govt. Colony, P.O. Boral, P.S. Narendrapur, Kolkata-700 154, in the District of South 24-Parganas, SEND GREETINGS :-

WHEREAS by an Indenture of Gift made on 8th day of February, 1991 between the Governor of the State of West Bengal for and on behalf of the Refugee, Relief and Rehabilitation Department, Government of West Bengal described therein as the Donor of the one part gifted a piece of homestead land measuring 4 Cottahs be the same a little more or less lying and situated at Mouza-Sripur Bagharghole, J. L. No. 59, in L.O.P. No.1082 in C. S. Plot No. 113(P), P. S. Sonarpur and conferred absolute right, title and interest in favour of Sri Prafulla Brahma, Son of Late Nibaran Brahma described therein as the Donee of the other part



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and the said Deed of Gift was registered on 08.02.1991 in the office of the Additional District Sub-Registrar at Alipore and recorded therein in Book No. I, Volume No.2, Pages 417 to 420, Being No.230 for the year 1991 and the said Donee accepted the said Gift of the Donor.

AND WHEREAS since then the said Donee while thus exercising all his right of ownership and possession over the said gifted homestead land by erecting dwelling structure thereon and got his name mutated in the records of the Rajpur Sonarpur Municipality in respect of the said plot of land and was been paying taxes regularly. Which is morefully and particularly mentioned and described in the First Schedule hereunder written.

AND WHEREAS thereafter the said owner Prafulla Brahma while thus absolutely seized and possessed of the property died intestate on 19th day of January, 1998 leaving him surviving his two sons namely Kartick Brahma and Manik Brahma and two married daughters namely Smt Puspa Rani Das, Smt Gouri Das as his sole and absolute legal heirs and successors under the Hindu Law of Succession then in force.

AND WHEREAS since then the aforementioned legal heirs and successors of Late Prafulla Brahma have been exercising all their right of ownership over the said property by paying taxes regularly.



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AND WHEREAS thereafter one of co-owner Manik Brahma while thus exercising all his right of ownership over the said of the property died intestate on 22nd day of February, 2008 leaving him surviving his wife Smt Mina Brahma and two sons namely Bijoy Brahma and Ajoy Brahma and married daughter Rita Gupta, since deceased leaving behind her two daughter Ritika Gupta and Swastika Gupta as his sole and absolute legal heirs and successors under the Hindu Law of Succession then in force.

AND WHEREAS thereafter one of co-owner Pushpa Rani Das while thus exercising all her right of ownership over the said of the property died intestate on 18th day of May, 2020 leaving him surviving her one son namely Samir Das and one married daughter Smt Jharna Halder as his sole and absolute legal heirs and successors under the Hindu Law of Succession then in force and her husband Bhusan Das predeceased her.

AND WHEREAS thereafter one of co-owner Kartik Brahma, Son of Late Prafulla Kumar Brahma while thus exercising all his right of ownership over the said of the property died as bachelor on 18th day of May, 2020 leaving behind the following legal heirs and successors under the Hindu law of Succession then in force.

AND WHEREAS thereafter one of co-owner Gouri Das, Daughter of Late Prafulla Kumar Brahma while thus exercising all her



right of ownership over the said of the property died intestate on 3rd day of January, 2024 leaving behind two daughters namely Smt Rina Das and Smt Uma Bakshi and two sons namely Prabir Das and Sri Abir Das as her sole and absolute legal heirs and successors under the Hindu law of Succession then in force and she had no other legal heirs and sucesors at the time of her death.

AND WHEREAS the present owners jointly exercsing all their right of ownership and possesession over the said property left by their predecessor-in-interest namely Prafulla Brahma, Manik Brahma Smt Pushpa Rani Das, Kartik Brahma and Smt Gauri Das and got their names mutated in the records of the Rajpur Sonapur Municipality in respect of the said property, which is morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "said property"..

AND WHEREAS We, Constituents/executants entered into an Agreement for Development on 15.02.2024, with the present Developer i.e. the Constituted Attorney for Development of a residential building upon the land of ALL THAT piece and parcel of homestead land measuring 4 Cottahs be the same a little more or less together with tile shed structure standing thereon measuring about 500 square feet be the same a little more or less lying and situated at Mouza- Sripur Bagharghole, J. L. No. 59, in L.O.P. No.1082 in C. S. Plot No. 113(P), P. S. Sonarpur and being known as Municipal Holding No.

Sushanta K. Das



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211, Street Name Sripur Bagherghole, Kolkata-700 154, now within the local limits of Rajpur-Sonarpur Municipality, under Ward No. 34, in the District of South 24-Parganas and the said Agreement for Development was registered on even date in the office of the District Sub-Registrar-IV at Alipore and recorded therein in Book No.I, Being No. -1684 for the year 2024 and for effectuate the said terms and conditions of the said Agreement for Development the present constituent execute the present power of Attorney in favour of the Developer.

AND WHEREAS the Constituents/executants entered into an Agreement for Development on 15.02.2024 with the present Developer SRI SUSANTA KUMAR DAS, Son of Late Surendra Nath Das, by faith-Hindu, by occupation-Business, having Permanent Account No. AHBPD4053E, Aadhaar No. 8215 7736 7119 & Mobile No. 9836447505, residing at 1/18, Prince Golam Mohammad Shah Road, Kolkata-700 095, P. S. Jadavpur at present Golf Green, in the District of South 24-Parganas, carrying on business under the name and style of "M/S. DEEP ENTERPRISE" as sole proprietor having its office at 1/18, Prince Golam Mohammed Shah Road, Kolkata-700 095, P. S. Golf Green, in the District South 24- Parganas i.e. the Constituted Attorney for Development of a multi storied residential building upon ALL THAT piece and parcel of homestead land measuring 4 Cottahs be the same a little more or less together with tile shed structure



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standing thereon measuring about 500 square feet be the same a little more or less lying and situated at Mouza-Sripur Bagharghole, J. L. No. 59, in L.O.P. No.1082 in C. S. Plot No. 113(P), P. S. Sonarpur and being known as Municipal Holding No. 211, Street Name Sripur Bagherghole, Kolkata-700 154, now within the local limits of Rajpur-Sonarpur Municipality, under Ward No. 34, in the District of South 24-parganas and the said Agreement for Development was executed on the even date and for effectuate the said terms and conditions of the said agreement for developement the present constituent execute the present power of Attorney in favour of the Developer.

NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH that we do hereby appoint, nominate, constitute and authorise SRI SUSANTA KUMAR DAS, Son of Late Surendra Nath Das, by faith-Hindu, by occupation-Business, having Permanent Account No. AHBPD4053E, Aadhaar No. 8215 7736 7119 & Mobile No. 9836447505, residing at 1/18, Prince Golam Mohammad Shah Road, Kolkata-700 095, P. S. Jadavpur, at present Golf Green, in the District of South 24-Parganas, carrying on business under the name and style of "M/S. DEEP ENTERPRISE" as sole proprietor having its office at 1/18, Prince Golam Mohammed Shah Road, Kolkata-700 095, P. S. Golf Green, in the District South 24- Parganas, as our true and lawful ATTORNEY for us, in our name, on our behalf and in our place to do or commit or cause to be done or committed the following acts,



deeds and things in respect of ALL THAT piece and parcel of homestead land measuring 4 Cottahs be the same a little more or less together with tile shed structure standing thereon measuring about 500 square feet be the same a little more or less lying and situated at Mouza-Sripur Bagharghole, J. L. No. 59, in L.O.P. No.1082 in C. S. Plot No. 113(P), P. S. Sonarpur and being known as Municipal Holding No. 211, Street Name Sripur Bagherghole, Kolkata-700 154, now within the local limits of Rajpur-Sonarpur Municipality, under Ward No. 34, in the District of South 24-Parganas, as per Development Agreement dated 21st day of February, 2022, that is to say:-

1. To draw, prepare and complete a building plan through an Architect for the said premises.
2. To make necessary application to the West Bengal State Electricity Board and/or C.E.S.C and other concerned authorities for obtaining electric power for the said premises.
3. To make necessary representations including filing of complaints and appeals before the Assessor and Collector of the Rajpur Sonarpur Municipality in connection with assessment of Municipal rates and taxes or in connection with any matter or any way concerning rates and taxes or in any way concerning of the said premises.



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4. To receive and reply to any notice to stop work or demolition notice or show cause notice issued by the Rajpur Sonarpur Municipality or any other statutory body or state Government and attend all hearings of the all such notice before the Chairman, City Achitect or Municipal Commissioner of the Rajpur Sonarpur Municipality or the hearing officer(Buildings) or any other special officer for the purpose and to appeal before all or any others passed by any of the above person or authorities before building Tribunal or District Court, Baruipur Court, City Civil Court or the Hon'ble High Court or the Hon'ble Supreme Court and to conduct the same on our behalf.
5. To apply for and to obtain temporary and/or permanent connections of filtered and unfiltered water, electricity, sewerage, drainage and/or other inputs and facilities required from the appropriate bodies and/or authorities.
6. To supervise, manage, maintain and superintend the affairs in relation to the said property or anciliary thereto and to construct the new multi storied multi unit building upon the said land.
7. To appear and represent us for all concern and to produce, give inspection and file any documents and deeds before all Courts of Law, Tribunal, Revenue Offices including Income Tax, Sale Tax, Wealth Tax, Kolkata Municipal Corporation, Fire Brigade,



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W.B.S.E.B. and/or C.E.S.C. Ltd., Land Acquisition Department or any other appropriate authority or authorities.

8. To institute, commence and file all suits and other actions and legal proceedings in any Court in Civil, Criminal, Revenue or Original, Revisional or Appellate Jurisdiction including special Jurisdiction of the High Court under Article 226/227 of the Constitution of India or before any Tribunal or Appropriate Authority or Authorities, to execute Warrant of Attorney, Vokatnama and other authorities, to act and plead; to sign and verify all complaints, written statements, verifications, petitions, objections and other pleadings and also to present any Memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings to enforce Judgements and to lodge execution proceedings arising out of the decree and orders, to refer to Arbitration all disputes and differences, to compromise and settle cases, to withdraw the same or to be non-suited and to deposit and receive delivery of documents or payments of any money or moneys from and Court, Office or Opposite Party either in execution of decree or order or otherwise my said Attorney shall think fit and proper and to do all acts, deeds and things that may be necessary or requisite in connection therewith.

9. To appoint, engage on, us behalf Advocates, Solicitors or



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Counsel whenever our said Attorney shall think proper to do so and to discharge and/or terminate his or their appointment.

10. To enter into Agreement for Sale in respect the Developer's Allocation of the proposed building which is specifically mentioned in the Development Agreement or any part or portion thereof with any intending Purchaser or Purchasers on such terms as our said Attorney in his absolute discretion shall deem fit and proper and/or to cancel and/or to modify and/or repudiate the same.
11. To receive from the intending Purchaser or Purchasers any money that would be paid to our said Attorney by them as consideration money or part thereof and to give and grant good, valid receipt to such person or persons for the purpose thereof.
12. To sign and execute all agreement for sale, deed of conveyance in favour of the intending Purchaser or Purchasers in respect Developer's Allocation of the proposed building or any part or portion thereof receiving the consideration money and admit execution thereof on my behalf and present such agreements, deeds, papers, writings and documents for registration before the appropriate Registering Officer or Authority having jurisdiction and to have them registered according to law and to do all other acts, deeds and things as may be required for the registration



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of those deeds and documents and obtain return of the registered documents from the registry office which our said Attorney shall consider necessary for the transferring and/or conveying the said property or any part or portion thereof to the Purchaser or Purchasers.

13. To ask for demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of the said property from any person or persons, company or association, authority or authorities, firm, government or semi-government concern or concern including any statutory, local or public body for the purpose thereof.
14. To appoint and arrange from time to time architects, engineers, contractors, supervisors, labour contractor and/or other person or persons on such terms as our said Attorney shall deem fit and proper to do so and to discharge and/or terminate his or their appointments.
15. To sign execute and submit building plans documents statements, paper, undertakings, Affidvit and declarations as may be required for having the plans sanctioned and/or the sanctioned plans modified and/or altered by The Rajpur Sonarpur Municipality and to appear and represent me before any Notary Public, Registrar of Assurances, District Sub-



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Registrar, Additional District Sub-Registrar, Metropolitan Magistrate, Executive Magistrate, Judicial Magistrate and other officer or officers or authority or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfected all boundary declarations, splayed corner, road width, common passage declaration, deed of gift for widening road, instruments and writings, executed and signed by the said Attorney in any manner concerning sanction of the building plan in respect of the said premises and to appoint and arrange from time to time architects, engineers, contractors, supervissions and/or other person or persons on such terms as our said Attorney shall deem fit and proper to do so and to discharge and/or terminate his or their appointments.

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

AND We do hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the power in that behalf hereinbefore contained shall lawfully do, execute or perform or cause



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to be done, executed or performed in exercise of the Power, Authorities and liberties hereby conferred upon, under and by virtue of this POWER OF ATTORNEY NOTWITHSTANDING no express power in that behalf is hereunder provided.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of homestead land measuring 4 Cottahs be the same a little more or less together with tile shed structure standing thereon measuring about 500 square feet be the same a little more or less lying and situated at Mouza-Sripur Bagharghole, J. L. No. 59, in L.O.P. No.1082 in C. S. Plot No. 113(P), P. S. Sonarpur and being known as Municipal Holding No. 211, Street Name Sripur Bagherghole, Kolkata-700 154, now within the local limits of Rajpur-Sonarpur Municipality, under Ward No. 34, in the District of South 24-parganas, which is butted and bounded in the manner following :-

On the North : By Road;

On the South : By L.O.P. No. 1081;

On the East : By L.O.P. No. 1083

On the West : By Road..



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IN WITNESS WHEREOF We have set and subscribe our hands
hereunto this the 15th day of February, 2024.

SIGNED AND DELIVERED BY THE
WITHIN NAMED EXECUTANTS IN
THE PRESENCE OF :-

WITNESSES :-

1. Madhuchanda Dasgupta
24 New Birkmangach
Kolkata - 700032

2. Tanu Dasgupta
24 New Birkmangach
Kolkata - 700032

3. Mongal Das
32, No Panchananatala Road
Kol - 29

L.T.I of Mongal Das
By the Pen of Mongal Das
Shelene Mukherjee
By the Pen of Mongal Das

4. Uma Dasgupta

5. Prabin Das

6. Abin Das

7. Ritika Gupta

8. Ritika Gupta

9. Ritika Gupta

10. Ritika Gupta

SIGNATURE OF THE EXECUTANTS

Susanta Kr. Das.

SIGNATURE OF THE CONSTITUTED

ATTORNEY

DRAFTED BY :

(BHOY SHAW)

ADVOCATE

JUDGES' COURT, ALIPORE,

KOLKATA - 700 027

W.B. 725/1999.

TYPED BY :

JHARNA CHOWDHURY

JADAVPUR, KOLKATA - 32



5



	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand :					

Name:

Signature *M. S. 21 A 64*



	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand :					

Name:

Signature *Ritika Gupta*



	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand :					

Signature *Susanta kr. Das*



	Thumb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand :					

Name:

Signature



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Left Hand :

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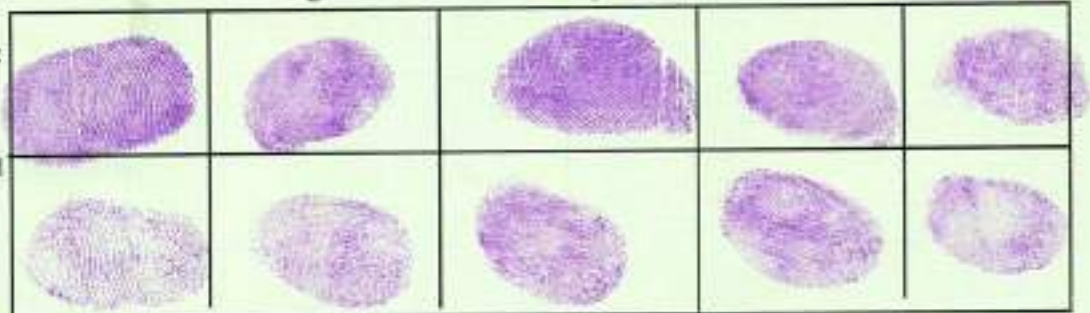
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Signature

L.T.I of sample Das
by the Pen of Mangal Das



Left Hand :

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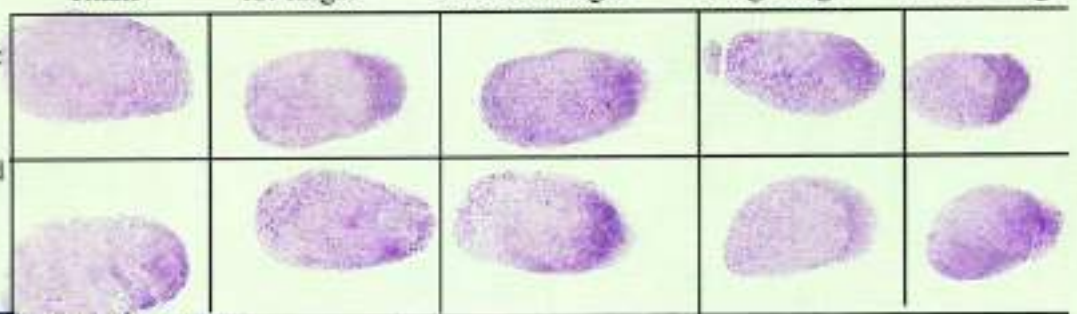
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Name:

L.T.I of Thame Wadde
by the Pen of Mangal Das

Signature



Left Hand :

Right Hand :

Thumb

1st finger

Middle Finger

Ring Finger

Little finger



Name:

Signature गीनदास



Left Hand :

Right Hand :

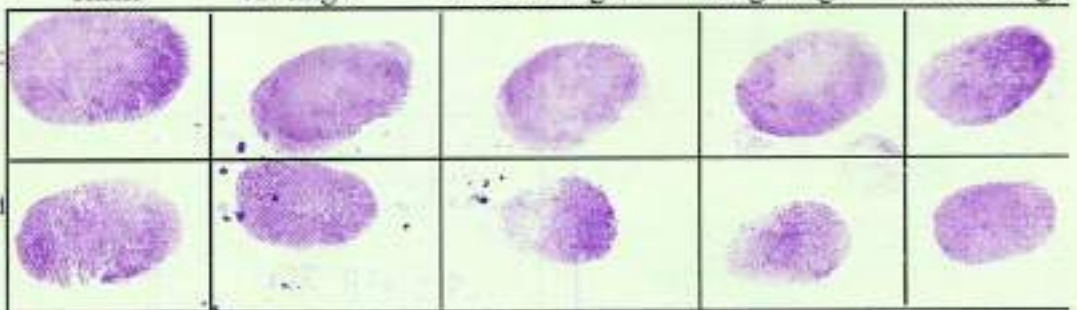
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Ring Finger

Little finger



Name:

Signature Umma Bakeshi



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Name:

Signature *Prabin Das*

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Left Hand :					
Right Hand :					



Name:

Signature *Abin Das*

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Left Hand :					
Right Hand :					



Name:

Signature *[Handwritten signature]*

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Left Hand :					
Right Hand :					



Name:

Signature *[Handwritten signature]*

	Thunb	1st finger	Middle Finger	Ring Finger	Little finger
Left Hand :					
Right Hand :					



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Major Information of the Deed

Deed No :	I-1604-01685/2024	Date of Registration	15/02/2024
Query No / Year	1604-8000412574/2024	Office where deed is registered	
Query Date	15/02/2024 12:29:35 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BAPAN DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9734355240, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 46,57,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160401684/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

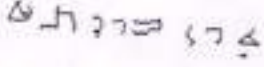
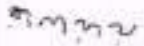
District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Sripur Bagherghole, , Ward No: 034, Holding No:211 Pin Code : 700154

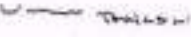
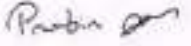
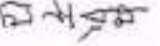
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-113		Bastu	Bastu	4 Katha	1/-	43,20,002/-	Property is on Road , Project Name :
Grand Total :					6.6Dec	1 /-	43,20,002 /-	

Structure Details :

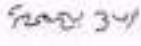
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,37,500 /-	

Principal Details :

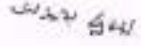
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SAMIR DAS Son of Late BHUSAN DAS Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	 15/02/2024	 LTI 15/02/2024	 15/02/2024
	32,PANCHANANTALA ROAD, City:- , P.O:- DESHPRIYA PARK, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: FWxxxxxx4B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Smt JHARNA HALDER Daughter of Late BHUSAN DAS Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	 15/02/2024	 LTI 15/02/2024	 15/02/2024
	A.T.CHATTERJEE ROAD,DHAKURIA, City:- , P.O:- DHAKURIA, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: APxxxxxx6D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Smt RINA ROY, (Alias: Smt RINA DAS) Wife of Mr SAJAL ROY Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	 15/02/2024	 LTI 15/02/2024	 15/02/2024
	TRIPURA SUNDARI ROAD, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BPxxxxxx5H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office			

4	Name Smt UMA BAKSHI Daughter of Late JAGENNATH DAS Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	Photo  15/02/2024	Finger Print  LTI 15/02/2024	Signature  15/02/2024
D-30,ATA BAGAN, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DVxxxxxx0G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office				
5	Name Mr PRABIR DAS Son of Late JAGENNATH DAS Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	Photo  15/02/2024	Finger Print  LTI 15/02/2024	Signature  15/02/2024
BORAL LAKE PALLY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CPxxxxxx2Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office				
6	Name Mr ABIR DAS Son of Late JAGENNATH DAS Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	Photo  15/02/2024	Finger Print  LTI 15/02/2024	Signature  15/02/2024
BORAL LAKE PALLY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: COxxxxxx9Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office				
7	Name Smt MINA BRAHMA Wife of Late MANIK BRAHMA Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	Photo  15/02/2024	Finger Print  LTI 15/02/2024	Signature  15/02/2024

BORAL GOVT.COLONY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRxxxxxx1K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024
 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Mr BIJAY BRAHMA Son of Late MANIK BRAHMA Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	 15/02/2024	 LTI 15/02/2024	 15/02/2024

BORAL GOVT.COLONY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: DSxxxxxx9G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024
 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Mr AJAY BRAHMA Son of Late MANIK BRAHMA Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	 15/02/2024	 LTI 15/02/2024	 15/02/2024

BORAL GOVT.COLONY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BRxxxxxx2L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024
 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Miss RITIKA GUPTA Daughter of Mr PRADIP GUPTA Executed by: Self, Date of Execution: 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office	 15/02/2024	 LTI 15/02/2024	 15/02/2024

BORAL GOVT.COLONY, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: EMxxxxxx9K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/02/2024
 , Admitted by: Self, Date of Admission: 15/02/2024 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M S DEEP ENTERPRISE 1/18,PRINCE GOLAM MOHAMMED SHAH ROAD, City:- , P.O:- GOLF GREEN, P.S:-Jadavpur, District:-South 24 -Parganas, West Bengal, India, PIN:- 700095 , PAN No.:: AHxxxxxx3E,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 SUSANTA KUMAR DAS (Presentant) Son of Late SURENDRA NATH DAS Date of Execution - 15/02/2024 , Admitted by: Self, Date of Admission: 15/02/2024, Place of Admission of Execution: Office		 Captured	
		Feb 15 2024 12:53PM	LTR 15/02/2024	15/02/2024
	1/18,PRINCE GOLAM MOHAMMAD SHAH ROAD, City:- , P.O:- GOLF GREEN, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx3E,Aadhaar No Not Provided Status : Representative, Representative of : M S DEEP ENTERPRISE (as SOLE PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
MONGAL DAS Son of SAMIR DAS 32 PANCHANANTALA, City:- , P.O:- LAKE, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029		 Captured	
	15/02/2024	15/02/2024	15/02/2024

Identifier Of Mr SAMIR DAS, Smt JHARNA HALDER, Smt RINA ROY, Smt UMA BAKSHI, Mr PRABIR DAS, Mr ABIR DAS, Smt MINA BRAHMA, Mr BIJAY BRAHMA, Mr AJOY BRAHMA, Miss RITIKA GUPTA, Mr SUSANTA KUMAR DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR DAS	M S DEEP ENTERPRISE-0.66 Dec
2	Smt JHARNA HALDER	M S DEEP ENTERPRISE-0.66 Dec
3	Smt RINA ROY	M S DEEP ENTERPRISE-0.66 Dec
4	Smt UMA BAKSHI	M S DEEP ENTERPRISE-0.66 Dec
5	Mr PRABIR DAS	M S DEEP ENTERPRISE-0.66 Dec
6	Mr ABIR DAS	M S DEEP ENTERPRISE-0.66 Dec
7	Smt MINA BRAHMA	M S DEEP ENTERPRISE-0.66 Dec
8	Mr BIJAY BRAHMA	M S DEEP ENTERPRISE-0.66 Dec
9	Mr AJOY BRAHMA	M S DEEP ENTERPRISE-0.66 Dec
10	Miss RITIKA GUPTA	M S DEEP ENTERPRISE-0.66 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR DAS	M S DEEP ENTERPRISE-50.00000000 Sq Ft
2	Smt JHARNA HALDER	M S DEEP ENTERPRISE-50.00000000 Sq Ft
3	Smt RINA ROY	M S DEEP ENTERPRISE-50.00000000 Sq Ft
4	Smt UMA BAKSHI	M S DEEP ENTERPRISE-50.00000000 Sq Ft
5	Mr PRABIR DAS	M S DEEP ENTERPRISE-50.00000000 Sq Ft
6	Mr ABIR DAS	M S DEEP ENTERPRISE-50.00000000 Sq Ft
7	Smt MINA BRAHMA	M S DEEP ENTERPRISE-50.00000000 Sq Ft
8	Mr BIJAY BRAHMA	M S DEEP ENTERPRISE-50.00000000 Sq Ft
9	Mr AJOY BRAHMA	M S DEEP ENTERPRISE-50.00000000 Sq Ft
10	Miss RITIKA GUPTA	M S DEEP ENTERPRISE-50.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Sripur Bagherghole, Ward No: 034, Holding No:211 Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 113		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160401685 / 2024

On 15-02-2024

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 12:33 hrs on 15-02-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SUSANTA KUMAR DAS ..

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 46,57,502/-

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

Execution is admitted on 15/02/2024 by 1. Mr SAMIR DAS, Son of Late BHUSAN DAS, 32,PANCHANANTALA ROAD, P.O: DESHPRIYA PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Business, 2. Smt JHARNA HALDER, Daughter of Late BHUSAN DAS, A.T.CHATTERJEE ROAD,DHAKURIA, P.O: DHAKURIA, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 3. Smt RINA ROY, Alias Smt RINA DAS, Wife of Mr SAJAL ROY, TRIPURA SUNDARI ROAD, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife, 4. Smt UMA BAKSHI, Daughter of Late JAGENNATH DAS, D-30,ATA BAGAN, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 5. Mr PRABIR DAS, Son of Late JAGENNATH DAS, BORAL LAKE PALLY, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Service, 6. Mr ABIR DAS, Son of Late JAGENNATH DAS, BORAL LAKE PALLY, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Service, 7. Smt MINA BRAHMA, Wife of Late MANIK BRAHMA, BORAL GOVT.COLONY, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife, 8. Mr BIJAY BRAHMA, Son of Late MANIK BRAHMA, BORAL GOVT.COLONY, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Service, 9. Mr AJOY BRAHMA, Son of Late MANIK BRAHMA, BORAL GOVT.COLONY, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Service, 10. Miss RITIKA GUPTA, Daughter of Mr PRADIP GUPTA, BORAL GOVT.COLONY, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Student

Indetified by MONGAL DAS, , Son of SAMIR DAS, 32 PANCHANANTALA, P.O: LAKE, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Others

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

Execution is admitted on 15-02-2024 by Mr SUSANTA KUMAR DAS, SOLE PROPRIETOR, M S DEEP ENTERPRISE, 1/18,PRINCE GOLAM MOHAMMED SHAH ROAD, City:- , P.O:- GOLF GREEN, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700095

Indetified by MONGAL DAS, , Son of SAMIR DAS, 32 PANCHANANTALA, P.O: LAKE, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, 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 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 81536, Amount: Rs.100.00/-, Date of Purchase: 09/12/2023, Vendor name:
Jaydeep Chatterjee



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 62160 to 62191
being No 160401685 for the year 2024.



(Handwritten signature)

Digitally signed by Anupam Halder
Date: 2024.02.22 17:45:07 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 22/02/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.