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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

V/Co No = 681/23

AH 538300

Handwritten notes:
 17/08/23
 05:52 P.M.
 9-8-211130/23

POWER OF ATTORNEY FOR DEVELOPMENT

TO ALL TO WHOM THESE:

We, **1. SRI MONOJ KUMAR PAUL (PAN NO. AMJPP8526H)**, Son of Late Ashutosh Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: 11, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115,

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Stamp: Alokendu Bandyopadhyay, Advocate
 I certify that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document are the part of this document.

Handwritten signature: Alokendu Bandyopadhyay

Stamp: Alokendu Bandyopadhyay, Advocate
 Sukchar, North 24 Parganas

31 AUG 2023

7 AUG 2023

457
2017/2023

ALOKENDU BANDYOPADHYAY
Advocate
Calcutta High Court, District Judge's Court Barasat,
Barrackpore Court.

নং-
ন ও তারিখ-
ক্রতার নাম-
সাকিন-
স্ট্যাম্প মূল্য-
ভেদার শ্রী-

বারাসাত কোর্ট
উত্তর ২৪ পরগনা

টি. ভি. নং-
স্ট্যাম্প ক্রয়ের তারিখ-

07 JUN 2023

মোট স্ট্যাম্পের মূল্য-
ট্রেজারী অফিস-বারাসাত

400000

ভেদার শ্রী তপস কুমার সাহা

- Monoj Kumar Paul

VR
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- Monoj Kumar Paul

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- Anirudh Pal

VR
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- Sijamali Guin

VR
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- Dipali Paul
(Ayan Banerjee -
Adv)

S/o. Swapan Banerjee -
(Barrackpore Court.)



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স্বাক্ষরিত
তারিখঃ ১৭/০৮/২০২৩

17 AUG 2023

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2. SRI DINOJ PAL (PAN NO. CRPPP4227C), Son of Late Ashutosh Paul, by Nationality-Indian, by Religion-Hindu, by Occupation- Business, Residing at: 11, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115,

3. SMT. SHYAMALI GUIN (PAN NO. AYNPG7624D), Wife of Sri Bijon Kumar Guin, Daughter of Late Ashutosh Paul, by Nationality-Indian, By Religion-Hindu, by Occupation-Housewife, Residing at: Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115,

4. MISS DIPALI PAL (PAN NO. HGIPP6892Q), Daughter of Late Ashutosh Paul, by Nationality-Indian, By Religion-Hindu, by Occupation-Household, Residing at: 11, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115,

5. SMT. SHEFALI GHOSAL (PAN NO. DVJPG0842K), Wife of Sri Alope Kumar Ghosal, Daughter of Late Ashutosh Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115,

6. SMT. BIJALI KUNDU (PAN NO. IIUPK4902B), Wife of Late Alok Kundu, Daughter of Late Ashutosh Paul, by Nationality-Indian, By Religion-Hindu, by Occupation-Housewife, Residing at: Vill. Bulchandrapur, Bardhaman, P.O. Painta, P.S. Madhabdihi, Dist. Bardhaman, Pin- 713427,



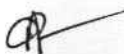
(3)

7. SMT. MITALI KARMAKAR (PAN NO. DDXPK1270B), Wife of Sri Kali Sankar Karmakar, Daughter of Late Ashutosh Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115, do hereby jointly appoint, constitute and nominate "**M/S. PIONEER DEVELOPER**" a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **PAN no. AANFP6542R** hereby represented by its Partners namely:

(1) SRI BISWANATH DAS (PAN: AFDPD5167P), Son of Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdhar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(2) SRI ARUN KUMAR JANA (PAN: AGLPJ4226G), Son of Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(3) SRI SUBHANKAR BISWAS (PAN: ALCPB4228Q), Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,



(4)

SEND GREETINGS:-

WHEREAS the Predecessor in title i.e. the beloved mother of Land Owners no. 1 to 7 hereof namely Smt. Bashanti Bala Dasi (Daughter of Late Notu Behari Dey) since deceased in her life time had purchased a plot of land measuring about **19 Decimal i.e. 11 Cottahs 8 Chittaks** more or less within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 2068/2807, under R.S. Khatian No. 566, P.S. Khardah, the then Sub-Registry Office Barrackpore, District: North 24 Parganas, within the local limits of the Panihati Municipality from Sri Ashutosh Santra (Son of Late Hari Das Santra) through a Registered Bengali Deed of Sale being no. 673, which is executed and registered on 07.06.1946, at the office of Sub-Registrar, at Barrackpore and the same was recorded in Book no. I, Volume no. 12, noted within the pages from 196 to 198, being no. 673, for the year 1946.

AND WHEREAS the said Bashanti Bala Dasi after obtaining the aforesaid plots of land she mutated her name in the Assessment Registrar of Local Panihati Municipality and she got married with Ashutosh Paul and as per Hindu Rituals & Norms after marriage she known as Bashanti Pal and had been enjoying the said landed property with her family members and while had been enjoying the said landed property she sold out 04 Chittaks 16 sq.ft. of land into and out of her 11 Cottahs 08 Chittaks of land infavour of Sri Pradyot Kumar Chowdhury (Son of Late Ray Saheb Chandrachur



(5)

Chowdhury) by executing a Bengali Deed of Sale at the office of Sub Registrar at Barrackpore, being no. 2361 in Book No. I, Volume No. 32, pages from 287 to 290, for the year 1965 and retained the rest land for her use and occupation which is as at present in physical measurement stands as 11 Cottahs 01 Chittaks 23 sq.ft.

AND WHEREAS the said Bashanti Pal while had been enjoying the actual physical possession of the said landed property she died intestate on 30.06.2008 leaving behind her husband namely **Sri Ashutosh Paul** & two sons namely **Monoj Kumar Paul, Dinoj Pal** & six daughters namely **Smt. Shyamali Guin** (Wife of Sri Bijon Kumar Guin, Daughter of Late Ashutosh Paul), **Miss Dipali Pal** (Daughter of Late Ashutosh Paul), **Smt. Shefali Ghosal** (Wife of Sri Alope Kumar Ghosal, Daughter of Late Ashutosh Paul), **Smt. Bijali Kundu** (Wife of Late Alope Kundu, Daughter of Late Ashutosh Paul), **Smt. Mitali Karmakar** (Wife of Sri Kali Sankar Karmakar, Daughter of Late Ashutosh Paul) and **Arati Dhar** (Wife of Late Monoranjan Dhar, Daughter of Late Ashutosh Paul) as her surviving legal heirs and successors and the landed property as left by deceased Bashanti Bala Dasi @ Bashanti Pal was devolved upon them as undivided 1/9th share in each part as per the provision of Hindu Succession Act, 1956.

AND WHEREAS subsequently the said Ashutosh Paul died intested on 15.03.2010 and the said Arati Dhar also died intested on 31.01.2016 as issue less leaving behind Monoj



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Kumar Paul, Dinoj Kumar Pal, Smt. Shyamali Guin, Smt. Dipali Pal, Smt. Shefali Ghosal, Smt. Bijali Kundu, Smt. Mitali Karmakar as their Lawful Legal heirs and successors.

AND WHEREAS thus in the foregoing events the land owners/executants no. 1 to 7 hereof became the lawful joint owners of the above mentioned plot of land measuring an area about **11 Cottahs 01 Chittaks 23 sq.ft.** more or less within Mouza-Sukchar, J.L. No. 9, Re.Su. 14, Touzi No. 156, comprised and contained in R.S. Dag No. 2068/2807, under R.S. Khatian No. 566, P.S. Khardah, and seized and possessed the above mentioned Property, by constructing a dwelling house thereon and recorded their names in the assessment register of Panihati Municipality bearing Holding No. 52, Dr. Gopal Chatterjee Road, under Ward No. 1 and enjoying as well as possessing the same peacefully, quietly and without any interruption of others which is free from all sorts of encumbrances.

AND WHEREAS the Executants are desirous of developing the said land by constructed Multi Storeyed building in accordance with the plan sanctioned by the Panihati Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the Executants.

AND WHEREAS WE the executants hereof have entered into a **Registered Development Agreement, being no. 152406101/2023** in **Book no. I**, which was executed



Monoj Kumar Paul

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by us and Registered on ~~...17th~~ **day of August, 2023** at the office of A.D.S.R. Sodepur, Dist. North 24 Parganas with the developer "**M/S. PIONEER DEVELOPER**" a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereby represented by its Partners namely:

Manoj Kumar Das

(1) SRI BISWANATH DAS, Son of Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(2) SRI ARUN KUMAR JANA, Son of Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(3) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, for construction of a Multistoried Building/Complex, upon the said property consisting of several Numbers of Self Contained and Independent Flats, Garages, Shop Rooms etc. on the terms, conditions and considerations mentioned in the said Agreement.

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AND WHEREAS at the treaty of the said Agreement WE have agreed to give a Power of Attorney in favour of the said Developers or as they may direct in order to enable them to get the plan sanctioned by the Panihati Municipality and other appropriate Authority to do all other acts and things.

AND WHEREAS the Developer Firm have requested us to grant the said power of Attorney in favour of "**M/S. PIONEER DEVELOPER**" a Partnership firm having its present place of Business at 46/A, Patuatala Lane, "BIMALA APARTMENT", Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, hereby represented by its Partners namely:

(1) SRI BISWANATH DAS, Son of Late Narayan Chandra Das, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: KIRANALAYA, Ground Floor, Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(2) SRI ARUN KUMAR JANA, Son of Late Sudhir Kumar Jana, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: N.S.D. Ghat Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115,

(3) SRI SUBHANKAR BISWAS, Son of Sri Madhab Chandra Biswas, by Nationality-Indian, by Religion-Hindu, by occupation-Business, residing at: 2no. Subhash Nagar, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, which WE hereby do:-



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NOW KNOW YE AND THESE PRESENTS WITNESS that We, **1. SRI MONOJ KUMAR PAUL**, Son of Late Ashutosh Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, Residing at: 11, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115, **2. SRI DINOJ PAL**, Son of Late Ashutosh Paul, by Nationality-Indian, by Religion-Hindu, by Occupation- Business, Residing at: 11, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115, **3. SMT. SHYAMALI GUIN**, Wife of Sri Bijon Kumar Guin, Daughter of Late Ashutosh Paul, by Nationality-Indian, By Religion-Hindu, by Occupation-Housewife, Residing at: Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700115, **4. MISS DIPALI PAL**, Daughter of Late Ashutosh Paul, by Nationality-Indian, By Religion-Hindu, by Occupation-Business, Residing at: 11, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115, **5. SMT. SHEFALI GHOSAL**, Wife of Sri Alope Kumar Ghosal, Daughter of Late Ashutosh Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115, **6. SMT. BIJALI KUNDU**, Wife of Late Alok Kundu, Daughter of Late Ashutosh Paul, by Nationality-Indian, By Religion-Hindu, by Occupation-Housewife, Residing at: Vill. Bulchandrapur, Bardhaman, P.O. Painta, P.S. Madhabdihi, Dist. Bardhaman, Pin- 713427, **7. SMT. MITALI**



KARMAKAR, Wife of Sri Kali Sankar Karmakar, Daughter of Late Ashutosh Paul, by Nationality-Indian, by Religion-Hindu, by Occupation-Housewife, Residing at: T. N. Banerjee Road, P.O. Sukchar, P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700115, do hereby nominate, constitute and appoint the within named Developer to be our true and lawful Attorney to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To appear and represent us before the Panihati Municipality for amalgamating the separate Holdings into a single Holding by inserting our holding property and sign the relevant applications for that purpose on behalf of us AND to prepare plan on behalf of the Executants for development of the said property described in the Schedule hereunder and to submit the same to the Panihati Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.

2. To approach on behalf of Executants all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and



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also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

3. To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property.

4. To supervise the development work in respect of Building on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Panihati Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Panihati Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.

5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).

6. To appear and represent us before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.



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- 7.** To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration moneys salaries and/or wages.
- 8.** To pay various deposits to the Panihati Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by our said Attorney and to give and effectual receipts in our name and on our behalf in connection with the refund of such deposits.
- 9.** To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Panihati Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.
- 10.** To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Panihati Municipality a lease in respect of any portion of the said property for the purpose of enabling the Panihati Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.



- 11.** To make necessary applications to the W.B.S.E.D.C.L./ C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.
- 12.** To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Panihati Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Panihati Municipality.
- 13.** To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.
- 14.** To apply for and obtaining water connection for the Buildings to be constructed on the said property and/ or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Panihati Municipality and other concerned authorities.
- 15.** To give such letters and writings and/or undertaking as may be required from time to time by the Panihati Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/ or completion Certificate in respect of the said building/s or any part or parts thereof.



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16. To give necessary letters, writings and undertakings to the Panihati Municipality Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.

17. To approach the Panihati Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).

18. To approach the Government of West Bengal in all its Departments including the B.L. & L.R.O. office (BKP-II) as well as the Panihati Municipality for the purpose of mutation of the subject landed property and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.

19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Panihati Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.



20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.

(ii) To make applications and submit the amended or new Building Plans to the Panihati Municipality including all its Departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.

(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

(iv) To apply to the controller of Cement and Steel and any other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.

21. (i) To enter into Agreement for sale of Building **(except Owner's allocation)** as per Agreement that will be constructed on the said property in the names of Attorney



or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.

(ii) To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder the completion of the construction and after transfer or sale of all the flats to the said future owners hereof.

(iii) The Land owners shall handover physical possession of the land with the existing structure to the developer and/or its representatives within 7 days after execution of the Development Agreement to have access to the land for the purpose of development, soil testing etc. and further permit the Developer to place hoardings, to keep building materials and allow the men and agents of the Developer to stay in the land for the purpose of construction of the building or apartment in question as stated hereinabove.

(iv) The Developer shall provide copies of all Plans, Layouts, Designs, elevations and such others to the owners free of cost.

(v) The owners/executants shall pay and bear the municipal taxes, maintenance charges and other duties as outgoings proportionately in respect of the owners allocated flats as may be determined by the association or society to be formed after taking physical possession of their respective flats from the developer. It is agreed that on and from handing over possession of the said land for construction of building proportionate share of taxes or charges, if any,



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in respect of the said land will be borne by the developer for sale of such flats, shops or Garages (**except Owner's allocation**) in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the said portion of the land and lodge the document or documents for registration and admit the execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance-II at Kolkata.

22. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof (**except Owner's allocated portion**) in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.

23. To lodge the Conveyance, Lease and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.

24. To make application on the Panihati Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance, Lease and/or other documents of transfer as aforesaid may have been executed.

25. To execute Lease in respect of the said property (**except Owner's allocated portion**) and/or portion or



portions and/or structure or structures standing thereon in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.

26. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by us of any agreement, deed, conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as we could do.

27. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as our said Attorney may think fit and proper.

(b) To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

28. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) We do hereby agree and undertake that we shall not in any way write any letters and/or correspond with the Government of West Bengal in all its departments, the Panihati Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of



Attorney. We do hereby expressly agree and undertake that if any such instructions shall be issued by us the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by us.

(c) To obtain project loan from any Bank, Financial Institutions by Mortgaging the under mentioned Scheduled Property save and except the Owner's Allocation as stated in the Development Agreement.

29. For us and in our name to accept service of any write of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/ belonging or payable to us by any person/firm or body corporate and also to appoint any solicitor and/ or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.

30. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

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31. To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgements or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on our behalf under the powers reserved to us under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

32. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to us either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.



33. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as we could in our person do.

34. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.

35. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon the Developer Firm.

36. AND WE HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND WE HEREBY DECLARE that WE shall not do anything inconsistent with this Power of Attorney.

37. AND we hereby declare that the Powers and authorities hereby granted till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Panihati Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.

Words in this indenture importing singular shall include plural and vice-versa.



(22)

Words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and Parcel of land measuring more or less **11 Cottahs 01 Chittaks 23 sq.ft.**, classified as "**BASTU**" togetherwith a one storied residential building measuring more or less .500 Sq.ft. and 300 sq.ft. R.T. Shed standing thereon situates and lying at **Mouza-Sukchar**, J.L. No. 9, Re.Su. 14, Touzi-156, comprised and contained in **R.S. Dag No. 2068/2807**, under R.S. Khatian No. 566, P.S. Khardah, A.D.S.R.O. Sodepur, Dist. North 24 Parganas, within the local limits of Panihati Municipality, being Municipal Holding No. 52, Dr. Gopal Chatterjee Road, under Ward No. 1, P.O. Sukchar, Kolkata-700115, **TOGETHERWITH** all the estate rights, easements, interests, appendages, hereditaments etc. reserved from the land and building hereby mentioned which is the subject property of this Power of Attorney for Development.

BUTTED AND BOUNDED BY

- On the North : House of Tapan Byne & Partly Pond.
On the South : 25 ft. wide Dr. Gopal Chatterjee Road.
On the East : Dag No. 2068/2806 & 2068/2807 and partly 12ft. wide common passage.
On the West : House of Anirban Sarkar & Santi Koley.



IN WITNESSES WHEREOF the parties/Executants hereto have hereunto set and subscribed their respective hands on this 17th day of August, 2023 A.D.

SIGNED AND DELIVERED

in presence of following

WITNESSES:

1. Debarshish Ganguly
DR. Gopal Chatterjee RD-
SHKCHAR: KOL-700115
2. Minal Dey
F-47/3. Sec-II Saltlake
KARUNAMOYE Housing Estate
KOL-91

Manoj Kumar Paul
Aniraj Paul

Shyamali Guin

Dipali Paul

Shruti Ghosal

Pranjal Das

Mitali Karanekar

**SIGNATURE OF THE
EXECUTANTS/OWNERS**

M/S PIONEER DEVELOPER

Devi Nath Das,

Subhangar Biswas
Partner

Drafted by:

SIGNATURE OF THE ATTORNEY

Alokendu Bandyopadhyay
Adv

ALOKENDU BANDYOPADHYAY
Advocate

Calcutta High Court, District Judge's Court Barasat,
Barrackpore Court
Enl. No.-WB-570/2004

Laser Setter:

Preetam Das
Preetam Das

ORDER RULE 44A OF THE I.R. ACT 1908



Name : **SRI MONOJ KUMAR PAUL** *Monoj Kumar Paul*

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Monoj Kumar Paul
SIGNATURE OF THE PRESENTANT



(2) Name : **SRI DINOJ PAL**
Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator *Dinoj Pal*

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Dinoj Pal
SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

ORDER RULE 44A OF THE I.R. ACT 1908



Name : **SMT. SHEFALI GHOSAL**

Shefali Ghosal

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Shefali Ghosal

SIGNATURE OF THE PRESENTANT



(2) Name : **SMT. BIJALI KUNDU**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator *ଅଧିକାରୀ*

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

ଅଧିକାରୀ

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

ORDER RULE 44A OF THE I.R. ACT 1908



Mitali Karmakar

Name : **SMT. MITALI KARMAKAR**

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Mitali Karmakar

SIGNATURE OF THE PRESENTANT

X

X
PHOTO PASTED

(2) Name :

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

All the above fingerprints are of the abovenamed person, and attested by the said person.

SIGNATURE OF THE PRESENTANT

ORDER RULE 44A OF THE I.R. ACT



Name : **SRI BISWANATH DAS**

Sri Biswanath Das

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Sri Biswanath Das

SIGNATURE OF THE PRESENTANT



(2) Name : **SRI ARUN KUMAR JANA**

Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

Sri Arun Kumar Jana

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

Sri Arun Kumar Jana

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.

ORDER RULE 44A OF THE I.R. ACT 1908



Name : **SRI SUBHANKAR BISWAS**

Subhankar Biswas

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above fingerprints are of the abovenamed person, and attested by the said person.

Subhankar Biswas
SIGNATURE OF THE PRESENTANT

X
 PHOTO
 PASTED

X

(2) Name :
 Status : Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB
X	X	X	X	X

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE
X	X	X	X	X

X

SIGNATURE OF THE PRESENTANT

All the above fingerprints are of the abovenamed person, and attested by the said person.









Government of West Bengal

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

OFFICE OF THE A.D.S.R. SODEPUR, District Name :North 24-Parganas


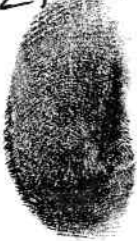






Signature / LTI Sheet of Query No/Year 15248002111130/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Monoj Kumar Paul 11, Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115	Principal	 <i>Monoj Kumar Paul</i>	 2785	<i>Monoj Kumar Paul</i> 17/08/23
2	Mr Dinoj Pal 11, Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115	Principal	 <i>Dinoj Pal</i>	 2736	<i>Dinoj Pal</i> 17/08/23
3	Smt Shyamali Guin Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115	Principal	 <i>Shyamali Guin</i>	 2787	<i>Shyamali Guin</i> 17/8/23.











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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Miss Dipali Pal 11, Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115	Principal		2738 	Dipali Pal 19/08/23
5	Smt Shefali Ghosal T. N. Banerjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115	Principal		2739 	Shefali Ghosal 19/08/23
6	Smt Bijali Kundu Vill. Bulchandrapur, Bardhaman, City:- Burdwan, P.O:- Painta, P.S:-Madhabdihi, District:-Purba Bardhaman, West Bengal, India, PIN:- 713427	Principal		2740 	Bijali Kundu 19/08/23
7	Smt Mitali Karmakar T. N. Banerjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115	Principal		2741 	Mitali Karmakar 19/08/23



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

Name of the Executant	Category	Photo	Finger Print	Signature with date	
8 Mr Biswanath Das Kiranalaya, Ground Floor, Sasadhar Tarafdar Road, City:- Panihati, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115	Representative of Attorney [PIONEER DEVELOPER]	 <i>Biswanath Das</i>	 2742	<i>Biswanath Das</i> 17/08/23	
9 Mr Arun Kumar Jana N.S.D. Ghat Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700115	Representative of Attorney [PIONEER DEVELOPER]	 <i>Arun Kumar Jana</i>	 2743	<i>Arun Kumar Jana</i> 17/8/23	
10 Mr Subhankar Biswas 2No., Subhash Nagar, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115	Representative of Attorney [PIONEER DEVELOPER]	 <i>Subhankar Biswas</i>	 2744	<i>Subhankar Biswas</i> 17/08/23	
1 Mr Ayan Banerjee Son of Mr S Banerjee Bkp, City:- , P.O:- Bkp, P.S:- Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120	Identifier of	Mr Monoj Kumar Paul, Mr Dinoj Pal, Smt Shyamali Guin, Miss Dipali Pal, Smt Shefali Ghosal, Smt Bijali Kundu, Smt Mitali Karmakar, Mr Biswanath Das, Mr Arun Kumar Jana, Mr Subhankar Biswas <i>Ayan</i>	 <i>Ayan</i>	 2745	<i>Ayan Banerjee</i> 17.8.23



(Debjani Halder)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
SODEPUR
North 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1524-06439/2023	Date of Registration	31/08/2023
Query No / Year	1524-8002111130/2023	Office where deed is registered	
Query Date	17/08/2023 3:31:58 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	A Bandyopadhyay Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830075574, 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. 80,00,000/-	Rs. 1,45,72,239/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152406101/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Dr.Gopal Chatterjee Road, Mouza: Sukhchar, , Ward No: 1, Holding No:52 Pin Code : 700115

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2068/2807	RS-566	Bastu	Bastu	11 Katha 1 Chatak 23 Sq Ft	77,00,000/-	1,41,53,739/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					18.3058Dec	77,00,000 /-	141,53,739 /-	

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.	2,50,000/-	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					
S2	On Land L1	300 Sq Ft.	50,000/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		800 sq ft	3,00,000 /-	4,18,500 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Monoj Kumar Paul (Presentant) Son of Late Ashutosh Paul 11, Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx6H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence</p>
2	<p>Mr Dinoj Pal Son of Late Ashutosh Paul 11, Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CRxxxxxx7C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence</p>
3	<p>Smt Shyamali Guin Wife of Mr Bijonn Kumar Guin Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx4D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence</p>
4	<p>Miss Dipali Pal Daughter of Late Ashutosh Paul 11, Dr. Gopal Chatterjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: hgxxxxxx2q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence</p>
5	<p>Smt Shefali Ghosal Wife of Mr Alope Kumar Ghosal T. N. Banerjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DVxxxxxx2K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence</p>
6	<p>Smt Bijali Kundu Wife of Late Alok Kundu Vill. Bulchandrapur, Bardhaman, City:- Burdwan, P.O:- Painta, P.S:-Madhabdihi, District:-Purba Bardhaman, West Bengal, India, PIN:- 713427 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: llxxxxxx2B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2023 , Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence</p>

7 Smt Mitali Karmakar

Wife of Mr Kali Sankar Karmakar T. N. Banerjee Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700115 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ddxxxxx0b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/08/2023
, Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 17/08/2023
, Admitted by: Self, Date of Admission: 17/08/2023 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PIONEER DEVELOPER 46/A, Patuatala Lane, Bimala Apartment, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115 , PAN No.:: AAXxxxxx2R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Biswanath Das Son of Late Narayan Chandra Das Kiranalaya, Ground Floor, Sasadhar Tarafdar Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx7P,Aadhaar No Not Provided Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)
2	Mr Arun Kumar Jana Son of Late Sudhir Kumar Jana N.S.D. Ghat Road, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx6g,Aadhaar No Not Provided Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)
3	Mr Subhankar Biswas Son of Mr Madhab Chandra Biswas 2No., Subhash Nagar, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx8Q,Aadhaar No Not Provided Status : Representative, Representative of : PIONEER DEVELOPER (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ayan Banerjee Son of Mr S Banerjee Bkp, City:- , P.O:- Bkp, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			
Identifier Of Mr Monoj Kumar Paul, Mr Dinoj Pal, Smt Shyamali Guin, Miss Dipali Pal, Smt Shefali Ghosal, Smt Bijali Kundu, Smt Mitali Karmakar, Mr Biswanath Das, Mr Arun Kumar Jana, Mr Subhankar Biswas			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Monoj Kumar Paul	PIONEER DEVELOPER-2.61512 Dec
2	Mr Dinoj Pal	PIONEER DEVELOPER-2.61512 Dec
3	Smt Shyamali Guin	PIONEER DEVELOPER-2.61512 Dec
4	Miss Dipali Pal	PIONEER DEVELOPER-2.61512 Dec
5	Smt Shefali Ghosal	PIONEER DEVELOPER-2.61512 Dec
6	Smt Bijali Kundu	PIONEER DEVELOPER-2.61512 Dec
7	Smt Mitali Karmakar	PIONEER DEVELOPER-2.61512 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Monoj Kumar Paul	PIONEER DEVELOPER-71.42857100 Sq Ft
2	Mr Dinoj Pal	PIONEER DEVELOPER-71.42857100 Sq Ft
3	Smt Shyamali Guin	PIONEER DEVELOPER-71.42857100 Sq Ft
4	Miss Dipali Pal	PIONEER DEVELOPER-71.42857100 Sq Ft
5	Smt Shefali Ghosal	PIONEER DEVELOPER-71.42857100 Sq Ft
6	Smt Bijali Kundu	PIONEER DEVELOPER-71.42857100 Sq Ft
7	Smt Mitali Karmakar	PIONEER DEVELOPER-71.42857100 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Mr Monoj Kumar Paul	PIONEER DEVELOPER-42.85714300 Sq Ft
2	Mr Dinoj Pal	PIONEER DEVELOPER-42.85714300 Sq Ft
3	Smt Shyamali Guin	PIONEER DEVELOPER-42.85714300 Sq Ft
4	Miss Dipali Pal	PIONEER DEVELOPER-42.85714300 Sq Ft
5	Smt Shefali Ghosal	PIONEER DEVELOPER-42.85714300 Sq Ft
6	Smt Bijali Kundu	PIONEER DEVELOPER-42.85714300 Sq Ft
7	Smt Mitali Karmakar	PIONEER DEVELOPER-42.85714300 Sq Ft

Endorsement For Deed Number : I - 152406439 / 2023

On 17-08-2023

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

Presented for registration at 17:52 hrs on 17-08-2023, at the Private residence by Mr Monoj Kumar Paul , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,45,72,239/-

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

Execution is admitted on 17/08/2023 by 1. Mr Monoj Kumar Paul, Son of Late Ashutosh Paul, 11, Dr. Gopal Chatterjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 2. Mr Dinoj Pal, Son of Late Ashutosh Paul, 11, Dr. Gopal Chatterjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Business, 3. Smt Shyamali Guin, Wife of Mr Bijonn Kumar Guin, Dr. Gopal Chatterjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 4. Miss Dipali Pal, Daughter of Late Ashutosh Paul, 11, Dr. Gopal Chatterjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession Others, 5. Smt Shefali Ghosal, Wife of Mr Alope Kumar Ghosal, T. N. Banerjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife, 6. Smt Bijali Kundu, Wife of Late Alok Kundu, Vill. Bulchandrapur, Bardhaman, P.O: Painta, Thana: Madhabdihi, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713427, by caste Hindu, by Profession House wife, 7. Smt Mitali Karmakar, Wife of Mr Kali Sankar Karmakar, T. N. Banerjee Road, P.O: Sukchar, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by Profession House wife

Identified by Mr Ayan Banerjee, , Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-08-2023 by Mr Arun Kumar Jana, Partner, PIONEER DEVELOPER, 46/A, Patuatala Lane, Bimala Apartment, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Ayan Banerjee, , Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 17-08-2023 by Mr Subhankar Biswas, Partner, PIONEER DEVELOPER, 46/A, Patuatala Lane, Bimala Apartment, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Ayan Banerjee, , Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 17-08-2023 by Mr Biswanath Das, Partner, PIONEER DEVELOPER, 46/A, Patuatala Lane, Bimala Apartment, City:- Panihati, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115

Identified by Mr Ayan Banerjee, , Son of Mr S Banerjee, Bkp, P.O: Bkp, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

On 31-08-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

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 4571, Amount: Rs.100.00/-, Date of Purchase: 20/07/2023, Vendor name: T K Saha



Debjani Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.

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ume number 1524-2023, Page from 213697 to 213740

ing No 152406439 for the year 2023.



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Digitally signed by MD. MAZHAR IMAM
Date: 2023.09.13 16:34:08 +05:30
Reason: Digital Signing of Deed.

(MD. MAZHAR IMAM) 13/09/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.