

12952/24

I- 11123/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 832571

8/2465105/24

...titled that the Document is admitted to
registration The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document.

Additional Registrar
of Assurances II Kolkata

18 SEP 2024



ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF THE
DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the
18th... day of *September*... 2024 (Two Thousand Twenty Four) in
Christian Era.

7335 175/100

Harman Chandra

10 SEP 2024

9000 01

Name of Treasury :- Barrackpore

Name of Vendor :- RANA SUR

Date of Purchase

Total Amount

Signature of Vendor

Identified by me.

Harayan Ch. Majumdar.

Advocate

Barrackpore Court

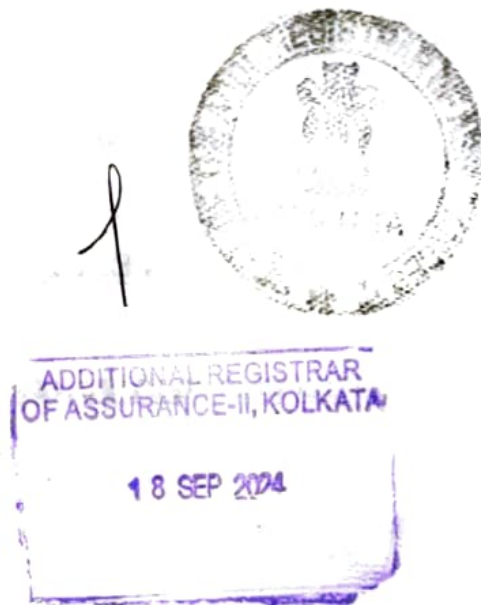
S/o Late Ramesh Ch. Majumdar.

157 M. B. Road, P.O. Birah.

P.S. Nimta, Kolkata - 700051

District North 24 Pgs.

(Mob: 9830561929)



KNOWN ALL MEN BY THESE PRESENTS that I **SMT.ARPITA NATH**
BATABYAL (PAN-AMQPN1577K ,D.O.B. 07.06.1982,Voter ID No.
BWC4148961, Aadhaar No. 9564 1522 3354] wife of Sri Ranjoy Krishna
 Nath, daughter of late Nanda Dulal Batabyal and Late Anjali Batabyal , by
 faith- Hindu, by Nationality- Indian, by Occupation – Housewife, residing at
 161M.B. Road, Birati, P.O. & P.S.- Nimta, Kolkata- 700049, District- North
 24 Parganas, West Bengal, W.B. , hereinafter called and referred to as
 hereinafter called and referred to as the **EXECUTANTS/ LAND**
OWNERS

WHEREAS one Sri Manick Chandra Basu, son of Late Atal Behari Basu of
 Bisharpara, P.S. Airport, Kolkata- 700051, District North 24 Parganas
 purchased a plot of Sali Land measuring about 8 Cottahs out of 36 decimals,
 lying and situated at Mouza- Bisharpara, Touzi No. 172, R.S. No. 89, J.L.No.
 5, R.S. Khatian No. 817, R.S. Dag No. 272 from Smt. Binapani Paul and
 other by virtue of a Saf Kobala which was duly registered in the office at
 Sub-Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No.
 28, pages from 29 to 33 being Deed No. 406/1977 dated 21.01.1977.

AND WHEREAS said Sri Manick Chandra Basu, son of Late Atal Behari
 Basu also purchased 2 Cottahs Sali land which is adjacent to the plot of
 above mentioned land from Smt. Sandhya Roy by virtue of a Saf Kobala
 which was duly registered in the office at Sub-Registrar Bidhan Nagar, Salt
 Lake City and recorded in Book No. I, Volume No. 74, pages from 29 to 34
 being Deed No. 3861/1986 dated 23.05.1986.

AND WHEREAS said Manick Chandra Basu, son of Late Atal Behari Basu become absolute owner above mentioned 10 (8+2) Cottahs land by strength of the aforesaid two Saf Kobalas and lawfully seized and possessed of the said property.

AND WHEREAS one Anjali Batabyal wife of Nanda Dulal Batabyal of Birati, Tulsi Bagan, Kolkata-700051 purchased 5 Cottahs land out of said 10 Cottahs land, lying and situated at Mouza- Bisharpara, Touzi No. 172, R.S. No. 89, J.L.No. 5, R.S. Khatian No. 817, R.S. Dag No.272 from said Manick Chandra Basu, son of Late Atal Behari Basu, by virtue of a Bengali Saf Bikroy Kobala which was **duly registered in the office at District Registrar Barasat, North 24 Parganas and recorded in Book No. I, Volume No. 101 pages from 201 to 207 being Deed No. 6873/1992 dated 12.11.1992.**

AND WHEREAS Nanda Dulal Batabyal, son of Late Aditya Kumar Batabyal who is/was husband of the said Anjali Batabyal died on 25.12.2017 and Anjali Batabyal wife of Late Nanda Dulal Batabyal died on 27.10.2020 leaving behind their only one married daughter namely Smt. Arpita Nath Batabyal, wife of Sri Ranjoy Krishna Nath (herein Land Owner) as their legal heir and successor in respect of the aforesaid plot of Sali land but physically Bastu Land measuring about 5 Cottahs more or less along with a Tile Shed room measuring about 800 sq.ft. which is lying and situated at Mouza-Bisharpara, Touji No. 172, R.S. No. 89, J.L.No.5, R.S. Khatian No. 817, R.S. Dag No. 272.

AND WHEREAS after demise of said Nanda Dulal Batabyal, son of Late Aditya Kumar Batabyal and Anjali Batabyal, wife of Late Nanda Dulal Batabyal, the **above named land owner Smt. Arpita Nath Batabyal wife of**

Sri Ranjoy Krishna Nath inherited the above mentioned property according to Hindu Succession Act and mutated her name in the office of B.L. & L.R.O. and also before the North Dum Dum Municipality and also lawfully seized and possessed of and otherwise well and sufficiently entitled the said plot of Bastu Land measuring about 5 Cottahs more or less alongwith a tile shed room measuring about 800 sq.ft. which is lying and situated at Mouza- Bisharpara, Touji No. 172, R.S. No. 89, J.L.No.5, R.S. Khatian No. 817, L.R. Khatian No. 4710, R.S./L.R. Dag No. 272, P.S. Airport, in Ward No. 33, Holding No. 296(817) North Nilachal, Kolkata-700134 under North Dum Dum Municipality, which is free from all encumbrances and morefully mentioned in the **SCHEDULE** hereunder written.

AND WHEREAS the above named land owner **Smt. Arpita Nath Batabyal wife of Sri Ranjoy Krishna Nath** has decided to construct a G+3 multi-storied building consisting of Flat, Garage,shops on the said plot of land morefully and particularly mention in the **SCHEDULE** hereunder written.

AND WHEREAS due to her lack of experience and insufficient fund she engaged **M/S.M.D. CONSTRUCTION**, a Proprietorship firm having its Office at 279/1, Madhya Nilachal, Birati, P.O. Nilachal, P.S. Airport, Kolkata-700134, District- North 24 Parganas, West Bengal,.

AND WHEREAS upon discussion between the parties herein , it is agreed that the Developer namely **M/S. M.D. CONSTRUCTION** will construct the said proposed multi storied building upon the said land mentioned in first schedule herein below with their own cost after obtaining the sanctioned building plan from North Dum Dum Municipality and after completion of total project said Developer shall obtain the completion Certificate from

N.D.D.M. and the said Developer has also agreed to handover a **Residential Flat, being No. G-A, on Ground Floor, South side as per sanction building Plan of the proposed G+3 storied building as Land Owner's Allocation** as per said Development Agreement in respect of Land hereinafter written morefully mentioned in the Schedule hereunder written.

AND WHEREAS upon discussion between the parties herein a **Development Agreement** was executed between the above named Executant and the Developer on **12.09.2024** and which was duly registered in the office at **A.R.A-II, Kolkata, Being Deed No. 11120/2024, dated 12.09.2024** and as per said Development Agreement, it is agreed that the Developer "**M/S. M.D. CONSTRUCTION**" will construct the proposed **G+3** storied building upon the said land mentioned in schedule herein below with own cost after obtaining the sanctioned plan from North Dum Dum Municipality and after completion of total project **M/S. M.D. CONSTRUCTION** shall obtain the completion Certificate from N.D.D.M. and handover Land owner's allocation in the said proposed **G+3** storied building according to sanction building plan as Owners' Allocation mentioned in the said Development Agreement. The Developer shall be entitled to sale remaining **constructed covered area on Ground, and entire 1st Floor to 3rd Floor** of the said proposed **G+3** storied building as per sanctioned building plan and all other common facilities and amenities of the said building and premises as **DEVELOPER'S ALLOCATION** and the Developer shall have every right to sell or

transfer the said constructed covered area as Developer's allocation to any Purchaser/s at such consideration as he think best fit and proper

AND WHEREAS I, EXECUTANT / PRINCIPAL is aged person so it is impossible to me to look after my above mentioned schedule property frequently owing to all works deals for day and for which it is necessary and also expedient for me to appoint an Agent to look after all my affairs during my absence. NOW KNOW by these presents I the said Executant herein do hereby constitute, nominate and appoint **M/S. M.D. CONSTRUCTION** a Proprietorship firm having its Office at 279/1, Madhya Nilachal, Birati, P.O. Nilachal, P.S. Airport, Kolkata- 700134, District - North 24 Parganas, represented by its sole Proprietor **SRI MADHAI DAS, (PAN- AGJPD 9332P).** son of Late Karnadhar Das, by faith- Hindu, by Nationality- Indian, by Occupation - Business, residing at 461/4, Nilachal, Birati, P.O. Nilachal, P.S.- Airport, Kolkata- 700134, District- North 24 Parganas,(Mob:9432274177) to be my lawful constituted **ATTORNEY** in respect of my landed property mentioned in the Schedule hereunder written and I do hereby authorize and empower my said Attorney to do execute and perform all acts, deed and things in my name and on my behalf i.e. to say as follows :-

- 1) On my behalf to make sign and verify all applications or objection to appropriate authorities for all and any license, permission or consent etc. required by law in connection with the management of our aforesaid property.
- 2) To sign and execute and deed / deeds, instruments of documents for the purpose of transferring the said land or any portion thereof to the intending purchaser/purchasers.
- 3) To pay sanction fees and other fees to the said North Dum Dum Municipality for sanction of such building plan and other and/or to appear and represent before the North Dum Dum Municipality or other Statutory Authorities to represent me and to sign the building plan for sanction and also to obtain the said sanction plan from North Dum Dum Municipality and sign all necessary papers / documents / agreements / deeds on my behalf.
- 4) To pay all charges and expenses including the Municipal Rates and Taxes, Building Tax and other levies, which may be required time to time for the said property.
- 5) To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said purpose.
- 6) To install electric service line, meter and / or sub-meter and if necessary to obtain low / high tension electricity connection.

- 7) To appoint Solicitor, Advocate and retain or from time to time revoke and other than to appoint as shall arise to sign and execute Vokatnama, any other legal documents and such other papers and documents as the said Attorney shall think necessary and expedient on my behalf.
- 8) To commence, prosecute, defend all suit, actions, applications, reference or other proceedings in any Court of Law or before any proper authority to appoint Advocate and or any other Lawyers and to sign Vokatnama and/or any other authority and also to sign, verify and affirm all complaints, written statements, petitions, accounts, inventories, applications or other documents and papers that may necessary in this regard.
- 9) To swear Affidavit and submit any type of application ,declaration, petition, on ~~my~~ behalf and on my behalf and to file in any Court and/or Offices under Govt. Of West Bengal and/or under Central Govt. and/or any undertaking Govt. Concerned, North Dum Dum Municipality and /or authorities whenever required.
- 10) To negotiate with the intending purchaser/s for the sale of the said property or any part thereof and enter into any agreement / agreements for sale with such intending buyer/s and to accept the payment from his/her/them and for this purpose execute all necessary papers and documents as may be necessary in the matter on the terms and conditions as would be mutually

agreed upon between my Attorney and the respective Purchaser/s in respect of **Developer's allocation**.

11. On my behalf to present all deed/s and or documents and/or agreements to the appropriate registration Office i.e. A.D.S.R. Bidhan Nagar, Salt Lake City, D.S.R.-I, II & III, North 24 Parganas, Barasat, and Registrar of Assurances- Kolkata and to appear and present before such authority and to admit execution thereof and do all other thing and acts and that may be necessary for the registration of such deed/s and/or document/s and or agreement/s for sale in respect of **Developer's allocation** and do all such act, deeds and things as the said Attorney shall think fit and proper provided that the said Attorney shall give complete for details of such deed and or documents and/or agreement.

- 12) My Attorney shall be entitled to enter into agreement for sale upon acceptance of Earnest Money from the intending buyer's in respect of the said **Developer's allocation**.

My Attorney shall upon execute and registrar Deed of Sale in favour of such intending purchaser/s in respect of the said **Developer's allocation**.

- 13) To do all other legal acts, deeds and things as may be necessary and to do all other legal acts, deeds, and things as may necessary to represent us before any offices/authority of

Central/State ,Govt. or local bodies etc. having jurisdiction in any matter.

- 14) To receive consideration money or earnest money in respect of the **Developer's allocation** and to sign give and grant which is sufficient and effectual receipts and discharges for the same.
- 15) To appear before the Assessment Dept., Collector and Law Officer and other authority of North Dum Dum Municipality and Govt. Offices / Semi-Govt. Offices and Private Offices and Revenue Dept. for Tax in favour of my name.
- 16) To work, manage, control, supervise the management and develop my landed property as mentioned in the schedule hereunder written and to use the same for construction purpose of an ownership apartment/ shop/ garage thereon as per sanction plan of the North Dum Dum Municipality at costs of said Attorney.
- 17) To sign, apply for and obtain connection for Electricity / or Gas / Water and/or sewerage / or drainage and / or to make alterations and/or close down and / or have disconnected the same to the respective authority or authorities having jurisdiction for sanctioning the same. Also to sign on drainage plan, sewerage plan and to submit the same before the North Dum Dum Municipality or respective authority / authorities.
- 18) To enter into agreement with intending purchaser / purchasers for sale of flats, & Garages except owners'

allocation according to said Development Agreement including proportionate area of Corridor & Stair along with proportionate share of land and all other common facilities and amenities of the said proposed building of the under mentioned schedule land.

- 19) To raise construction the building at the said premises according to the sanctioned plan which will be sanctioned by North Dum Dum Municipality also to prepare and/or get prepared plans for any modifications, additions, alterations, amendments to the sanctioned plan which will be by the North Dum Dum Municipality, also to prepare and/or get prepared plans for any modifications, additions, alterations, amendments to the sanctioned plan and revisions, amendments to the sanctioned plan and revision thereof and to submit the same before the North Dum Dum Municipality and/or any authority or authorities having jurisdiction for sanctioning the same and to have the same sanctioned and/or modified and/or altered and/or amended and/or revised and in connection therewith to make necessary applications, sign, execute and deliver necessary plans, drawings, sketches, elevations, appendices, annexure addendums, declarations, writings, affidavits, deeds of gift applications, papers and documents and give undertaking, pay fees, claims, refund, receive and acknowledge refund, obtain sanctions and such

other orders and permissions as be expedient.

- 20) To apply for obtain such permission or permissions as be necessary for obtaining steel, cement, bricks and other construction materials and construction equipment and to acquire the same.
- 21) To pay Municipal rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or new building to be constructed thereat.
- 22) To obtain financial assistance from any Nationalised Bank / Schedule Bank and/or any financial institution or from any private person on the strength of this power of attorney and for the said purpose to sign all relevant papers and/or documents in connection therewith as and when necessary
PROVIDED HOWEVER THAT it is made clear that in this respect, owner shall not be liable for repayment of such loan amount or its interest or any charges / claims or any damages nor the allocation shall be affected in any charges / claims or any damages nor their allocation shall be affected in any manner.
- 23) To enter into agreement with intending purchaser / purchasers for sale of flats, shops & Offices in **Developer's Allocation** and to execute such Agreement and to receive from intending purchaser or purchasers all earnest money and advance or advances as also the balance of purchase money

on completion of such sale or sales of **Developer's Allocation** and to give valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the same money.

- 24) To sign, execute and present any such deed or deeds of conveyance for registration in respect of the said flats, shop, Offices or car parking spaces and other spaces with proportionate undivided share in the land with the right of common user of common space of Attorney's Allocation and to admit their respective executions and acknowledge receipt of consideration before the District Registrar, Sub-Registrar and Registrar of Assurance Kolkata having authority for and to do all other acts, deeds and things which our said attorney shall consider necessary for the same.
- 25) To apply for and such certificate and/or permission and/or clearance including certificate and/or permissions under any law relating to land and/or building (both Urban and Rural) or under the Income Tax Act or under any other law or laws for the time being in force as may be required for morefully effectuating these presents.
- 26) To prepare, sign, declare, affirm and file declaration statements applications and/or other documents and writings and papers in any way connected with the holding, possessing, transferring or otherwise dealing with the

premises before any appropriate authority or authorities having jurisdiction and as may be required under any law or laws for the time being in force.

- 27) To represent me in any of the Court, Registration Offices, Municipal Offices, Office of Ceiling and Urban Land, Income Tax Offices, Revenue Offices, Police Departments and Thanas, Reserve Bank of India or any other relevant office or offices before any authority or authorities or society or body corporate or other person for any purpose concerning the premises and/or its Development and as may become necessary fully effectuating all and/or of the powers, herein and hereby conferred.
- 28) To give effectual receipts and discharges for all moneys received by the Attorney which receipts and discharges shall fully exonerate the person so paying.
- 29) To sign, execute and register all sorts of plan, declarations, undertakings, indemnity and other bonds, deed of gifts in favour of any person /persons and affirm affidavit necessary for sanction of the building plan or any modifications thereof for construction of building on the said property.
- 30) To plan, design, work, manage and control, construct and supervise the construction of the building at the said premises according to the plan which will be sanctioned by the

competent authorit(ies) and to manage, control, possess, supervise and maintain all the movable and immovable properties on the said land within the field of the Development agreement and also to collect maintenance charges from the flat owners.

31) To sign, declare, and/or affirm any complaints, written statements, petitions, consent petitions, affidavits, Vakalatnama, warrant of attorney, memorandum in future be instituted in any way concerning or relating to the aforesaid premise.

32) To deposit and/or withdraw fees and/or documents and/or money in and from any court or courts and/or money in any person/s authority and to give valid receipts and discharges therefore.

To retain and employ solicitors, Advocates, Architects,

33) Engineers, Surveyors or other person or persons for the better doing and more effectually executing the powers and authorities of the Authority in terms hereof and to terminate their appointment.

To amalgamate adjacent plot of land with the under mentioned schedule property.

34)

AND GENERALLY to do all such acts, deeds, things and transactions and/or all such business for my as effectually as I could do and perform if I was personally present and I do hereby ratify and confirm whatsoever that my said Attorney shall do or cause to be lawfully done by virtue of these presents.

SCHEDULE OF THE PROPERTY

ABOVE REFERRED TO

ALL THAT piece and parcel of a Homesteaded **BASTU** land measuring an area of **5 (Five) Cottahs more or less along with a Tile Shed room with cemented flooring measuring about 800 (Eight hundred)sq. ft.** lying and situates at **MOUZA- BISHARPARA**, appertaining to J.L. No.5, R.S. No., 89, Touji No. 172, R.S. Khatian No. 817, **L.R. Khatian No. 4710, R.S./L.R. Dag No. 272, P.S. Airport**, District North 24 Parganas within the limit of A.D.S.R. O. Bidhan Nagar ,Salt Lake City, **in Ward No. 33, Holding No. 296(817) North Nilachal, Kolkata-700134** under North Dum Dum Municipality, which is butted and bounded by :-

ON THE NORTH : **16 Feet wide Road**

ON THE SOUTH : Land of Manick Bose

ON THE EAST : Land of Maya Chanda

ON THE WEST : Land of Sekhar Roy Gupta & other

IN WITNESSES WHEREOF We, the Executant / Principal and Attorney hereunto have set and subscribe our respective signature and hands on the day, month and year first above written.

Signed and Delivered by the
Appointers at in the presence of :-

1) *Narayan Ch. Majumder*
Advocate
Barrackpore Court

2) *Kamal Majumder*
152 M. B. Road
Birati, kolkata-51

Arpita Nath Babaloyal

**SIGNATURE OF THE
EXECUTAN/ PRINCIPAL**

Drafted & Prepared by :

Narayan Ch. Majumder.

Narayan Ch. Majumder
Advocate,
Barrackpore Court.
Enrolment No. WB 722/99

M/s. M. D. CONSTRUCTION

madhai Das
Proprietor

Type by

N.Da

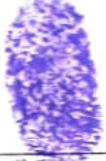
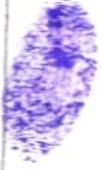
N.Das

Das Type Centre

Birati, Kolkata- 51

SIGNATURE OF ATTORNEY

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. No.	Signature of the Executants/ Presentants					
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	<i>Aspita Nath Babalyal</i>					
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
						
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			
	<i>mandhai su</i>					
		Little	Ring	Middle	Fore	Thumb
			(Left Hand)			
		Thumb	Fore	Middle	Ring	Little
			(Right Hand)			



1

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

18 SEP 2024

Major Information of the Deed

Deed No :	I-1902-11123/2024	Date of Registration	18/09/2024
Query No / Year	1902-8002465105/2024	Office where deed is registered	
Query Date	18/09/2024 1:11:10 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	K SARKAR		
	Thana : Airport, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8240401589, 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. 2/-		Rs. 44,40,001/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 101/- (Article:E, E, M(a))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190211120/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

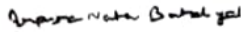
District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: North Nilachal, Mouza: Bisharpara, .
Ward No: 33 Pin Code : 700134

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-272	LR-4710	Bastu	Shali	5 Katha	1/-	42,00,001/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :					8.25Dec	1 /-	42,00,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	2,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		800 sq ft	1 /-	2,40,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Arpita Nath Batabyal Wife of Mr Ranjoy Krishna Nath Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office		 Captured	
		18/09/2024	LTI 18/09/2024	18/09/2024
161 M B Road Birati, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: amxxxxxx7k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/09/2024 , Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	M D Construction 279/1 Madhya Nilachal Birati, City:- , P.O:- Nilachal, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 , PAN No.: agxxxxxx2p,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Madhai Das (Presentant) Son of Late Kamadhar Das Date of Execution - 18/09/2024 , , Admitted by: Self, Date of Admission: 18/09/2024 , Place of Admission of Execution: Office		 Captured	
		Sep 18 2024 1:24PM	LTI 18/09/2024	18/09/2024
461/4 Nilachal Birati, City:- , P.O:- Nilachal, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700134, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: agxxxxxx2p,Aadhaar No Not Provided Status : Representative, Representative of : M D Construction				

Identifier Details :

Name	Photo	Finger Print	Signature
Narayan Ch MAJUMDER Son of Late Ramesh Chandra Majumder 157 MB Road, City:- , P.O:- Birati, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051		 Captured	
Identifier Of Mrs Arpita Nath Batabyal, Mr Madhai Das	18/09/2024	18/09/2024	18/09/2024

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Arpita Nath Batabyal	M D Construction-8.25 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Arpita Nath Batabyal	M D Construction-800.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: NORTH DUM DUM, Road: North Nilachal, Mouza: Bisharpara, ,
Ward No: 33 Pin Code : 700134

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 272, LR Khatian No:- 4710	Owner:অর্পিতা নাথ বটব্যাল, Gurdian:নন্দুদুলাল বটব্যাল, Address:নিজ . Classification:বাগি, Area:0.08000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190211123 / 2024

On 18-09-2024

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

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

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

Presented for registration at 13:15 hrs on 18-09-2024, at the Office of the A.R.A. - II KOLKATA by Mr Madhai 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 44,40,001/-

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

Execution is admitted on 18/09/2024 by Mrs Arpita Nath Batabyal, Wife of Mr Ranjoy Krishna Nath, 161 M B Road Birati, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife

Indetified by Narayan Ch MAJUMDER, , Son of Late Ramesh Chandra Majumder, 157 MB Road, P.O: Birati, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-09-2024 by Mr Madhai Das,

Indetified by Narayan Ch MAJUMDER, , Son of Late Ramesh Chandra Majumder, 157 MB Road, P.O: Birati, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- ,I = Rs 55.00/- ,M(a) = Rs 21.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

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 7335, Amount: Rs.100.00/-, Date of Purchase: 12/09/2024, Vendor name: R Sur


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 646415 to 646440
being No 190211123 for the year 2024.



2024

Digitally signed by SATYAJIT BISWAS
Date: 2024.09.21 11:30:19 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 21/09/2024

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.