

SN-7567/24.

I-7546/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AU 599743

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

Registrar U/SV (2)
District Sub-Registrar-I
North 24 Parganas, Baranagar

14 NOV 2024

DEVELOPMENT POWER OF ATTORNEY
AFTER EXECUTION & REGISTRATION OF
DEVELOPMENT AGREEMENT

282

22/11/28

ক্রমিক নং..... তারিখ.....

ক্রেতা.....

গ্রাম.....

মূল্য..... টাকা..... পয়সা.....

ভেণ্ডার শ্রী.....

আমজাদা এ.ডি. এস. ডায়, অফিস

উত্তর ২৪ পরগণা

ক্রয়ের তারিখ.....

মোট মূল্য.....

ট্রেজারী অফিস - বারাসাত

ভেণ্ডার - শ্রী গোবিন্দ প্রসাদ মিত্র

24 SEP 2024

530000.



Adv. Anuprovo Datta.
District Sessions and
Judges Court at Barasat.

Enr. No. F/2646/2424/2023

Registrar U/S 7 (2)
District Sub-Registrar-I
North 24 Parganas, Barasat.

14 NOV 2024

KNOW ALL
CHAND
PANT

KNOW ALL PERSON BY THESE PRESENTS that we, **1. MRINAL KANTI CHANDA (Having PAN - ALEPC2844B; Voter ID No.- CKW1462746), 2. PANKAJ KANTI CHANDA (Having PAN - ACRPC2182L, Voter ID No.- CKW1462761),** No.1 & No.2 are sons of Late Debi Prasad Chanda, **3. APARNA BANARJEE (Having PAN - FZFPB6856L, Voter ID No.- CKW1466192),** wife of Late Gopal Chandra Banerjee, **4. PRATIMA BANERJEE (Having PAN - CHWPB1266Q, Voter ID No.- CKW1466226),** daughter of Late Gopal Chandra Banerjee and wife of Sri Anjan Mukherjee, **5. ANTARA SANYAL (Having PAN - CPVPB2539D, Voter ID No.- UWL1929355),** daughter of Late Gopal Chandra Banerjee, wife of Sri Subrata Sanyal, No. 1, No. 2, No. 3 & No. 4 are residing at No. 3, Srinagar, P.O. & P.S.- Madhyamgram, Dist.- North 24 Parganas, Kolkata - 700129, No. 5 is residing at A.M. Road, Pubali, Panihati, P.O.- Natagarh, P.S.- Gholia, Dist.- North 24 Parganas, Kol.- 700113, all are by faith - Hindu, by Nationality - Indian, by Occupation - No. 1 & No. 2 - Business, No. 3, No. 4 & No. 5 - Homemaker.

WHEREAS all that piece and parcel of landed property admeasuring an area of 5.25 Decimal a little more or less comprised in Pargana - Anwarpur, Touzi No.- 146, situated at Mouza - Humaipur, J.L. No.- 52, under C.S. Khatian No.- 156 corresponding R.S. Khatian No.- 750 appertaining to Dag No.- 449 was owned and possessed by Fatema Khatun and others.

AND WHEREAS while enjoying right, title and interest in joint over the said landed property by virtue of a Deed of Conveyance dated 31/03/1977 registered in the office of S.R. Barasat recorded in Book No.- I, Vol. No.- 31, Pages - from 193 to 195, Being No.- 930 for the year 1977, for the adequate consideration mentioned therein said Fatema Khatun and others jointly sold, granted, transferred and conveyed the said 5.25 Decimal of landed property in favour of Devi Prasad Chanda & Renukana Chanda (both are the predecessors of the executant No. 1 & No. 2 herein). Subsequently they mutated their names with the office of B.L. & L.R.O, Barasat - II, under L.R. Khatian Nos.- 934 & 1724 as property of L.R. Dag No.- 574 in place of R.S. Dag No.- 449.

AND WHEREAS while in joint possession over the said 5.25 Decimal of landed property said Devi Prasad Chanda went the way of all flesh as on 19.09.2010 leaving behind Renukana Chanda as his widow, the executant No. 1 and the executant No. 2 herein as his sons and Swagata Dey as his married daughter being his lawful legal heirs and successors. Subsequently they mutated their names with the office of local concerning municipal

authority namely Madhyamgram Municipality bearing Holding No.- 126, No. 3 Srinagar, under present Ward No.- 7.

AND WHEREAS while enjoying right title and interest in joint over the said landed property aforesaid Renukana Chanda relinquished her last breath as on 10.05.2017 leaving behind the executant No. 1 and the executant No. 2 herein as his sons and Swagata Dey as her married daughter being his lawful legal heirs and successors. Thus the executant No. 1, No. 2 and said Swagata Dey became the joint owners of aforementioned 5.25 Decimal of landed property.

AND WHEREAS while joint possession over the undivided $1/3^{\text{rd}}$ share portion out of 5.25 Decimal i.e. 1.666 Decimal of landed property by virtue of a Deed of Gift dated 23.08.2017 registered in the office of A.D.S.R Barasat, recorded in Book No.- I, Vol. No.- 1503-2017, Pages – from 142712 to 142735, Being No.- 15030551 for the year 2017, out of natural love and affection said Swagata Dey gifted out her $1/3^{\text{rd}}$ share portion out of 5.25 Decimal i.e. 1.666 Decimal of landed property in favour of her full blooded brothers i.e. the executant No. 1 and executant No. 2 herein.

AND WHEREAS thus by the manner as aforesaid said Mrinal Kanti Chanda i.e. the executant No. 1 herein and Pankaj Kanti Chanda i.e. the executant No. 2 herein became the joint owners of said 5.25 Decimal of landed property more-fully described under sub schedule 'A' of the schedule written hereunder. They mutated their names with the office of B.L. & L.R.O, Barasat – II, under L.R. Khatian Nos.- 6304 & 6499 as property of L.R. Dag No.- 574.

AND WHEREAS another piece and parcel of landed property admeasuring an area of 7.5 Decimal equivalent to 4 Cottahs 09 Chittacks a little more or less comprised in Pargana – Anwarpur, Touzi No.- 146, situated at Mouza – Humaipur, J.L. No.- 52, under C.S. Khatian No.- 156 corresponding R.S. Khatian No.- 750 appertaining to Dag No.- 449 was owned and possessed by one Nirapada Mondal.

AND WHEREAS while enjoying sole, uninterrupted and peaceful right, title and interest over the said 7.5 Decimal equivalent to 4 Cottahs 09 Chittacks a little more or less of landed property by virtue of a Deed of Conveyance dated 07.03.1973 registered in the office of Additional District Registrar, Barasat, recorded in Book No.- I, Vol. No.- 3, Pages – from 187 to 191, Being No.- 283 for the year 1973, for the adequate consideration mentioned

therein aforesaid Nirapada Mondal sold, granted, transferred and conveyed the said 7.5 Decimal equivalent to 4 Cottahs 09 Chittacks a little more or less of landed property in favour of Gopal Chandra Banerjee (the predecessor of the executant No. 3, No. 4 & No. 5 herein). Subsequently he mutated his name with the office of B.L. & L.R.O, Barasat - II, under L.R. Khatian No.- 652 as property of L.R. Dag No.- 575 in place of R.S. Dag No.- 449.

AND WHEREAS while in absolute possession over the said 7.5 Decimal equivalent to 4 Cottahs 09 Chittacks a little more or less of landed property (more-fully described under sub schedule 'B' of the schedule written hereunder) aforesaid Gopal Chandra Banerjee expired leaving behind Aparna Banerjee (the executant No. 3 herein) as his widow, Smt. Pratima Banerjee (the executant No. 4 herein) & Smt. Antara Sanyal (the executant No. 5 herein) as his married daughters being his lawful legal heirs and successors. They also mutated their names with the office of local concerning municipal authority namely Madhyamgram Municipality bearing Holding No.- 5, No. 3 Srinagar, under present Ward No.- 7.

AND WHEREAS the present Owners/Executants had been enjoying their right, title and interest of the same without any hindrance or any interruption from and/or by any other person or persons and the land is free from all encumbrances.

AND WHEREAS while in uninterrupted and peaceful joint possession over their landed property as mentioned herein above, for the better management and enjoyment of their landed property the present owners herein had applied for amalgamation of their landed properties before the local concerning municipal authority namely Madhyamgram Municipality and their humble prayer was granted by the same office and the said Madhyamgram Municipality amalgamated their said 02 (Two) plots under a single holding bearing Holding No.- 126, No. 3 Srinagar, under present Ward No.- 07.

AND WHEREAS the present Owners/executants had been enjoying their right, title and interest of the same without any hindrance or any interruption from and/or by any other person or persons and the land is free from all encumbrances.

AND WHEREAS we the Executants had approached the DEVELOPER namely **M/S SNEHA DEVELOPERS (HAVING PAN - AEPFS6276K)**, a

partnership firm having its registered office at 468, Badu Road, P.O. & P.S.- Madhyamgram, Dist.- North 24 Parganas, Kol.- 700129, duly represented by its partners namely **1. SRI BIJOY PRODHAN (HAVING PAN - AUHPP7201P, VOTER ID NO.- CKW4090767)**, son of Sri Gopinath Pradhan, residing at 1 No. Sreenagar, P.S. & P.O.- Madhyamgram, Dist. North 24 Parganas, Dist.- North 24 Parganas, Kolkata-700129, **2. SRI SHIB NATH SAHA (HAVING PAN - ATFPS9461F, VOTER ID NO.- WB/13/090/894110)**, son of Late Jugal Pada Saha, residing at 1 No. Sreenagar, P.S. & P.O.- Madhyamgram, Dist. North 24 Parganas, Dist.- North 24 Parganas, Kolkata-700129, both are by faith - Hindu, by Nationality - Indian, by Occupation - Business, to undertake the development of the aforesaid land demolishing the existing structure, to which the Executants had entered into a development agreement in respect of the scheduled property dated 14.../11/2024 registered in the office of D.S.R.- I, North 24 Parganas at Barasat, Being No.- 1501.Q.7.5.4.1..... for the year 2024.

AND WHEREAS the Executants now deems it proper to execute a development power of attorney after execution and registration of development agreement in favour of the developer to expedite the work of development.

Now we the executants Nominate Constitute and appoint **M/S SNEHA DEVELOPERS (HAVING PAN - AEPFS6276K)**, a partnership firm having its registered office at 468, Badu Road, P.O. & P.S.- Madhyamgram, Dist.- North 24 Parganas, Kol.- 700129, duly represented by its partners namely **1. SRI BIJOY PRODHAN (HAVING PAN - AUHPP7201P, VOTER ID NO.- CKW4090767)**, son of Sri Gopinath Pradhan, residing at 1 No. Sreenagar, P.S. & P.O.- Madhyamgram, Dist. North 24 Parganas, Dist.- North 24 Parganas, Kolkata-700129, **2. SRI SHIB NATH SAHA (HAVING PAN - ATFPS9461F, VOTER ID NO.- WB/13/090/894110)**, son of Late Jugal Pada Saha, residing at 1 No. Sreenagar, P.S. & P.O.- Madhyamgram, Dist. North 24 Parganas, Dist.- North 24 Parganas, Kolkata-700129, both are by faith - Hindu, by Nationality - Indian, by Occupation - Business, to be our true and lawful Attorney for us to act in our names to perform execute all or any of the several acts, deeds, powers, authorities, matters and things, that is to say:-

1. To enter into the said land for taking necessary measurement for making site plan and building plan to for construction of the multi-storied building thereon and for demolishing the existing dilapidated conditioned structure on the property more-fully described in the schedule hereinafter.

Handwritten signature

2. To prepare necessary plans for the multistoried building to be constructed thereon by demolishing the existing dilapidated conditioned structure on the property more-fully described in the schedule hereinafter and to appear before the office of the Municipality and submit the building plan for sanction in our name and on our behalf and get the said building plan sanctioned.
3. To appear and sign any papers before the Municipal Development Authority or any other Government office or statutory body or any other authorities or any other organization or office and to do all things necessary for said sanction and for the due and proper construction of the said building at my aforesaid land.
4. To appear on our behalf before the Municipal Authority, Urban Land Ceiling Authority, Income-Tax Authority and/or any other Government or Semi-government Authority for the purpose of taking all necessary steps for commencing and completing the said construction work on the aforesaid land.
5. To pay the arrear and current Municipal rates and taxes, and the rents of the Land Lord in respect of my landed property.
6. To apply for electric, gas, telephone and water connection in respect of the multistoried building on the said land.
7. To appoint engineer, contractor and labours for construction of the said flats/shops/garages and to make payments to them.
8. To look after general supervision and work for such construction.
9. To enter into any agreement for sale(s) in respect of the flats/shops/garages only of developer's allocation to be constructed on the schedule landed property [save & except the said residential flat & commercial space mentioned in the article named "owner's allocation" in the said Development Agreement Being No.- 1501.07541..... for the year 2024] with the intending purchaser or purchasers on such terms as my said attorneys shall think fit and proper.

Sanjay Ramji Chandra

10. To receive money or monies either in advance or as full consideration from time to time or at all times from the intending purchaser or purchasers in respect of only developer's allocation and grant proper receipt and discharge for the same in my name and on my behalf.
11. To appear before any Registrar of Assurances, District Registrar, Sub-Registrar, Additional Registrar, or other offices or Authorities having Jurisdiction in that behalf and to present and execute all deeds, instruments and writings for the purpose of affirmation, conveying, transferring and giving declarations on my behalf and to do all other acts and deeds in that only developer's allocation behalf as may be as my said attorneys may deem necessary, expedient and proper.
12. To deliver Khas and vacant possession of each of the flats/shops to be constructed on the scheduled property to each of the intending purchaser or purchasers save and except the properties mentioned in the article named "owner's allocation" in the said Development Agreement Being No.- 1501...07541..... for the year 2024.
13. To sign all necessary papers required for obtaining loan by the intending purchaser or purchasers of the flats/shops to be constructed thereon or under construction thereon from their respective offices and/or from any other suitable financial institution.
14. To commence, prosecute, enforce, defend, appear and oppose all actions and other legal proceedings and demand touching any matter in connection with the said property.
15. To appoint, nominate and retain advocate, attorneys, solicitors, pleaders and revenue agents and to revoke such appointments and again to appoint and retain others as occasion shall require.
16. To make, sign, affirm present and file all applications, claims, petitions, written statements and all other papers and documents necessary and expedient in the opinion of the said attorney to be made, signed, executed, affirmed, presented or filed and to receive back such documents.

Sanjay Kanti Choudhary

7. To allow and pay all fees, costs, charges and expenses to be allowed or paid in respect of the property.
18. To state, adjust and settle all accounts, claims and demands whatsoever now pending and which may hereafter arise between us or with my said attorneys.

And generally to do, execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of my said attorneys ought to be done, execute and performed in relation to my said land and proposed multistoried building thereon or affairs ancillary or incidental thereto as fully and effectually as I myself could do the same if we were personally present.

And we hereby agree to ratify and confirm all and whatsoever my said attorneys shall lawfully do or cause to be done by virtue of these presents.

SCHEDULE OF THE PROPERTY

A. All that piece and parcel of landed property admeasuring an area of 5.25 Decimal a little more or less comprised in Pargana - Anwarpur, Touzi No.- 146, situated at Mouza - Humaipur, J.L. No.- 52, under C.S. Khatian No.- 156 corresponding R.S. Khatian No.- 750 corresponding to hal L.R. Khatian Nos.- 6304 & 6499 appertaining to Dag No.- 449 corresponding to hal L.R. Dag No.- 574, within the local limits of P.S. & Municipality - Madhyamgram, bearing Holding No.- 126, No. 3 Srinagar, under present Ward No.- 7, under the jurisdiction of A.D.S.R.O Barasat, in the District of North 24 Parganas.

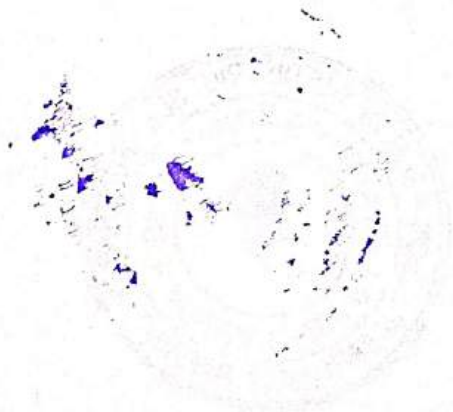
B. All that piece and parcel of landed property admeasuring an area of 7.5 Decimal equivalent to 4 Cottahs 09 Chittacks a little more or less comprised in Pargana - Anwarpur, Touzi No.- 146, situated at Mouza - Humaipur, J.L. No.- 52, under C.S. Khatian No.- 156 corresponding R.S. Khatian No.- 750 corresponding to hal L.R. Khatian No.- 652 appertaining to Dag No.- 449 corresponding to hal L.R. Dag No.- 575, within the local limits of P.S. & Municipality - Madhyamgram, bearing Holding No.- 5, No. 3 Srinagar, under

present Ward No.- 7, under the jurisdiction of A.D.S.R.O Barasat, in the District of North 24 Parganas,

i.e. All that piece and parcel of landed property admeasuring a total area of 12.75 Decimal (by physical measurement 11.59 Decimal equivalent to 7 Cottahs 08 Sq. Ft. a little more or less) a little more or less as aforementioned in the sub schedule 'A' & sub schedule 'B' bearing amalgamated holding No.- 126, No. 3 Srinagar, under present Ward No.- 07, within the local limits of P.S. & Municipality – Madhyamgram, Dist.- North 24 Parganas.

The aforesaid landed property is butted and bounded by :-

ON THE NORTH	: Property of Ramesh Mukherjee & others.
ON THE SOUTH	: Property of Bablu Baidya & others.
ON THE EAST	: Property of Bhola Nath Dey & others.
ON THE WEST	: 20 Feet wide No. 3 Srinagar Road.



IN WITNESS WHEREOF we have signed this indenture on this the 14th day of November, 2024 (Two Thousand and Twenty Four) A.D.

SIGNED, SEALED & DELIVERED

at Barasat in presence of Witness:

- 1) Arkojyoti Dutta
Nabapally, Barasat.
KOL - 700126.
- 2) Sumit Ghosh,
Nabapally, Barasat,
KOL - 700126.

1. Minial Kant Chouda

2. Pomey Kant Chouda

3. L. T. I of
Aparna Banerjee

4. Antara Sanyal

Identified by
me
Antara
sanyal

4. Pratima Banerjee

5. Antara Sanyal

SIGNATURE OF EXECUTANTS

1. Bijoy Pradhan

2. Shibmukh Saha

ACCEPTED BY THE CONSTITUTED ATTORNEY

DRAFTED BY:-

Ritesh Basu.

RITESH BASU
Advocate
District Sessions & Judges
Court, North 24 Pgs., at Barasat
& Calcutta High Court
Enroll. No. - WB/849/2010

Composed by:-

Dibayendu Bhar.

Sri Dibyendu Bhar,
Barasat, North 24 Parganas.

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












(1) Name.....MRINAL KANTI CHANDA

LITTLE	RING	MIDDLE	FORE	THUMB	
					<div>I H</div>  <div>K.M.</div>
					

Mrinal Kanti Chanda
Signature of the Presentant

Exeoutant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....PANKAJ KANTI CHANDA

LITTLE	RING	MIDDLE	FORE	THUMB	
					<div>I H</div>  <div>R.H.</div>
					




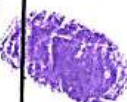


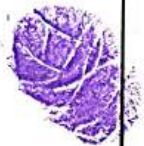




Pankaj Kanti Chanda
Signature of the Presentant

All the above finger prints are of the above named person and effected by the said person.

N.B.: L.H.- Left hand finger prints & R.H.- Right hand finger prints.

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












(1) Name.....APARNA BANARJEE

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>L.H.</p> 
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Antara Sanyal
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name.....PRATIMA BANERJEE

LITTLE	RING	MIDDLE	FORE	THUMB	
					<p>L.H.</p> 
THUMB	FORE	MIDDLE	RING	LITTLE	
					

Pratima Banerjee
Signature of the Presentant

All the above finger prints are of the above named person and effected by the said person.

N.B.: L.H.- Left hand finger prints & R.H.- Right hand finger prints.












L.T.I
of Aparna
Banerjee

Identified
by me
Antara
Sanyal

L.T.I of
Aparna
Banerjee
Identified
by me
Antara
Sanyal

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












(1) Name... ANTARA SANYAL

LITTLE	RING	MIDDLE	FORE	THUMB	
					<div>বাম হাত</div> 
THUMB	FORE	MIDDLE	RING	LITTLE	
					<div>Antara Sanyal</div>

Antara Sanyal
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)












(2) Name... BIJOY PRADHAN

LITTLE	RING	MIDDLE	FORE	THUMB	
					<div>বাম হাত</div> 
THUMB	FORE	MIDDLE	RING	LITTLE	
					<div>Bijo Pradhan</div>

Bijo Pradhan
Signature of the Presentant

All the above finger prints are of the above named person and effected by the said person

(3) Name... SHIB NATH SAHA

LITTLE	RING	MIDDLE	FORE	THUMB	
					<div>বাম হাত</div> 
THUMB	FORE	MIDDLE	RING	LITTLE	
					<div>Shib Nath Saha</div>

Shib Nath Saha
Signature of the Presentant

N.B.: L.H.- Left hand finger prints & R.H.- Right hand finger prints

Major Information of the Deed



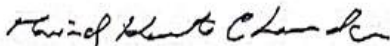


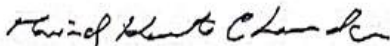


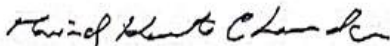


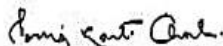


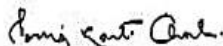


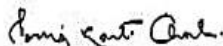


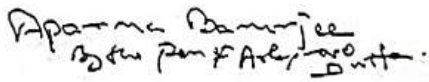


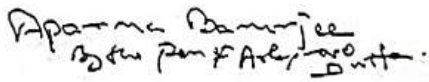


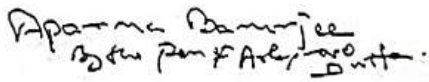
Deed No :	I-1501-07546/2024	Date of Registration	14/11/2024
Query No / Year	1501-8002895250/2024	Office where deed is registered	
Query Date	14/11/2024 5:15:05 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ritesh Basu Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9836436640, 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. 50,00,000/-		Rs. 89,25,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150107541/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



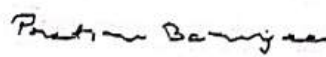



Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Sreenagar 3.No Road, Mouza: Humaipur, , Ward No: 7 Pin Code : 700129

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-574	LR-6304	Bastu	Bastu	2.625 Dec	5,00,000/-	18,37,500/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-574	LR-6499	Bastu	Bastu	2.625 Dec	5,00,000/-	18,37,500/-	Width of Approach Road: 21 Ft., , Project Name :
L3	LR-575	LR-652	Bastu	Bastu	7.5 Dec	40,00,000/-	52,50,000/-	Width of Approach Road: 21 Ft., , Project Name :
		TOTAL :			12.75Dec	50,00,000 /-	89,25,000 /-	
	Grand Total :				12.75Dec	50,00,000 /-	89,25,000 /-	

Principal Details :










Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri MRINAL KANTI CHANDA Son of Late DEBI PRASAD CHANDA Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>14/11/2024</td> <td></td> <td>LTI 14/11/2024</td> <td>14/11/2024</td> </tr> </tbody> </table> <p>NO. 3 SREENAGAR, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: ALxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Shri MRINAL KANTI CHANDA Son of Late DEBI PRASAD CHANDA Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office		 Captured		14/11/2024		LTI 14/11/2024	14/11/2024
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3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt APARNA BANARJEE Wife of Late GOPAL CHANDRA BANERJEE Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>14/11/2024</td> <td></td> <td>LTI 14/11/2024</td> <td>14/11/2024</td> </tr> </tbody> </table> <p>NO. 3 SREENAGAR, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: FZxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Smt APARNA BANARJEE Wife of Late GOPAL CHANDRA BANERJEE Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office		 Captured		14/11/2024		LTI 14/11/2024	14/11/2024
Name	Photo	Finger Print	Signature										
Smt APARNA BANARJEE Wife of Late GOPAL CHANDRA BANERJEE Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office		 Captured											
14/11/2024		LTI 14/11/2024	14/11/2024										



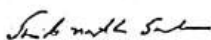
4	Name Smt PRATIMA BANERJEE Daughter of Late GOPAL CHANDRA BANERJEE Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office	Photo  14/11/2024	Finger Print  Captured LTI 14/11/2024	Signature  14/11/2024
NO. 3 SREENAGAR, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: CHxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office				
5	Name Smt ANTARA SANYAL Daughter of Late GOPAL CHANDRA BANERJEE Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office	Photo  14/11/2024	Finger Print  Captured LTI 14/11/2024	Signature  14/11/2024
A.M. ROAD, PUBALI, City:- Panihati, P.O:- NATAGARH, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113 Sex: Female, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: CPxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 14/11/2024 , Admitted by: Self, Date of Admission: 14/11/2024 ,Place : Office				

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	SNEHA DEVELOPERS 468, BADU ROAD, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AExxxxxx6K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td> Shri BIJOY PRODHAN (Presentant) Son of Shri GOPINATH PRODHAN Date of Execution - 14/11/2024 , , Admitted by: Self, Date of Admission: 14/11/2024 Place of </td> <td>  </td> <td>  </td> <td>  </td> </tr> </table>	Name	Photo	Finger Print	Signature	Shri BIJOY PRODHAN (Presentant) Son of Shri GOPINATH PRODHAN Date of Execution - 14/11/2024 , , Admitted by: Self, Date of Admission: 14/11/2024 Place of			
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NO. 1 SREENAGAR, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: AUxxxxxx1P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SNEHA DEVELOPERS (as PARTNER)				
2	Name Shri SHIB NATH SAHA Son of Late JUGAL PADA SAHA Date of Execution - 14/11/2024, , Admitted by: Self, Date of Admission: 14/11/2024, Place of Admission of Execution: Office	Photo  Nov 14 2024 5:46PM	Finger Print  Captured LTI 14/11/2024	Signature  14/11/2024
NO. 1 SREENAGAR, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700129, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: ATxxxxxx1F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SNEHA DEVELOPERS (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arkoprovo Dutta Son of Arundhuti Sengupta(Mother) Barasat Court, City:- , P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 14/11/2024	 Captured 14/11/2024	 14/11/2024
Identifier Of Shri MRINAL KANTI CHANDA, Shri PANKAJ KANTI CHANDA, Smt APARNA BANARJEE, Smt PRATIMA BANERJEE, Smt ANTARA SANYAL, Shri BIJOY PRODHAN, Shri SHIB NATH SAHA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri MRINAL KANTI CHANDA	SNEHA DEVELOPERS-2.625 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri PANKAJ KANTI CHANDA	SNEHA DEVELOPERS-2.625 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt APARNA BANARJEE	SNEHA DEVELOPERS-2.5 Dec
2	Smt PRATIMA BANERJEE	SNEHA DEVELOPERS-2.5 Dec
3	Smt ANTARA SANYAL	SNEHA DEVELOPERS-2.5 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Sreenagar 3.No Road, Mouza: Humaipur, , Ward No: 7 Pin Code : 700129

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 574, LR Khatian No:- 6304	Owner:মুনাল কাতি চন্দ, Gurdian:দেবী প্রসাদ, Address:নিজ , Classification:বালু, Area:0.02500000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 574, LR Khatian No:- 6499	Owner:পঙ্কজ কাতি চন্দ, Gurdian:দেবী প্রসাদ চন্দ, Address:নিজ , Classification:বালু, Area:0.02500000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 575, LR Khatian No:- 652	Owner:গোপাল চন্দ ব্যানার্জী, Gurdian:প্রিয়নাথ , Address:হুমাইপুর , Classification:বালু, Area:0.07000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150107546 / 2024

On 14-11-2024

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 13:55 hrs on 14-11-2024, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Shri BIJOY PRODHAN ,.

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 89,25,000/-

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

Execution is admitted on 14/11/2024 by 1. Shri MRINAL KANTI CHANDA, Son of Late DEBI PRASAD CHANDA, NO. 3 SREENAGAR, P.O: MADHYAMGRAM, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 2. Shri PANKAJ KANTI CHANDA, Son of Late DEBI PRASAD CHANDA, NO. 3 SREENAGAR, P.O: MADHYAMGRAM, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 3. Smt APARNA BANERJEE, Wife of Late GOPAL CHANDRA BANERJEE, NO. 3 SREENAGAR, P.O: MADHYAMGRAM, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife, 4. Smt PRATIMA BANERJEE, Daughter of Late GOPAL CHANDRA BANERJEE, NO. 3 SREENAGAR, P.O: MADHYAMGRAM, Thana: Madhyamgram, , City/Town: MADHYAMGRAM, North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession House wife, 5. Smt ANTARA SANYAL, Daughter of Late GOPAL CHANDRA BANERJEE, A.M. ROAD, PUBALI, P.O: NATAGARH, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession Law Clerk

Indetified by Mr Arkoprovo Dutta, , , Son of Arundhuti Sengupta, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-11-2024 by Shri BIJOY PRODHAN, PARTNER, SNEHA DEVELOPERS, 468, BADU ROAD, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Mr Arkoprovo Dutta, , , Son of Arundhuti Sengupta, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 14-11-2024 by Shri SHIB NATH SAHA, Partner, SNEHA DEVELOPERS, 468, BADU ROAD, City:- Madhyamgram, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129

Indetified by Mr Arkoprovo Dutta, , , Son of Arundhuti Sengupta, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

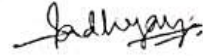
Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 241, Amount: Rs.100.00/-, Date of Purchase: 11/11/2024, Vendor name: G P Mitra



Rajendra Prasad Upadhyay
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2024, Page from 172746 to 172768
being No 150107546 for the year 2024.



Rajendra Prasad Upadhyay

Digitally signed by Rajendra Prasad Upadhyay
Date: 2024.11.26 18:08:03 +05:30
Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 26/11/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS
West Bengal.