

Г- 1333/2023



পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

AP 242180

WEST BENGAL

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

[Signature]

Sub-Registrar-1
24 Pargana

Dist. Sub-Registrar-1
Alipore, South 24 Parganas

14 JUN 2023

DEVELOPMENT POWER OF ATTORNEY

[AFTER REGISTERED DEVELOPMENT AGREEMENT]

KNOW ALL MEN BY THESE PRESENTS that We (1) **SMT. ARATI BHATTACHARYA [PAN- BLQPB7088H] [Aadhaar No. 4624 7944 3751]**, Wife of Late Maniraj Bhattacharya, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 20, Bank Plot, Nayabad, Post office- Mukundapur, Police Station- Panchasayar, Kolkata- 700099,

Sankar Prasad Bepari

62942

27 APR 2023

Nirajan Karmakar
Advocate
Calcutta High Court

SL. No.....Date.....
Rs.....
Name.....
Address.....

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Alipore Police Court
Kot-27



District Sub-Registrar-I
Alipore, South 24 Parganas

14 JUN 2023

Nirajan Karmakar
Adv.
s/o late D.M. Karmakar
High Court Calcutta

(2) **SMT. ADITI BHATTACHARYA @ ADITI BARAL [PAN-AIXPB8309E] [Aadhaar No. 2276 1022 3928]**, Wife of Sri Gautam Baral, Daughter of Late Maniraj Bhattacharya, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at Live Rim Jhim , 2nd Floor, Flat No.-2B, 112 Nayabad, Post office-Mukundapur, Police Station- Purba Jadavpur, Kolkata- 700099 and (3) **SMT. RATI BHATTACHARYA @ RATI SAHA BHATTACHARYA [PAN- BLQPB5671N] [Aadhaar No. 5130 1389 2891]**, Daughter of Late Maniraj Bhattacharya, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at Birnagar 22/3, Deshbandhu Road Post office- Baghajatin, Police Station- Regent Park, Kolkata- 700086, hereinafter called and referred to as the **"PRINCIPAL" SEND GREETINGS.**

WHEREAS One Labonya Prabha Mondal along with confirming party Kanti Ranjan Chakraborty and Gopal Chandra Dey sold land measuring 3 Cottahs 4 Chittaks under Mouza – Nayabad, Pargana-Khaspur, R.S. No.3, under Kolkata Municipal Corporation, J.L. No.- 25, Touzi No.- 56, C.S. Khatian No.- 5 & 6, R.S. Khatian No. 1, 129, 130, 111, 112, 113, 114, 115, 116, 117, 118, 119 and 120, 146 and 145 under C.S. Dag No.- 102, R.S.Dag – 194, being Scheme Plot No.- 20, P.S. – Kasba, in the District of South 24 Parganas in favour of Sri Maniraj Bhattacharya, by way of a Bengali Bikroy Kobala which was

Sanjay Prasad Bepari



District Sub-Registrar-I
Alipore, South 24 Parganae

54 JUN 2023

registered in the office of District Sub-Registrar, Alipore and duly recorded in Book No. - I, Volume No. 42, Pages from 372 to , being Deed No. 2548 for the year 1985 and enjoying the same peacefully without any hindrance from any corner.

AND WHEREAS the said Maniraj Bhattacharya duly mutated his name in the records of the B.L. & L.R.O. vide Memo No.- 18/466/mut/Addl B.L. & L.R.O./T.M. at Kasba/2000 dated 09.02.2000 and during his peaceful possession of the said property he died intestate on 23.01.2000 leaving behind his wife Arati Bhattacharya, two daughters namely Smt. Aditi Bhattacharya @ Aditi Baral and Smt. Rati Bhattacharya @ Rati Saha Bhattacharya as his legal heirs and successors.

AND WHEREAS after the demise of said Maniraj Bhattacharya his legal heirs namely Arati Bhattacharya, two daughters namely Smt. Aditi Bhattacharya @ Aditi Baral and Smt. Rati Bhattacharya @ Rati Saha Bhattacharya became the joint owners of the above mentioned property each having undivided 1/3rd share of the same and thereafter they recorded their names in the records of B.L. and L.R.O. shali land measuring about 0.0179 acres each having L.R. Khatian Nos. 2870, 2871 and 2872 respectively corresponding to L.R. Dag No.- 194 which were published on 06.12.2022 and they

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have also converted their said share of Shali land into Bastu vide Memo No.- 17/4763/BL & LRO/KOL/Date-15.12.2022, 17/4764/BL & LRO/KOL/Date-15.12.2022 and 17/4765/BL & LRO/KOL/Date-15.12.2022 and also they have duly mutated their names in the records of the Kolkata Municipal Corporation and the said land is assessed and numbered as 2652, Nayabad being assessee no. 31-109-08-2764-2.

AND WHEREAS as the owners/Principal being not possible for them to look after, manage, control and supervise the development of the said premises and are also could not attend the respective offices for taking necessary steps such as obtaining sanction Building Plan, Completion Certificate, Drainage electric, water etc., and to attend registration offices for sale of flats of Developer's allocation the new constructed building.

AND WHEREAS the owners herein being desirous of raising a multi-storied building namely "TITLI-5" with Lift Facility over the said property entered into a Development Agreement being No. 1331/2023 dated. 14.06.23 duly registered before the District Sub-Registrar-I with **BEPARI DEVELOPERS PRIVATE LIMITED, [PAN AAHCB2128C]**, a private limited company under Company Act, 1956, having its registered office at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, at present

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Panchasayar, Kolkata - 700 099, represented by its Director & Authorised signatory **SRI SANKAR PRASAD BEPARI (PAN AQGPB2242R) [Aadhaar No. 3462 0869 4688]**, son of Sri Shyamlal Bepari, by faith Hindu, by occupation Business, by Nationality Indian, residing at 235, Nayabad (Nabodit), Post Office-Mukundapur, Police Station- Purba Jadavpur, Kolkata-700 099.

AND WHEREAS now it has become necessary and expedient to authorize and empower the said Developers to do all acts, deeds, matters and things for smooth running of the proposed construction work and allied works thereto for earlier completion thereof.

NOW KNOW ALL BY THESE PRESENTS that We, (1) **SMT. ARATI BHATTACHARYA [PAN- BLQPB7088H] [Aadhaar No. 4624 7944 3751]**, Wife of Late Maniraj Bhattacharya, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 20, Bank Plot, Nayabad, Post office-Mukundapur, Police Station-Panchasayar, Kolkata- 700099, (2) **SMT. ADITI BHATTACHARYA @ ADITI BARAL [PAN- AIXPB8309E] [Aadhaar No. 2276 1022 3928]**, Wife of Sri Gautam Baral, Daughter of Late Maniraj Bhattacharya, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at Live Rim Jhim , 2nd Floor, Flat No.- 2B, 112 Nayabad, Post office-Mukundapur, Police Station-Purba Jadavpur, Kolkata- 700099 and (3) **SMT. RATI**

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BHATTACHARYA @ RATI SAHA BHATTACHARYA [PAN-BLQPB5671N] [Aadhaar No. 5130 1389 2891], Daughter of Late Maniraj Bhattacharya, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at Birnagar 22/3, Deshbandhu Road Post office- Baghajatin, Police Station- Patuli, Kolkata- 700086, do hereby nominate, constitute and appoint **BEPARI DEVELOPERS PRIVATE LIMITED, [PAN AAHCB2128C]**, a private limited company under Company Act, 1956, having its registered office at 235, Nayabad (Nabodit), Post Office - Mukundapur, Police Station- Purba Jadavpur, at present Panchasayar, Kolkata - 700 099, represented by its Director & Authorised signatory **SRI SANKAR PRASAD BEPARI (PAN AQGPB2242R) [Aadhaar No. 3462 0869 4688]**, son of Sri Shyamlal Bepari, by faith Hindu, by occupation Business, by Nationality Indian, residing at 235, Nayabad (Nabodit), Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata- 700 099, as my true and lawful constituted ATTORNEY in my name and on my behalf to do or execute or caused to be done and executed all such acts, deeds, matters and things in my names and on my behalf relating to the said property fully mentioned in the Schedule hereunder written jointly or severally.

1. To hold the possession of the said property as hereinabove mentioned and also mentioned in the schedule hereunder written

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as if we have been holding and possessing and to maintain and manage all the affairs of the said property and to protect the same in all manners and to take all steps for the said purpose the manner as may be thought, fit, proper and expedient including initiating criminal or civil actions and taking Police help and incurring costs and expenses and appointing guards and watchmen and to maintain peaceful and vacant possession of the said property.

2. To hold the said premises and thereby measured it through the government and or private surveyor and on actual measurement to apply for the building sanction plan and for obtaining the developer will bear all the cost towards the survey and corporation fees for the sanction of building plan without making liable to the owners in any manner whatsoever.
3. To appoint consultants and experts for soil testing and also to appoint and engage Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, Electrical Engineers and Contractors and all others experts or Consultants as may be deemed necessary by the Developers for developing the said property and bear all the cost regarding the same and also upon

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sanction of plan on payment of the fees obtained from the office of the building department of the Kolkata Municipal Corporation.

4. To draw and/or prepare the necessary Plan(s) and/or applications for requisite permission and/or sanctions for development and construction of the proposed building into and over the said property as may be necessary and for the said purpose to sign, verify and re-verify all applications, forms, undertakings, declarations, papers and documents.
5. To sign all papers and documents and applications and letters necessary for seeking permission from the authorities concerned and all other departments for obtaining permissions for development and construction of the said Premises.
6. To appear and represent us before the Kolkata Municipal Corporation, Calcutta Electric Supply Corporation, B. L. & L.R.O. Collector, Land Acquisition & Requisition Department, K.M.D. A. (Kolkata Metropolitan Development Authority), K.I.T. (Kolkata Improvement Trust), Survey Department (W.B.). Land Ceiling Department, Police Station, Income Tax Department, Court, Tribunal etc. and all or any Government or Semi-Government, Private body or authority concerned and to sign and execute all

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papers and documents as may be required and do all acts, deeds and things that may be necessary.

7. To do in general all matters and things that may be necessary for the work of construction and to enter into all correspondence and sign all letters and papers, documents, letters, applications, declarations, indemnity bond, undertaking and to file and defend all suit, proceedings, litigations, appeals and arising out the contract and/or termination thereof and/or development of the said Premises and construction of building and all matters connected with the said project and to file all returns and comply with the provisions of statutes/rules and do other compliances that may be required from time to time by Government/Authority as may be deemed necessary by the Developer for developing the said Premises.
8. To take steps and appear in all legal proceedings concerning the said property and to sign, verify all papers including Plaints, Written Statements, Affidavit, Petitions, Pleadings, Compromises Appeals, Vokatnamas that may be necessary in this behalf and to deal with and/or negotiate with any person and/or occupier in the said Premises and to take necessary steps which my said ATTORNEY at their own discretion shall think fit and proper.

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9. To sign, execute and deliver all or any Agreement and all instruments pertaining to the Developer's allocation in terms of the said Development Agreement and to execute and register any Gift Deed in favour of the Kolkata Municipal Corporation, Boundary Declaration or any other Deed's in favour of the Kolkata Municipal Corporation that may be required for obtaining sanction Building Plan, Sale Deed/Transfer Deed in favour of intending Purchaser /Purchasers or before Notary Public or before any Oath Commissioner for similar purposes and development and portions of the building or apportionment to be construction at the said Premises.
10. To enter into Agreement Instrument for negotiations or to finalise all sale and purchase proceedings pertaining to the Developer's allocation (save and except Owners Allocation) of the building to be constructed at the said Premises on such terms and conditions considerations, stipulations, provisions as our said ATTORNEY shall think fit and proper with any prospective Purchaser/Buyer(s) and to accept therefore any amount in advance/earnest money and agree to payment in installments and the manner of full and final payment and to give valid receipts and discharges in respect thereof and to put the Purchaser/

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Purchasers in possession of the Flat or portion agreed to be sold and/or transferred save and except the Owners' allocation.

11. To deliver possession and/or make over the constructed Flats/ Office/Car Parking Space pertaining to the Developer's allocation in terms of the said Development Agreement and to issue letter of possession in respect thereof and to do all and everything that shall be necessary for completing the sale, lease, assign or otherwise in compromise of the deal finalized, but such delivery of possession in favour of the intending Purchasers shall not be made until the Promoter/Developer hand over the Flat to the Owners in terms of the Agreement for Development.
12. To file complaint with the Officer-in-Charge of Panchasayar Police Station and other senior department of Police or any other concerned authority for protecting the said Property /Premises and/or the buildings to be constructed thereon against all unlawful acts, if done by anybody and prosecute the same.
13. To commence, prosecute, enforce, defend, answer and oppose allocations and other legal proceedings and demands, writ applications and any and all other proceedings touching any of the matters concerning the said property or any part thereof and to compromise, settle refer to arbitration and to settle and

Sankar Prasad Bejari

compromise all such actions and suits as shall be decided by our said ATTORNEY.

14. To engage Solicitors, Advocates, and other legal agents and sign all Vokatnama, Powers, authorisations and to revoke such appointments and to appoint others in his place and to make payment of their fees.
15. To pay and deposit all rates, taxes, sanction fees and all other charges, expenses and outgoings whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incomings receivable for and on account of the said Premises or any part thereof and grant receipts confirmations and acknowledgements.
16. To pay all such moneys and incur all costs, charges and expenses from time to time as shall be required for the purpose of development of the said Premises and construction of the building and completion thereof.
17. To receive all moneys and grant receipts and discharges in respect of the amount to be received on sale and dispose of Flats/ Car Parking Space etc., save and except Owners' allocation.
18. To obtain Completion Certificate, Drainage Connection, Water Connection, Occupancy Certificate from the Kolkata Municipal

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Corporation and Electricity Connection from the CESC Limited and to bring utility services on behalf of us.

19. To do all such other acts, deeds and things as shall be necessary from time to time for and in relation to and/or in connection with the aforesaid matters of development of the said Property/Premises and construction of the buildings and completion of projects in connection with intended building and constructions thereof AND I the Principal hereto do confirm accept and agree that all such shall be always binding on me and I do hereby ratify and confirm and agree to confirm and ratify all such acts, deeds and things that shall be legally done by the said ATTORNEY by virtue of the authorities and powers hereby confirmed as our own acts, deeds and things as if done by us.

20. To pay and discharge all or any debt or debts, sum or sums due or hereafter to become due or owing by any person(s), Office, Local Authority relating to our said Premises and to receive valid receipt in my name and on our behalf.

21. To sell, transfer, convey and assign or otherwise dispose of the several Flats, Car Parking Space, etc., from the Developer's allocation in the Schedule below property (save and except Owners' allocation as mentioned in the Development Agreement)

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or any part thereof to any person, firm etc., and to sign execute and register all deeds, agreements, instruments and to do all acts and things as our said ATTORNEY may deem necessary or proper for or in relation to all or any of the purposes or matters aforesaid.

22. To sign a building plan or plans and documents in this regard with any authority of the Kolkata Municipal Corporation, and such other statutory or governing body as may be necessary pertaining to sanction of the proposed building at the said premises.

23. To supervise the construction of building at the cost of Principal through ATTORNEY at the said Municipal Premises within the jurisdiction of the Kolkata Municipal Corporation, and to sign all papers and documents and building plan on our behalf pertaining to the proposed building at the said premises.

24. To take all steps in compliance with the requirement of any Government bodies, Semi- Government bodies, local authorities, Competent authority under the Urban Land Ceiling and Regulation Act, 1976 as may be necessary and to sign all papers and documents before any authority as above for the purpose of clearance and or sanction and or exemption certificate as may

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said appointed ATTORNEY find necessary pertaining to sanction of the proposed building at the said premises.

25. To appoint any Surveyors, Engineers, Architect, Plumber, Electrician, Employees and or to dismiss them and to make any agreement with them and to make payment to them as to our ATTORNEY deem fit and proper to sign all papers and documents in this regard in my name and on my behalf pertaining to the proposed building at the said premises.

26. To make payments towards the taxes to the appropriate authorities or the Kolkata Municipal Corporation or to any other authority and to sign all papers and documents in our name and on my behalf as to my ATTORNEY(s) deem fit and proper pertaining to the said premises.

27. To obtain sanction for electric connection, water connection, sewerage connection, or any other connection related to the construction of building on my aforesaid land and to sign any papers or documents related thereto pertaining to the said premises.

28. **AND GENERALLY** to do all acts as my said ATTORNEY in relating to the matters aforesaid pertaining to the said premises in which I am personally interested or concerned and on my behalf do all

Sankar Prasad Bepari

acts and things lawfully and effectually in all respect as myself could to the same and as if I would personally present within the power given by us to my ATTORNEY by this Power of ATTORNEY.

29. And I hereby agree that all acts, deeds and things lawfully done as not detrimental to my interest in any way and shall be considered as acts, deeds and things done by us and undertake to rectify and confirm all and whatever our said ATTORNEY shall lawfully do or cause to do forms the virtue of this Power of ATTORNEY.

30. To receive the consideration from the intending Buyer(s) in respect of the said Developer's allocation or any part thereof and to give proper receipt thereof and to admit the receipt before the registering authority in our names and on our behalf.

31. For all or any purposes hereinbefore stated or otherwise to appear and represent me before all authorities and to sign and execute and submit all deeds, papers and documents relating to our said Premises which our said ATTORNEY at their own discretion shall think, fit and proper.

32. To do all acts and things as may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid from the Developer's allocation.

Sankar Basad Bepari

AND IT IS HEREBY declare and confirm that Powers and authorities hereby granted and conferred shall remain in force during the period of construction and also the above mentioned owners shall not cancel this instrument until and unless the building shall be completed from all corners and further till the disposal of Developer's Allocation **PROVIDED HOWEVER** that the ATTORNEY shall not relate any financial liability on the Principals herein and shall always keep the Owners fully indemnified against all actions, suits, proceedings, costs, demands and expenses in respect thereof.

AND GENERALLY to do all acts, deeds, matters and things concerning the said Premises or in relation to the said Premises in which I may be interested and on my behalf to execute and do all acts, deeds, matters and things as fully and effectually in all respects as I myself could do the same, if personally present.

AND I hereby for myself, ratify and confirm, and agree to ratify and confirm all and whatsoever my said ATTORNEY shall lawfully do or cause to be done in or about the said Premises notwithstanding no express power in that behalf is herein provided.

Sankar Prasad Bepari

THE SCHEDULE ABOVE REFERRED TO:

"(Description of the property)"

ALL THAT demarcated piece and parcel of **Bastu land** measuring **3 Cottah 4 Chittaks** togetherwith **100 Sq.ft. Tiles shed structure** having cemented flooring under Mouza - Nayabad, Pargana-Khaspur, R.S. No.3, J.L. No.- 25, Touzi No.- 56, R.S. and L.R. Dag No.194, L.R. Khatian Nos. 2870, 2871 and 2872 respectively, within the K.M.C. Premises No. 2652, Nayabad, P.S. - previously Kasba now Panchasayar, under K.M.C. Ward No.- 109, being Assessee No. 31-109-08-2764-2, District South 24 Parganas, which is butted and bounded as follows :-

ON THE NORTH : By Other's Land;
ON THE EAST : By 20' Ft Wide Common Passage;
ON THE SOUTH : By Other's Land;
ON THE WEST : By Other's Land;

Sankar Band Bepari

IN WITNESS WHEREOF the parties herein set and subscribed their
respective hands and seals on the day of 2023.

SIGNED AND DELIVERED

BY THE PARTIES AT KOLKATA

IN THE PRESENCE OF :

WITNESSES :-

1.

Godan Baral
112, Nayabed
Kolkata - 99

1. Arati Bhattacharya
2. *Delili Bhattacharya @*
Delili Baral
3. *Dati Bhattacharya @*
Dati Saha Bhattacharya

Signature of the PRINCIPAL

2. *Saurav Mondal*
240 chit Nayabed
Kolkata - 94

BEPARI DEVELOPERS PVT. LTD.
Sankar Basak 13epari












Director

Signature of the ATTORNEY












Drafted by:

Niranjan Karmakar.












Niranjan Karmakar
Advocate
WB-691/1993
Calcutta High Court

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					












NAME SMT. ARATI BHATTACHARYA SIGNATURE Arati Bhattacharya

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SMT. ADITI BHATTACHARYA SIGNATURE Aditi Bhattacharya @
@ ADITI BARAL Aditi Baral

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SMT. RATI BHATTACHARYA SIGNATURE Rati Bhattacharya @
@ RATI SAHA BHATTACHARYA Rati Saha Bhattacharya

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SANKAR PRASAD BEPARI SIGNATURE Sankar Prasad Bepari

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SIGNATURE

PRESENTANT / EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	RIGHT HAND					
	LEFT HAND					

NAME SIGNATURE

Major Information of the Deed

Deed No :	I-1601-01333/2023	Date of Registratlon	14/06/2023
Query No / Year	1601-8001541380/2023	Office where deed is registered	
Query Date	14/06/2023 1:12:01 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	NIRANJAN KARMAKAR ALIPORE POLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9163491088, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 12,00,000/-		Rs. 58,99,999/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 46/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160101331/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



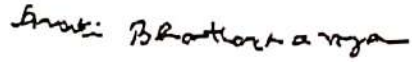


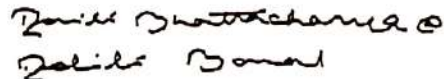


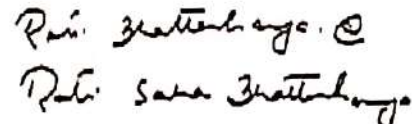
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2652, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 4 Chatak	11,50,000/-	58,49,999/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				5.3625Dec	11,50,000 /-	58,49,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	50,000/-	50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	50,000 /-	50,000 /-	



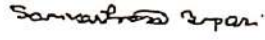
Pal Details :

No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt ARATI BHATTACHARYA Wife of Late MANIRAJ BHATTACHARYA Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office	 14/06/2023	 LTI 14/06/2023	 14/06/2023
20, BANK PLOT NAYABAD P.S- PANCHASAYAR, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BLxxxxxx8H, Aadhaar No: 46xxxxxxxx3751, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office				
2	Smt ADITI BARAL, (Alias: Smt ADITI BHATTACHARYA) Wife of Mr GAUTAM BARAL Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office	 14/06/2023	 LTI 14/06/2023	 14/06/2023
LIVE RIM JHIM 2ND FLOOR FLAT NO 2B 112, NAYABAD, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AIxxxxxx9E, Aadhaar No: 22xxxxxxxx3928, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office				
3	Smt RATI SAHA BHATTACHARYA, (Alias: Smt RATI BHATTACHARYA) Daughter of Late MANIRAJ BHATTACHARYA Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office	 14/06/2023	 LTI 14/06/2023	 14/06/2023
22/3, DESHBANDHU ROAD, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BLxxxxxx1N, Aadhaar No: 51xxxxxxxx2891, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office				



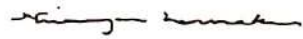
Key Details :

No	Name,Address,Photo,Finger print and Signature
1	BEPARI DEVELOPERS PRIVATE LIMITED 235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: AAxxxxxx8C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANKAR PRASAD BEPARI (Presentant) Son of Mr SHYAMLAL BEPARI Date of Execution - 14/06/2023, , Admitted by: Self, Date of Admission: 14/06/2023, Place of Admission of Execution: Office	 <small>Jun 14 2023 1:29PM</small>	 <small>LTI 14/06/2023</small>	 <small>14/06/2023</small>
	235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2R, Aadhaar No: 34xxxxxxxx4688 Status : Representative, Representative of : BEPARI DEVELOPERS PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NIRANJAN KARMAKAR Son of Late D M KARMAKAR HIGH COURT CALCUTTA, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	 <small>14/06/2023</small>	 <small>14/06/2023</small>	 <small>14/06/2023</small>
Identifier Of Smt ARATI BHATTACHARYA, Smt ADITI BARAL, Smt RATI SAHA BHATTACHARYA, Mr SANKAR PRASAD BEPARI			

Transfer of property for L1

	From	To. with area (Name-Area)
	Smt ARATI BHATTACHARYA	BEPARI DEVELOPERS PRIVATE LIMITED-1.7875 Dec
2	Smt ADITI BARAL	BEPARI DEVELOPERS PRIVATE LIMITED-1.7875 Dec
3	Smt RATI SAHA BHATTACHARYA	BEPARI DEVELOPERS PRIVATE LIMITED-1.7875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt ARATI BHATTACHARYA	BEPARI DEVELOPERS PRIVATE LIMITED-33.33333300 Sq Ft
2	Smt ADITI BARAL	BEPARI DEVELOPERS PRIVATE LIMITED-33.33333300 Sq Ft
3	Smt RATI SAHA BHATTACHARYA	BEPARI DEVELOPERS PRIVATE LIMITED-33.33333300 Sq Ft

Endorsement For Deed Number : I - 160101333 / 2023

14-06-2023

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

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

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

Presented for registration at 13:15 hrs on 14-06-2023, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr SANKAR PRASAD BEPARI ..

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 58,99,999/-

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

Execution is admitted on 14/06/2023 by 1. Smt ARATI BHATTACHARYA, Wife of Late MANIRAJ BHATTACHARYA, 20, BANK PLOT NAYABAD P.S- PANCHASAYAR, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife, 2. Smt ADITI BARAL, Alias Smt ADITI BHATTACHARYA, Wife of Mr GAUTAM BARAL, LIVE RIM JHIM 2ND FLOOR FLAT NO 2B 112, NAYABAD, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife, 3. Smt RATI SAHA BHATTACHARYA, Alias Smt RATI BHATTACHARYA, Daughter of Late MANIRAJ BHATTACHARYA, 22/3, DESHBANDHU ROAD, P.O: BAGHAJATIN, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession House wife

Indetified by Mr NIRANJAN KARMAKAR, , Son of Late D M KARMAKAR, HIGH COURT CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 14-06-2023 by Mr SANKAR PRASAD BEPARI, DIRECTOR, BEPARI DEVELOPERS PRIVATE LIMITED, 235, NAYABAD NABODIT, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr NIRANJAN KARMAKAR, , Son of Late D M KARMAKAR, HIGH COURT CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 46.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 62942, Amount: Rs.100.00/-, Date of Purchase: 27/04/2023, Vendor name: Smriti Bikash Das



Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2023, Page from 47421 to 47449

being No 160101333 for the year 2023.



Digitally signed by MD TABIS ANSARI
Date: 2023.06.14 15:50:00 +05:30
Reason: Digital Signing of Deed.

(Tabis Ansari) 2023/06/14 03:50:00 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)