

06269/25

I-6257/35



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
 17/8/25
 8-8-2208 30/12

AX 117208
 registration. The signature sheets and the
 endorsement sheets attached with
 document are the part of this document.

[Signature]
 District Sub-Registrar-V
 Alipore, South 24 Parganas

01 AUG 2025

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SRI HARADHAN SARKAR,
 (PAN - AITPS5729F), (Aadhaar - 6709 6188 3696), son of Late Bejoy
 Gopal Sarkar, by faith - Hindu, by occupation - Retired from Service,
 by Nationality - Indian, residing at Kendriya Vihar - 2, Block - D6, Flat
 No. 202, 169, Badra Nath, Shaktigarh, Birati, Post Office - Birati, Police
 Station - Dum Dum, Kolkata - 700051, District North 24 - Parganas,
 hereinafter called and referred to as the **PRINCIPAL/OWNER**, do
 hereby **SEND GREETINGS**:

WHEREAS one Sadhan Biswas by virtue of registered Deed of Sale dated 3rd day of April, 2006 sold, transferred and conveyed the aforesaid land measuring an area of 02 Cottahs, 04 Chittacks & 03 Square Feet more or less, being Plot No. APA - 29, including common passage with hereditament, easement etc., lying and situated at Mouza - Mukundapur, J.L. No. 4, R.S. Nos. 22 & 25, Touzi No. 12, Pargana - Khaspur, comprised in R.S. Dag No. 20, appertaining to R.S. Khatian No. 24, within the local limit of the then Khayadah II Gram Panchayat now the Rajpur Sonarpur Municipality, under Police Station - Sonarpur now Narendrapur, in the District South 24 - Parganas, unto and in favour of Sri Haradhan Sarkar, which was duly registered in the office of the D.S.R. - IV, at Alipore and recorded in Book No. I, Volume No. 27, Pages 2431 to 2442, Being No. 3202, for the year 2006 for the valuable consideration mentioned therein.

AND WHEREAS by virtue of aforesaid Sale Deed the said Sri Haradhan Sarkar, became the absolute sole Owner of ALL THAT piece and parcel of land measuring an area of 02 Cottahs, 04 Chittacks & 03 Square Feet more or less, being Plot No. APA - 29, including common passage with hereditament, easement etc., lying and situated at Mouza - Mukundapur, J.L. No. 4, R.S. Nos. 22 & 25, Touzi No. 12, Pargana -

Khaspur, comprised in R.S. Dag No. 20, appertaining to R.S. Khatian No. 24, within the local limit of the then Khayadah II Gram Panchayat now the Rajpur Sonarpur Municipality, under Police Station - Sonarpur now Narendrapur, within the jurisdiction of District Sub-Registrar at Alipore and A.D.S.R. at Sonarpur, in the District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said plot of land, free from all sorts of encumbrances, liens, charges, attachment etc.

AND WHEREAS one Sri Jadabendra Dutta, by virtue of registered Deed of Sale dated 3rd day of April, 2006 sold, transferred and conveyed the said land measuring an area of 02 Cottahs, 04 Chittack and 03 Square Feet more or less, being Plot No. APA 30, lying at Mouza - Mukundapur, Dag No. 17, Khatian No. 103, J.L. No. 4, within the local limits of the then Kheyadah Gram Panchayat now Rajpur Sonarpur Municipality, under Police Station - Sonarpur now Narendrapur, in the District South 24 - Parganas, unto and in favour of Sri Haradhan Sarkar, which was duly registered in the office of the D.S.R. - IV, at Alipore and recorded in Book No. I, Volume No. 27, Pages 2495 to 2503, Being No. 3205, for the year 2006 for the valuable consideration mentioned therein.

AND WHEREAS By virtue of aforesaid Sale Deed the said Sri Haradhan Sarkar, became the absolute sole Owner of ALL THAT piece and parcel of land measuring an area of 02 Cottahs, 04 Chittack and 03 Square Feet more or less, being Plot No. APA 30, lying at Mouza - Mukundapur, Dag No. 17, Khatian No. 103, J.L. No. 4, within the local limits of the then Kheyadah Gram Panchayat now Rajpur Sonarpur Municipality, under Police Station - Sonarpur now Narendrapur, within the jurisdiction of District Sub-Registrar at Alipore and A.D.S.R. at Sonarpur, in the District South 24 - Parganas and enjoying the absolute right, title, interest and possessed over the said plot of land, free from all sorts of encumbrances, liens, charges, attachment etc.

AND WHEREAS by virtue of two separate Deed of Sale the said Sri Haradhan Sarkar, became the absolute sole Owner of ALL THAT piece and parcel of total land measuring an area of 04 Cottahs, 08 Chittacks and 06 Square Feet more or less, being Plot Nos. APA - 29 and APA - 30 respectively, lying and situated at Mouza - Mukundapur, J.L. No. 4, R.S. Nos. 22 & 25, Touzi No. 12, Pargana - Khaspur, comprised in R.S. Dag Nos. 20 & 17, appertaining to R.S. Khatian Nos. 24 & 103, including common passage with hereditament, easement etc., within the local limit of the then Khayadah Gram Panchayat now the Rajpur

Sonarpur Municipality, under Police Station - Sonarpur now Narendrapur, within the jurisdiction of District Sub-Registrar at Alipore and A.D.S.R. at Sonarpur, in the District South 24 - Parganas, hereinafter for the sake of brevity referred to as the "**said Property**" and enjoying the absolute right, title, interest and possessed over the said property, free from all sorts of encumbrances, liens, charges, attachment, liabilities etc.

AND WHEREAS while enjoying the aforesaid property, the said Sri Haradhan Sarkar recorded his name in the B.L. & L.R.O. in respect of the aforesaid property, accordingly the said concerned authority have recorded his name in the Porcha, under L.R. Khatian No. 227, under R.S. & L.R. Dag Nos. 24 & 103 and his name was published.

AND WHEREAS with a view to better enjoyment and occupation the said Sri Haradhan Sarkar applied for mutated/amalgamated the said two plot of land, into single plot of land to the Rajpur Sonarpur Municipality, subsequently the said concerned authority have accept the application of the said Sri Haradhan Sarkar and amalgamated the said plot of land into single plot of land measuring an area of 04 Cottahs, 08 Chittacks and 06 Square Feet more or less, under Police Station - Sonarpur now Narendrapur, within the jurisdiction of District Sub-Registrar at Alipore and A.D.S.R. at Sonarpur, in the District

South 24 - Parganas and paying the relevant rates and taxes to the concerned authority regularly.

AND WHEREAS thus the said Sri Haradhan Sarkar (the Principal/ Owner herein) thereto became the absolute sole Owner of **ALL THAT** piece and parcel of Bastu land measuring an area of **04** Cottahs, **08** Chittacks and **06** Square Feet more or less, along with one brick wall asbestos shed structure measuring about 300 Square Feet, being Plot Nos. APA - 29 and APA - 30 respectively, lying and situated at Mouza - Mukundapur, J.L. No. 4, R.S. Nos. 22 & 25, Touzi No. 12, Pargana - Khaspur, comprised in R.S. & L.R. Dag Nos. 20 & 17, appertaining to R.S. Khatian Nos. 24 & 103, corresponding to L.R. Khatian No. 227, including common passage with hereditament, easement etc., within the local limit of the then Khayadah Gram Panchayat now the Rajpur Sonarpur Municipality, under Police Station - Sonarpur now Narendrapur, within the jurisdiction of District Sub-Registrar at Alipore and A.D.S.R. at Sonarpur, in the District South 24 - Parganas, together with all easement right thereto and enjoying the absolute right, title and interest over the said property, without any kind of hindrance, objection, obstruction, lispendens, trusts, mortgage, claim and/or demand whatsoever or howsoever from any corner, more fully and

particularly described in the SCHEDULE hereunder written, free from all sorts of encumbrances, liens, charges, attachment, liabilities etc.

AND WHEREAS the said Present Principal/Owner are desirous to construct an Ownership Flat system building on his said Premises more and fully described in SCHEDULE herein under through an efficient Developer/s who have sufficient resources to do so and coming to know the intention of the Owner/Principal, the Developer namely **M/S. TRANQUIL DEVELOPERS**, a Partnership Firm, represented by its **either or survivors** Partners namely (1) **SRI PARITOSH SHIL**, son of Late Parimal Chandra Shil and (2) **SMT. ARPITA SHIL**, wife of Sri Paritosh Shil, have proposed to the Owner/Principal to appoint them as Developers for such construction of a proposed Multi Storied Residential Building on the Scheduled land.

AND WHEREAS the Owner/Principal have agreed to allow the said Developers **M/S. TRANQUIL DEVELOPERS**, (PAN - AAJFT5921E), a Partnership Firm, having its registered office at 28/117, Mukundapur, Subarna Vihar Apartment, Flat No. C2/2/1 & 2, Post Office - Kalikapur, Police Station - Purba Jadavpur, Kolkata - 700099, District South 24 - Parganas, represented by its **either or survivors** Partners namely (1) **SRI PARITOSH SHIL**, (PAN - AYWPS6938D) (Aadhaar -

4872 1218 3349), son of Late Parimal Chandra Shil and (2) **SMT. ARPITA SHIL**, (PAN - DGGPS7150N) (Aadhaar - 7603 4343 1416), wife of Sri Paritosh Shil, both by faith - Hindu, by occupation - Business, by Nationality - Indian, both are residing at 28/117, Mukundapur, Subarna Vihar Apartment, Flat No. C2/2/1 & 2, Post Office - Kalikapur, Police Station - Purba Jadavpur, Kolkata - 700099, District South 24 - Parganas, to develop the Scheduled land at its own costs on the terms and conditions mentioned herein below.

AND WHEREAS the Principal therein for the purpose of developing the said property entered and into a registered "**Development Agreement**" being Book No. I, being Deed No. 6248, for the year 2025 at D.S.R - V, at Alipore, with **M/S. TRANQUIL DEVELOPERS**, a Partnership Firm, represented by its **either or survivors** Partners namely (1) **SRI PARITOSH SHIL**, son of Late Parimal Chandra Shil and (2) **SMT. ARPITA SHIL**, wife of Sri Paritosh Shil, on mutual terms and conditions contained therein.

NOW BY THESE PRESENTS THAT **SRI HARADHAN SARKAR**, son of Late Bejoy Gopal Sarkar, DO HEREBY AND HEREUNDER NOMINATE, APPOINT AND CONSTITUTE **M/S. TRANQUIL DEVELOPERS**, a Partnership Firm, represented by its **either or survivors** Partners

namely (1) **SRI PARITOSH SHIL**, son of Late Parimal Chandra Shil and (2) **SMT. ARPITA SHIL**, wife of Sri Paritosh Shil, to be my true and lawful **ATTORNEYS** and on my behalf and in my name to do and execute all or any of the following acts, deeds, things and matter, to represent the Principal, to do, exercise, execute and perform individually every acts, deeds, matters and things as mentioned hereunder for the purpose of sanction plan and to construct the proposed building as per the Schedule as mentioned hereinafter in terms of the registered "Development Agreement" that is to say:-

1. To sign any application of Affidavits and affirm the same on behalf of the Principal herein which may be necessary for the construction of the building or buildings' and to carry correspondence on behalf of the Principal herein with all concerned authorities and body/bodies including the Rajpur Sonarpur Municipality, Office of the B.L. & L.R.O., Government of West Bengal, Kolkata Police, fire Brigade, West Bengal State Electricity Board, C.E.S.C etc. in accordance with the said construction and development of the said property under reference to make sign and submit application petition, letters and other writings to the appropriate authorities, local bodies' or all and any sanctions, licenses, permission and consents required for the proposed construction and development of the said property.

2. To present and sign Deed of Conveyance, Agreement for Sale on behalf of the Principal herein in respect of the Developer's Allocated Flats and other covered spaces of the said proposed Building/s to be constructed by the same Attorneys and to receive payments, from the intending Purchaser/s and grant receipt to them always subject to the terms, conditions, stipulations and undertakings contained in this Development Agreement save and except the Owner's Allocated portion.
3. To negotiate with the intending Buyer/Purchasers of the Flats and other covered spaces of the Developer's Allocation of the said proposed building, to be constructed by the Attorneys on behalf of the Principal at the said property, save and except the Owner's Allocated portion.
4. To present before the Registrar or any registration office namely Registrar of Assurance, Additional District Sub-Registrar at Alipore, District Sub-Registrar - I, II, III, IV & V at Alipore, South 24 - Parganas, Additional District Sub-Registrar at Garia, District Registrar or any other Registrars for the purpose of registration of the Agreement/ Agreements, Deed of Conveyance in respect of the Developer's Allocation of any spaces or parts or portion to be constructed by the said Developers at the said premises on behalf of the Principal.

5. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administer the said land and every part thereof on behalf of the Principal and to protect the right, title and interest of the Principal in the said property and/or the building to be constructed thereon.
6. To develop the said land by construction of Multi Storied building and/or structure thereon and for the said purpose to do all soil testing, excavation and execute all other civil construction works whatsoever.
7. To appear before the necessary authority including the Rajpur Sonarpur Municipality, Fire Brigade, Kolkata Police and/or any other competent Authorities in connection of building plans and other purposes.
8. To apply for and obtain such permission as be necessary for obtaining steel, cement, bricks and other materials for construction of buildings and constructional equipment, to appoint Architects and contractors for the purpose of the Development and construction of the said land.
9. To ward off and prohibit, if necessary, proceed against in due form of law against all or any trespassers on the said land or any part thereof and to take appropriate legal steps whether by actions or otherwise and to abate all nuisance.

10. To accept notice and service of papers for and on behalf of the Principal from any Court / Rajpur Sonarpur Municipality / Tribunal and/or any other Competent Authority and / or persons.
11. To pay and / or deposit all moneys including Court Fee and to grant valid receipts and discharges in respect thereof in the name of the Principal.
12. To sign and submit papers, applications and documents for having the mutation effected in all public records and with all authorities and / or persons including B.L. & L.R.O. and the said Rajpur Sonarpur Municipality being appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and authorities in any manner to have mutation effected for and on behalf of the Principal.
13. To pay all outgoings from the date of execution of these presents of the Rajpur Sonarpur Municipality/ Municipal Taxes, rents, revenue and charges whatsoever payable for and on account of the said land and building and receive refund and / or other moneys including compensation of any nature from requisition and / or acquisition authorities only in the name of the Principal and to grant valid receipts and / or discharges thereof.

14. To affix sign board or install any hoarding on the said Schedule Plot of the Land in the name of the Attorneys as Developers.
15. To advertise in the newspapers for procuring buyers for selling building on behalf of the Principal.
16. To enter into any Agreements for the proposed Flats, Car Parking Spaces and to receive advance/earnest money / consideration money / security deposit / vide Account Payee Cheques in the name of the Developers in respect of the said spaces and the undivided proportionate impartible share in the land or any portion thereof for selling spaces, conveying the proportionate right, title and interest of the Principal in the land and to handover the copies of the relevant Documents in regard to 'title of the Principal to such intending Purchaser/s in respect of Developer's Allocation, save and except the Owner's Allocated portion.
17. For all and any of the purposes herein before stated to appear and represent the Principal before all authorities having jurisdiction on the Schedule Premises and to sign execute and submit papers and documents and the said Attorney can act in terms of the said Developer Power of Attorney.
18. To appear and represent the Principal before any notary, Registrar of Assurance, District Sub-Registrar - I, II, III, IV & V at

Alipore, South 24 - Parganas, Additional District Sub-Registrar at Garia, Metropolitan Magistrate and other Officer / Officers or Authority / Authorities having jurisdiction on the Schedule Premises and to present for registration and to acknowledge the registrar or have registered and perfected all Attorneys in any manner concerning the Agreements / Conveyance in the said premises.

19. To sign and prepare building plan, apply the sanction plan of the proposed building, approve the same by Rajpur Sonarpur Municipality and to revise such plan, being right to sign on such plan and prepare any other document relating to Rajpur Sonarpur Municipality building sanction department and to pay and deposit necessary fees in this regard to the Rajpur Sonarpur Municipality to receive the sanctioned building plan from the Rajpur Sonarpur Municipality.
20. To sign and apply for C.C/occupancy certificate drainage and water supply department from Kolkata Municipal Corporation and electric connection and to accept the same on my behalf.

AND the Principal hereby ratifies confirms and agrees or undertakes to ratify confirm and acknowledge all and whatsoever the said Attorneys or agent appointed under this Power hereinabove contained shall lawfully do or caused to be done in the right of or by virtue of the registered "Development Agreement" as mentioned hereinabove,

including such confirmations and other works till the completion of the whole deal as per the terms of the aforesaid registered "**Development Agreement.**"

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring an area of **04** Cottahs, **08** Chittacks and **06** Square Feet more or less, along with one brick wall asbestos shed structure measuring about 300 Square Feet, being Plot Nos. APA - 29 and APA - 30 respectively, lying and situated at Mouza - Mukundapur, J.L. No. 4, R.S. Nos. 22 & 25, Touzi No. 12, Pargana - Khaspur, comprised in R.S. & L.R. Dag Nos. 20 & 17, appertaining to R.S. Khatian Nos. 24 & 103, corresponding to L.R. Khatian No. 227, within the local limit of the then Khayadah Gram Panchayat now Rajpur Sonarpur Municipality, under Police Station - Sonarpur now Narendrapur, within the jurisdiction of District Sub-Registrar at Alipore and A.D.S.R. at Sonarpur, in the District South 24 - Parganas, together with all easement and/or quasi-easement right thereto, which is butted and bounded on the said Premises in the following manner:-

ON THE NORTH :	Plot No. APA - 31;
ON THE SOUTH :	25' Feet Wide Road;
ON THE EAST :	25' Feet Wide Road;
ON THE WEST :	Plot No. APA - 4 & 5.

IN WITNESS WHEREOF I the Principal, do hereto and hereunto set and subscribed my respective hands on this 1st day of August, in the year Two Thousand Twenty Five (2025).

SIGNED, SEALED AND DELIVERED

By the Principal at Kolkata.

In presence of:

WITNESSES

01) Ananta Sarkar
KV-II / D-6/202-
Shakti Park / 169
Bachha North
Binala / KOT-57

02) Soumenendra Pramanick
1050/2, Survey Park
KOT-75

(HARADHAN SARKAR)
SIGNATURE OF THE
PRINCIPAL/OWNER

Tranquil Dew
Pariksha Singh

SIGNATURE OF THE
ATTORNEYS

Drafted by me:

Abeyan N
F-17/6/23

Printed In:

PRINT ZONE

Alipore Police Court,

Sarfaraz Ahmed

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name *Harshvardhan Singh*

Signature *Harshvardhan Singh*



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name

Signature *Ranish Singh*

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No.	I-1630-06257/2025	Deed Registration No.	1630/06257
Query No. / 2025	1630-8002208309/2025	Office where deed is registered	
Query Date	01/08/2025 12:15:43 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar AJOY NAGAR, Thana : Purba Jadedpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9836926280, Status : Advocate		
Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	Declaration [No of Declaration : 2]		
Sale Price value	Rs. 52,97,128/-		
Stamp duty & M.T.D.	Rs. 632/- (Article:E, E, M(b))		
Rs. 100/- (Article:48(g))	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163006248/2025		
Remarks			

Land Details :

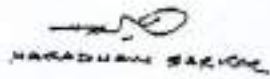
District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KHEYADAHA-I, Mouza: Mukundapur, Pin Code : 700150

Serial No.	Plot Number	Khatam Number	Land Proposed	Use	Area (Sq Ft)	Sale Price Value (INR)	Market Value (INR)	Other Details
L1	LR-20	LR-227	Bastu	Bastu	2 Katha 4 Chatak 3 Sq Ft		26,03,563/-	Width of Approach Road: 25 Ft., Project Name :
L2	LR-17	LR-227	Bastu	Bastu	2 Katha 4 Chatak 3 Sq Ft		26,03,563/-	Width of Approach Road: 25 Ft., Project Name :
		TOTAL :			7,4388Dec	0 /-	52,07,126 /-	
		Grand Total :			7,4388Dec	0 /-	52,07,126 /-	

Structure Details :

Serial No.	Structure Details	Area of Structure	Sale Price Value (INR)	Market Value (INR)	Other Details
S1	On Land L1, L2	300 Sq Ft.	0/-	90,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	300 sq ft	0 /-	90,000 /-	

Principal Details :

S/No	Name	Address	Photo	Finger Print	Signature
1	Mr Haradhan Sarkar Son of Late Bejoy Gopal Sarkar Executed by: Self, Date of Execution: 01/08/2025 Admitted by: Self, Date of Admission: 01/08/2025, Place : Office			 Captured	 HARADHAN SARKAR
			01/08/2025	LTI 01/08/2025	01/08/2025
Kendriya Vihar-2, 169 Badra Nath, Shaktinagar, City:- , P.O:- Birati, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: alxxxxxx9f, Aadhaar No: 67xxxxxxxx3696, Status :Individual, Executed by: Self, Date of Execution: 01/08/2025 , Admitted by: Self, Date of Admission: 01/08/2025 ,Place : Office					

Attorney Details :

S/No	Name	Address	Photo	Finger Print	Signature
1	Tranquil Developers 28/117 Mukundapur, Subarna Vihar Apartment, Flat No: C2/2/1 and 2, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.: axxxxxx1f, Aadhaar No Not Provided, Status :Organization, Executed by: Representative				

Representative Details :

S/No	Name	Address	Photo	Finger Print	Signature
1	Mr Paritosh Shil (Presentant) Son of Late Parimal Chandra Shil Date of Execution - 01/08/2025, , Admitted by: Self, Date of Admission: 01/08/2025, Place of Admission of Execution: Office			 Captured	
			Aug 1 2025 12:47PM	LTI 01/08/2025	01/08/2025
28/117, Mukundapur, Subarna Vihar Apartment, Flat No: C2/2/1 And 2, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: ayxxxxxx8d, Aadhaar No: 48xxxxxxxx3349 Status : Representative, Representative of : Tranquil Developers (as Partner)					

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rahul Dhar Son of Late R Dhar Ajoy Nager, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadebpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075		 Captured	
	01/08/2025	01/08/2025	01/08/2025
Identifier Of Mr Haradhan Sarkar, Mr Paritosh Shil			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Haradhan Sarkar	Tranquil Developers-3.71937 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Haradhan Sarkar	Tranquil Developers-3.71937 Dec
Transfer of property for Sh		
Sl.No	From	To. with area (Name-Area)
1	Mr Haradhan Sarkar	Tranquil Developers-300.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: KHEYADHA-I, Mouza: Mukundapur, Pin Code : 700150

Sl.No	Plot & Khatian Number	Details of Land	Owner Name In English as selected by Applicant
L1	LR Plot No:- 20, LR Khatian No:- 227	Owner:মহারাজ সর্কার, Gurdian:মহারাজ সর্কার, Address:পা, Classification:বাঁধ, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 17, LR Khatian No:- 227	Owner:মহারাজ সর্কার, Gurdian:মহারাজ সর্কার, Address:পা, Classification:বাঁধ, Area:0.04000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 163006257 / 2025

01/08/2025

Certification of Admissibility Under Rule 21 of West Bengal 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.

Representation Under Section 52(A) Rule 22(A) & (B) of West Bengal Registration Rules, 1962

Presented for registration at 12:37 hrs on 01-08-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Paritosh Shil.

Certification of Market Value Under Rule 22(A) of West Bengal Registration Rules, 1962

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 52,97,126/-

Admission of Execution Under Section 58 of West Bengal Registration Rules, 1962

Execution is admitted on 01/08/2025 by Mr Haradhan Sarkar, Son of Late Bejoy Gopal Sarkar, Kendriya Vihar-2, 169 Bedra Nath, Shaklinagar, P.O: Birati, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession Retired Person

Identified by Mr Rahul Dhar, , Son of Late R Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Law Clerk

Admission of Execution Under Section 58 of West Bengal Registration Rules, 1962 (Representative)

Execution is admitted on 01-08-2025 by Mr Paritosh Shil, Partner, Tranquil Developers, 28/117 Mukundapur, Subarna Vihar Apartment, Flat No: C2/2/1 and 2, City:- , P.O:- Kalikapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Identified by Mr Rahul Dhar, , Son of Late R Dhar, Ajoy Nagar, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 632.00/- (E = Rs 600.00/- , H = Rs 28.00/- , M (b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 632.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 44646, Amount: Rs.100.00/-, Date of Purchase: 26/07/2025, Vendor name: JAYDEEP CHATTERJEE


Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
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