

0376/23

I-368/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 708912

Certified that the document is admitted to registration. The signature sheets and endowment sheets attached with document are the part of this document.

District Sub-Registrar
Alipore, South 24 Parganas

13 FEB 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THIS PRESENTS that I, SRI SALIL KUMAR SETH (PAN : AIOPS 0603H/ADHAAR NO. 9572 8233 9652), son of Late Durga Das Seth, by faith Hindu, by occupation- Service, Indian Citizen, residing at 105/1, Dr. G. S. Bose Road, P.O. & P.S. Tiljala, Kolkata - 700 039, Dist. : South 24 Parganas, hereinafter jointly called and referred to as the 'OWNER', am the absolute and lawful Owner of ALL THAT piece and parcel of a plot of landed area measuring about 03 Cottahs 12 Chittacks

39 Sq. Ft. more or less[Net Land Area], lying and / situated in Mouza – Nayabad, Pargana – Khaspur, J.L. No. 25, Touzi No. 56, Sheet No. 2 on portion of R.S. Dag No. 162, R. S. Khatian No. 78, RESA No. 3, together with land and premises with necessary easements at **Municipal Premises No.3768, Nayabad, Ward No. 109, Borough – XII, under P.S. Purba Jadavpur**, at present within the limits of the **Kolkata Municipal Corporation, Assessee No. 311090893456**, in the District of South 24 Parganas, Sub Registry Office at Additional District Sub-Registration office at Sealdah and District Sub Registry offices at Alipore together with all easement attached thereto and butted and bounded as follows :-

ON THE NORTH : By Scheme Plot No. 13

ON THE SOUTH : By 20FT. Wide Black Top Road

ON THE EAST : By Scheme Plot No. 12

ON THE WEST : By Scheme Plot No. 9

more fully and particularly described in the Schedule hereunder written and hereinafter be referred to as '**the said Property**'.

WHEREAS , I, have hardly any time to manage, supervise, administer my aforesaid property, for that reason, I have entered into a Development

Agreement with **(1)SRI PALLAB KUMAR MONDAL(PAN : ASHPM 0950G/AADHAR : 7458 0599 5898)**, son of Sri Kshirod Behari Mondal, by faith Hindu, by Occupation – business, residing at Vill. & P.O. Silinda, P.S. Chakdaha, Dist. Nadia, West Bengal, Pin – 741223 & **(2)SRI GOBINDA MISTRY (PAN : AHQPM 2762C/AADHAR : 6086 1931 0082)**, son of Late Narendra Nath Mistry, by faith - Hindu, Indian Citizen, by occupation - Business, residing at B/3, Nayabad Main Road P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 700 099, under Dist. South 24 Parganas hereinafter called and referred to as the **'DEVELOPER'** on **19/03/2021**, duly registered with the D.S.R. - V, South Parganas and was recorded in Book I, Volume No. 1630-2021, Page from 61762 to 61807, being No. 163001587, for the year 2021, for the purpose of development of my aforesaid Premises and followed up by construction of a new G+III storied Building under the settled terms and conditions as more fully and particularly mentioned therein as per the **sanctioned building Plan No. 2022120106, Br. XII, dated 25.05.2022**, duly obtained by the said Developer after the execution of the said Development Agreement. subsequently the Developer on the strength of the said Development Agreement duly commenced the construction work of Ground and First Floor, ground floor measuring 133.464 Sq. M. equivalent to 1436.606 SQ. FT. more or less, Covered area & First floor measuring 147.852 SQ. M. equivalent to 1591.478 SQ. Ft. more or less Covered area, , in aggregate measuring 281.316 SQ. M. equivalent to 3028.085 Sq. Ft. more or less, Covered area of the said new G+III storied building as per the said **building Plan No. 2022120106, Br. XII, dated 25.05.2022** has been done upto the lintel level till date.

AND WHEREAS due to some changes/modification in the Owner's & Developer's allocation of the said development agreement dated 19.03.2021 amicably, as per the mutually agreed terms and conditions, I have also entered into a Supplementary Development Agreement with (1)SRI PALLAB KUMAR MONDAL(PAN : ASHPM 0950G/AADHAR : 7458 0599 5898), son of Sri Kshirod Behari Mondal, by faith Hindu, by Occupation – business, residing at Vill. & P.O. Silinda, P.S. Chakdaha, Dist. Nadia, West Bengal, Pin – 741223 & (2)SRI GOBINDA MISTRY (PAN : AHQPM 2762C/AADHAR : 6086 1931 0082), son of Late Narendra Nath Mistry, by faith - Hindu, Indian Citizen, by occupation - Business, residing at B/3, Nayabad Main Road P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 700 099, under Dist. South 24 Parganas hereinafter called and referred to as the 'DEVELOPER' on 13 /02/2023, duly registered with the Office of D.S.R. - V, South Parganas and was recorded in Book - I , being No.163000266 , for the year 2023 and as per the mutually agreed terms and conditions of the aforementioned Development Agreement dated 19.03.2021 followed by the said Supplementary Development Agreement dated 13 .02.2023, I have decided to appoint and nominate (1)SRI PALLAB KUMAR MONDAL(PAN : ASHPM 0950G/AADHAR : 7458 0599 5898), son of Sri Kshirod Behari Mondal, by faith Hindu, by Occupation – business, residing at Vill. & P.O. Silinda, P.S. Chakdaha, Dist. Nadia, West Bengal, Pin – 741223 & (2)SRI GOBINDA MISTRY (PAN : AHQPM 2762C/AADHAR : 6086 1931 0082), son of Late Narendra Nath Mistry, by faith - Hindu, Indian Citizen, by occupation - Business, residing at B/3, Nayabad Main Road P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 700 099, under Dist. South 24 Parganas, as my Constituted Attorney/s to do, perform, act and execute all necessary and required activities for the purpose of development of my aforesaid ALL THAT

Satish Kumar Saha

piece and parcel of a plot of landed area measuring about 03 Cottahs 12 Chittacks 39 Sq. Ft. more or less[Net Land Area], together with the R.C.C. structure of Ground & First Floor, in aggregate measuring 281.316 SQ. M. equivalent to 3028.085 SQ. Ft. more or less, covered area, of the said G+III storied building, under construction, lying and / situated in Mouza - Nayabad, Pargana - Khaspur, J.L. No. 25, Touzi No.56, Sheet No. 2 on portion of R.S. Dag No. 162, R. S. Khatian No. 78, RESA No. 3, together with land and premises with necessary easements at **Municipal Premises No.3768, Nayabad, Ward No. 109, Borough - XII, under P.S. Purba Jadavpur**, at present within the limits of the Kolkata Municipal Corporation, Assessee No. 311090893456, in the District of South 24 Parganas, Sub Registry Office at Additional District Sub-Registration office at Sealdah and District Sub Registry offices at Alipore together with all easement attached thereto along with the said sanctioned building Plan No. 2022120106, Br. XII, dated 25.05.2022 of a G+III storied building, which is under construction, upon my said premises.

NOW KNOW YE ALL MEN AND THESE PRESENTS, I, SRI SALIL KUMAR SETH (PAN : AIOPS 0603H/ADHAAR NO. 9572 8233 9652), son of Late Durga Das Seth, by faith Hindu, by occupation- Service, Indian Citizen, residing at 105/1, Dr. G. S. Bose Road, P.O. & P.S. Tiljala, Kolkata - 700 039, Dist. : South 24 Parganas, West Bengal, do hereby Appoint, Nominate and Constitute nominate (1)SRI PALLAB KUMAR MONDAL(PAN : ASHPM 0950G/AADHAR : 7458 0599 5898), son of Sri Kshirod Behari Mondal, by faith Hindu, by Occupation - business, residing at Vill. & P.O. Silinda, P.S. Chakdaha, Dist. Nadia, West Bengal, Pin - 741223 & (2)SRI GOBINDA MISTRY (PAN : AHQPM 2762C/AADHAR : 6086 1931 0082), son of Late Narendra Nath Mistry, by faith

- Hindu, Indian Citizen, by occupation - Business, residing at B/3, Nayabad Main Road P.O. Mukundapur, P.S. Purba Jadavpur, Kolkata - 700 099, under Dist. South 24 Parganas, as my true and lawful **ATTORNEY/S** to act on my behalf, in my name and stead, to do, perform, act and execute all or any of the following act, deed and/or thing in respect of my said property **ALL THAT** piece and parcel of a plot of landed area measuring about **03 Cottahs 12 Chittacks 39 Sq. Ft.** more or less[Net Land Area], together with a R.T.S. measuring about **100 Sq. Ft.** more or less, lying and / situated in Mouza - Nayabad, Pargana - Khaspur, J.L. No. 25, Touzi No. 56, Sheet No. 2 on portion of R.S. Dag No. 162, R. S. Khatian No. 78, RESA No. 3, together with land and premises with necessary easements at **Municipal Premises No.3768, Nayabad, Ward No. 109, Borough - XII, under P.S. Purba Jadavpur**, at present within the limits of the Kolkata Municipal Corporation, Assessee No. 311090893456, in the District of South 24 Parganas, Sub Registry Office at Additional District Sub-Registration office at Sealdah and District Sub Registry offices at Alipore together with all easement attached thereto, along with the said sanctioned building Plan No. 2022120106, Br. XII, dated 25.05.2022 of a new G+III storied building, under construction upon said premises(which is more fully and particularly described in the schedule hereunder and called the 'said property') that is to say:-

1. To look after, manage, control, supervise the said property belonging to me at my Schedule mentioned Premises on my behalf.
2. To contact various authorities of The Kolkata Municipal Corporation (K.M.C.) or any other; Authorities (Govt. or Semi Govt.) like B.L.& L.R.O. in connection with the said property on my behalf.

3. To appear for, to execute, to sign and submit on my behalf and perform, act and to do all necessary and required activities for all purposes and represent us before the concerned Authorities or Govt. Departments as per the requirement on my behalf including The Kolkata Municipal Corporation.
4. To apply, to represent and sign and submit on my behalf to the different Concerned Authorities of The Kolkata Municipal Corporation for the purpose of water connection, Drainage, Sewerage connection, C.E.S.C. for Electricity and other Concerned Authorities for other basic amenities for residential and other purposes for the aforesaid Premises.
5. To receive and give authenticate receipts and discharge for, all and any correspondence which shall come to the hands of the said Attorney/s by virtue of the powers herein, contained which receipts whether given in my name of the said Attorney/s shall exonerate the person.
6. To appear for, to sign and submit on my behalf and represent me before the Board of Revenue, Collector of any District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff and in all Government Offices, Kolkata Municipal Corporation, Kolkata Improvement Trust, Commissioners of any Division in all matters and things relating to my said premises or it's affairs.
7. To appear for and represent me and sign on my behalf in all the Courts, Civil Criminal or revenue, including Labour Tribunals, Original, Revisional or appellate, in any Registration Offices and to sign execute, verify

3. To appear for, to execute, to sign and submit on my behalf and perform, act and to do all necessary and required activities for all purposes and represent us before the concerned Authorities or Govt. Departments as per the requirement on my behalf including The Kolkata Municipal Corporation.
4. To apply, to represent and sign and submit on my behalf to the different Concerned Authorities of The Kolkata Municipal Corporation for the purpose *of water connection, Drainage, Sewerage connection, L.E.S.C. for Electricity and* other Concerned Authorities for other basic amenities for residential and other purposes for the aforesaid Premises.
5. To receive and give authenticate receipts and discharge for, all and any correspondence which shall come to the hands of the said Attorney/s by virtue of the powers herein, contained which receipts whether given in my name of the said Attorney/s shall exonerate the person.
6. To appear for, to sign and submit on my behalf and represent me before the Board of Revenue, Collector of any District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff and in all Government Offices, Kolkata Municipal Corporation, Kolkata Improvement Trust, Commissioners of any Division in all matters and things relating to my said premises or it's affairs.
7. To appear for and represent me and sign on my behalf in all the Courts, Civil Criminal or revenue, including Labour Tribunals, Original, Revisional or appellate, in any Registration Offices and to sign execute, verify

and file complaints, written statements and petitions and also to present appeals in any court and to accept services of all summons, notices and other process of law in respect of the said property.

8. To appoint, engage on my behalf Pleaders, Advocates or Solicitors whenever our said Attorney/s shall think proper to do so and to discharge and for terminate their appointment in respect of the said property.

9. To compromise, compound or withdraw cases or non-suited to refer to arbitration all disputes and differences.

10. To receive all correspondence, communication letters, notices etc. and to reply to all those on my behalf in respect to the aforesaid property.

11. To appear for, to sign on my behalf and submit any modification/renewal/revision and/or alteration of the said sanctioned Building Plan before the Competent Authority of the Kolkata Municipal Corporation, complying all necessary formalities and by paying necessary fees at its' own cost and expenses complying with the terms and conditions of the aforesaid Development Agreement dated 19.03.2021 followed by the said Supplementary Development Agreement dated 13.02.2023.

12. To appear and sign and submit on our behalf and to represent me and to obtain Completion Certificate, Internal & External Drainage

Sanction/permission or any other certificates/permissions from K.M.C. Authority or from any other Government Authority and to sign for delivery of said documents for me and on my behalf.

13. To appear for, sign on my behalf and to represent me to enter into all Agreement For Sale (registered or unregistered) for the absolute Sale of the residential Flats /unit/s or portion/Car Parking Spaces/Parking Spaces out of the Developer's Allocation in terms of the Development Agreement dated 19.03.2021 followed by the said Supplementary Development Agreement dated 13.02.2023 and to cancel or repudiate the same in the said new G+III storied building on my behalf at the K.M.C. Premises No.3768, Nayabad, Ward No. 109, Borough – XII, under P.S. Purba Jadavpur , at present within the limits of the Kolkata Municipal Corporation, Assessee No. 311090893456, in the District of South 24 Parganas, with any intending purchaser/s and to receive the earnest/advance money, balance consideration or full consideration money against such entire property /part or portion as my lawful Constituted Attorney/s in connection with the Developer's Allocation only may deem fit and proper, absolutely at its own discretion and to deposit the same in his business Bank Account.

14. To appear for , sign on my behalf and to execute, admit, appear, present any Deed of Conveyance and represent me before the Addl. Registrar of Assurances, Kolkata, District Sub-Registration Office, Alipore, Addl. District Sub-Registration Office, Sealdah of the Government of West Bengal, having authority to account conveyance or conveyances, sale deed or deeds, instrument or instruments, writing or writings whatsoever so executed as

aforesaid for my name and on my behalf at K.M.C. Premises No.3768, Nayabad, Ward No. 109, Borough – XII, under P.S. Purba Jadavpur , at present within the limits of the Kolkata Municipal Corporation, Assessee No. 311090893456, in the District of South 24 Parganas for the purpose of registration of the same in respect of the said residential units/portions, Car Parking Spaces/Parking Spaces and any other areas or part of it under Developer's Allocation only as mentioned in the aforesaid Development Agreement dated 19.03.2021 followed by the said Supplementary Development Agreement dated 13.02.2023 along with proportionate share of land and other common area as more fully and particularly mentioned in the Schedule herein below and to have the said Conveyance/s Registered as fully and effectually as I could do myself, if personally present.

15. To construct building in terms of the afore-mentioned Development Agreement dated 19.03.2021 followed by the said Supplementary Development Agreement dated 13.02.2023 as per revised sanctioned building plan upon my said Schedule mentioned premises/property as approved by the K.M.C. over my Schedule mentioned property as Developer at its' own cost and expenses on my behalf.

16. To submit or file any application/s, Letter/s, Petition/s, objections to any Government or Semi-Govt. Offices any Police Stations, Fire Brigade and/or any other Public or Private Offices, electric Supply etc. If necessary for the purpose of said Development work over my said Schedule mentioned property and also to swear Affidavit before any 1st. Class Magistrate or Notary

Public and to submit the same to any Offices or Departments as per requirement as my said Attorney/s shall think fit and proper in respect of the said property schedule mentioned.

AND GENERALLY, to do and cause to be done all such acts, deeds and things as my said Attorney/s may think just fit proper, fair and necessary, I hereby give and grant in the premises and agree to allow, ratify and confirm all and whatsoever my said attorney shall do and cause to be done for the purpose of administering and managing my aforesaid property and all matters relating thereof by virtue of these presents in respect of the said property schedule mentioned property.

Lastly, I hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney/s shall carefully do or cause to be done in the particular Premises by virtue of these presents.

AND FURTHER DECLARE that this POWER OF ATTORNEY shall continue till completion of the Development Work on my said property and completion of sale under Developer's Allocation relating to the land with deliver of the possession as provided herein above and in the aforesaid Development Agreement.

SCHEDULE OF THE PREMISES ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of landed area measuring about **03 Cottahs 12 Chittacks 39 Sq. Ft.** more or less[Net Land Area], together with the R.C.C. structure of Ground & First Floor, in aggregate measuring **281.316 SQ. M.** equivalent to **3028.085 SQ. Ft.** more or less, covered area, of the said G+III storied building, under construction, in accordance with the said sanctioned building Plan No. 2022120106, Br. XII, dated 25.05.2022 on the scheduled premise, With Lift facility, lying and / situated in Mouza - Nayabad, Pargana - Khaspur, J.L. No. 25, Touzi No. 56, Sheet No. 2 on portion of R.S. Dag No. 162, R. S. Khatian No. 78, RESA No. 3, together with land and premises with necessary easements at **Municipal Premises No.3768, Nayabad, Ward No. 109, Borough - XII, under P.S. Purba Jadavpur** , at present within the limits of the **Kolkata Municipal Corporation, Assessee No. 311090893456**, in the District of South 24 Parganas, Sub Registry Office at Additional District Sub-Registration office at Sealdah and District Registry offices at Alipore together with all easement attached thereto and butted and bounded as follows :-

ON THE NORTH : By Scheme Plot No. 13

ON THE SOUTH : By 20FT. Wide Black Top Road

ON THE EAST : By Scheme Plot No. 12

ON THE WEST : By Scheme Plot No. 9

IN WITNESS WHEREOF, We, the Executants herein, have hereto set and subscribed our hands and signatures on 13th day of February, 2023 A.D.

SIGNED AND DELIVERED ;

In presence of :

WITNESSES :-

1. *Atin Chatterjee*
39A, Ajanta Road,
Kolkata - 700075.

2. *Uttar Ramdhari*
P.O. - Doltala Ghola
P.S. - Barnipur
Sanku 24 Dargamari
743376

Salil Kumar Seta

SIGNATURE OF THE EXECUTANT

Pallab Kumar Mondal
Godinda Mishra

SIGNATURE OF THE ATTORNEY

ATTESTED BY ME

Salil Kumar Seta

SIGNATURE OF THE EXECUTANT

Drafted and prepared by me :

Smitesh Chatterjee

[SMITESH CHATTERJEE]

ADVOCATE[ENROL. NO. F/976/776/2011]

ALIPORE CRIMINAL COURT, KOL - 27.

Thumb 1st finger middle finger ring finger small finger



Left hand					
Right hand					

Name SALIL KUMAR SETHI

Signature Salil Kumar Sethi



Thumb 1st finger middle finger ring finger small finger

Left Hand					
Right Hand					

Name PALLAB KUMAR MONDAL

Signature Pallab Kumar Mondal

Thumb 1st finger middle finger ring finger small finger



Left Hand					
Right Hand					

Name GOBINDA MISTRY

Gobinda Mistry

Major Information of the Deed

Deed No :	I-1630-00368/2023	Date of Registration	13/02/2023
Query No / Year	1630-8000386013/2023	Office where deed is registered	
Query Date	13/02/2023 1:25:09 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASIM CHAUDHURI Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 7003204740, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 86,48,905/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163000366/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

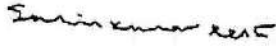
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 3768, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 12 Chatak 39 Sq Ft	1/-	68,47,499/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :					6.2769Dec	1 /-	68,47,499 /-	

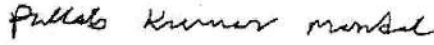
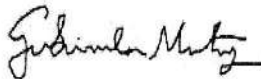
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3028.08 Sq Ft.	1/-	18,01,406/-	Structure Type: Structure
Gr. Floor, Area of floor : 1436.61 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Up to Lintel					
Floor No: 1, Area of floor : 1591.48 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3028.084 sq ft	1 /-	18,01,406 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Salil Kumar Seth Son of Late Durga Das Seth Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	13/02/2023	LTI 13/02/2023	13/02/2023	
105/1 Dr. G. S. Bose Road, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aixxxxxx3h, Aadhaar No: 95xxxxxxxx9652, Status :Individual, Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Pallab Kumar Mondal Son of Late Kshirod Behari Mondal Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	13/02/2023	LTI 13/02/2023	13/02/2023	
Son of Late Kshirod Behari Mondal Silinda, Chakdaha, City:- Not Specified, P.O:- Silinda, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741223 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: asxxxxxx0g, Aadhaar No: 74xxxxxxxx5898, Status :Individual, Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office				
2	Name Mr Gobinda Mistry (Presentant) Son of Late Narendra Nath Mistry Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	13/02/2023	LTI 13/02/2023	13/02/2023	
Son of Late Narendra Nath Mistry B/3 Nayabad, City:- Not Specified, 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.:: ahxxxxxx2c, Aadhaar No: 60xxxxxxxx0082, Status :Individual, Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
NEPAL MONDAL Son of BISWANATH MONDAL UTTAR RAMDHARI, City:- , P.O:- DOLTALAGHOLA, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743376			
	13/02/2023	13/02/2023	13/02/2023
Identifier Of Mr Salil Kumar Seth, Mr Pallab Kumar Mondal, Mr Gobinda Mistry			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Salil Kumar Seth	Mr Pallab Kumar Mondal-3.13844 Dec,Mr Gobinda Mistry-3.13844 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Salil Kumar Seth	Mr Pallab Kumar Mondal-1514.04200000 Sq Ft,Mr Gobinda Mistry-1514.04200000 Sq Ft

Endorsement For Deed Number : I - 163000368 / 2023

On 13-02-2023

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 13:35 hrs on 13-02-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Gobinda Mistry , one of the Claimants.

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 86,48,905/-

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

Execution is admitted on 13/02/2023 by 1. Mr Salil Kumar Seth, Son of Late Durga Das Seth, 105/1 Dr. G. S. Bose Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service, 2. Mr Pallab Kumar Mondal, Son of Late Kshirod Behari Mondal, Silinda, Chakdaha, P.O: Silinda, Thana: Chakdaha, , Nadia, WEST BENGAL, India, PIN - 741223, by caste Hindu, by Profession Business, 3. Mr Gobinda Mistry, Son of Late Narendra Nath Mistry, B/3 Nayabad, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Indetified by NEPAL MONDAL, , , Son of BISWANATH MONDAL, UTTAR RAMDHARI, P.O: DOLTALAGHOLA, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743376, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 23742, Amount: Rs.50.00/-, Date of Purchase: 18/01/2023, Vendor name: Subhankar Das


Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 11368 to 11388

being No 163000368 for the year 2023.



Suman

Digitally signed by Suman Basu
Date: 2023.02.17 12:56:06 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2023/02/17 12:56:06 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)