

11/9/24

I-11591/24

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 154497

15/07/24
G 8/1865097/24

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

District Sub-Register (3) .
Alipore, South 24-parganas

15 JUL 2024

DEVELOPMENT POWER OF ATTORNEY

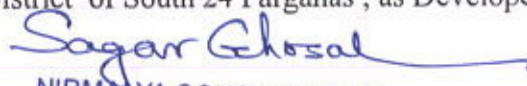
KNOW ALL MEN BY THESE PRESENTS THAT, We, 1) MR. BHASKAR KUMAR SEN, having PAN:BOBPS6249K, Aadhaar No. 3328 9054 5967 , son of Late Kamal Kumar Sen, by faith Hindu, by occupation - Business, now residing at P-12, Senhati Colony, Post Office and Police Station -Behala , Kolkata-700034, in the District of South 24 Parganas and 2) SMT. ARATI MONDAL , PAN No. BUOPM3086P , Aadhaar No. 6449 2154 3751 daughter of Late Arjun Das , by faith - Hindu, by nationality - Indian, by occupation - Housewife , residing at 387, Dr. Akhya Pal Road , Police Station and Post Office - Behala, Kolkata - 700 034, In the District of South 24 parganas, hereinafter referred to as PRINCIPALS , SEND GREETINGS.

Sagar Ghosal

NIRMALYA CONSTRUCTION
As The Constituted Attorney
For & On Behalf Of
BHASKAR KUMAR SEN
ARATI MONDAL

WHEREAS We, 1) **MR. BHASKAR KUMAR SEN**, having PAN:BOBPS6249K, Aadhaar No. 3328 9054 5967 , son of Late Kamal Kumar Sen, by faith Hindu, by occupation - Business, now residing at P-12, Senhati Colony, Post Office and Police Station -Behala , Kolkata-700034, in the District of South 24 Parganas and 2) **SMT. ARATI MONDAL** , PAN No. BUOPM3086P , Aadhaar No.. 6449 2154 3751 , daughter of Late Arjun Das , by faith - Hindu, by nationality - Indian, by occupation - Housewife , residing at 387, Dr. Akhya Pal Road , Police Station and Post Office - Behala, Kolkata - 700 034, In the District of South 24 parganas, are the Owners in respect of **ALL THAT** piece and parcel of bastu land measuring area about **5(Five) Cottahs 8(Eight) Chittaks 02(Two) Square Feet** be the same a little more or less together with one brick built cemented flooring two storied structure measuring area about 1000 square feet (500 Sqft. on the ground floor and 500 Sqft. on the First floor) more or less AND brick built tile shed cemented flooring structures measuring area about 1000 Square feet more or less standing thereon situate and lying at Mouza - Mamudpur , Pargana : Magura , J.L No. 7, Touzi No: 23,26 ,32 and 411, R.S No. 195,comprising **Dag No. 67 and 68/334** , under previous Khatian No: 114,previous L.R. Khatian No. 714,715, at present L.R. Khatian No. 761 and 616, being **Municipal Premises No. 01, Satyen Roy Road, under ward No.120, Assessee No. 411201202910** , within the jurisdiction of **The Kolkata Municipal Corporation , Kolkata-700034, Police Station - Behala, Additional District Sub-registrar office at Behala , District Sub-registrar office at Alipore , in the District of South 24 Parganas,, and absolutely seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of bastu land measuring area about **5(Five) Cottahs 8(Eight) Chittaks 02(Two) Square Feet** be the same a little more or less together with structure, which is free from all encumbrances, attachments liens, lispdens, acquisition, requisition and whatsoever nature hereinafter called and referred to as "**SAID PREMISES**" and more fully and particularly described in the **SCHEDULE** hereunder written.**

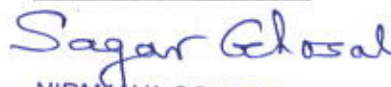
AND WHEREAS for the purpose of Development of the said premises by and under a Registered DEVELOPMENT AGREEMENT was made on this day i.e15th..... day of July , 2024 referred to as Said Agreement by and BETWEEN 1) **MR. BHASKAR KUMAR SEN**, having PAN:BOBPS6249K, Aadhaar No. 3328 9054 5967 , son of Late Kamal Kumar Sen, by faith Hindu, by occupation - Business, now residing at P-12, Senhati Colony, Post Office and Police Station -Behala , Kolkata-700034, in the District of South 24 Parganas and 2) **SMT. ARATI MONDAL** , PAN No. BUOPM3086P , Aadhaar No.. 6449 2154 3751 daughter of Late Arjun Das , by faith - Hindu, by nationality - Indian, by occupation - Housewife , residing at 387, Dr. Akhya Pal Road , Police Station and Post Office - Behala, Kolkata - 700 034, In the District of South 24 parganas,, as Owners of the said premises of the **FIRST PART** and **M/S NIRMALYA CONSTRUCTION** a proprietorship firm having its office at P/5, Senhati Colony , Police Station : Behala ,Kolkata -700034 represented by its sole proprietor **SHRI SAGAR GHOSAL** , having PAN : BBRPG9204K , Aadhaar No. 4219 5552 8178, date of birth: 09/05/1977,son of Late Suprakash Ghosal, by faith Hindu, by occupation - Business , residing at - P/5, Senhati Colony , Police Station : Behala ,Kolkata -700034, in the District of South 24 Parganas , as Developer of the **SECOND**


NIRMALYA CONSTRUCTION
As The Constituted Attorney
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PART, the owners have authorized the NIRMALYA CONSTRUCTION to develop and construct Multistoried building after demolishing existing structure in accordance with the plan to the proper approval and sanctioned by The Kolkata Municipal Corporation as required under the land, upon the said premises morefully described with SCHEDULE hereunder written and on the basis of the terms and conditions mentioned in the said agreement and whereas in the aforesaid agreement dated ...15th day of July , 2024, which was registered in the Office of District Sub- Registrar-III at Alipore and recorded in Book no. I being No 1603 | | 577 for the Year 2024. and the parties herein also paid the Assessed Stamp duty for the said Development Agreement.

AND WHEREAS in the terms of the said registered Development Agreement and for the purpose for construction , erection and completion of the said Building at the said Premises and for taking all appropriate steps measures as are necessary or expedient it has become expedient on our part to appoint , nominate and constitute our lawful Constitute Attorney to do the needful job and activities and look after manage freely, for that reason We have decided to execute this " DEVELOPMENT POWER OF ATTORNEY" in favour of any reliable person and in pursuant thereto and in furtherance, thereof, We the Principals do hereby nominate, appoint and constitute SHRI SAGAR GHOSAL , having PAN : BBRPG9204K , Aadhaar No. 4219 5552 8178, date of birth: 09/05/1977, son of Late Suprakash Ghosal, by faith Hindu, by occupation – Business , residing at – P/5, Senhati Colony , Police Station : Behala ,Kolkata -700034, in the District of South 24 Parganas ,sole proprietor of NIRMALYA CONSTRUCTION a proprietorship firm having its office at P/5, Senhati Colony , Police Station : Behala ,Kolkata -700034 as our true and lawful Attorney to act for on behalf of Principals and do all or any of the acts, deeds, perform cause to the done matters and things hereinafter stated.

KNOW ALL MEN BY THESE PRESENTS WITNESSETH, We 1) MR. BHASKAR KUMAR SEN, having PAN:BOBPS6249K, Aadhaar No. 3328 9054 5967 , son of Late Kamal Kumar Sen, by faith Hindu, by occupation - Business, now residing at P-12, Senhati Colony, Post Office and Police Station -Behala , Kolkata-700034, in the District of South 24 Parganas and 2) SMT. ARATI MONDAL , PAN No. BUOPM3086P , Aadhaar No.. 6449 2154 3751 daughter of Late Arjun Das , by faith – Hindu, by nationality – Indian, by occupation – Housewife , residing at 387, Dr. Akhya Pal Road , Police Station and Post Office – Behala, Kolkata – 700 034, In the District of South 24 parganas do hereby nominate and/or appoint and/or empower SHRI SAGAR GHOSAL , having PAN : BBRPG9204K , Aadhaar No. 4219 5552 8178, date of birth: 09/05/1977, son of Late Suprakash Ghosal, by faith Hindu, by occupation – Business , residing at – P/5, Senhati Colony , Police Station : Behala ,Kolkata -700034, in the District of South 24 Parganas ,sole proprietor of NIRMALYA CONSTRUCTION a proprietorship firm having its office at P/5, Senhati Colony , Police Station : Behala ,Kolkata -700034 and/or appoint and/or empower hereinafter and/or referred to as 'the "SAID ATTORNEY" TO BE THE TRUE AND lawful


NIRMALYA CONSTRUCTION
As The Constituted Attorney
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ARATI MONDAL

Attorney on behalf of the Principals to do all or any of the following acts, deeds, matter and things that are to say:-

1. To supervise, manage and conduct all sorts of administration in respect of the said premises hereinafter stated in the Schedule hereto and to handle all sorts of matters, letters and correspondences arising in course of or in relation to matter concerning of the Said premises.

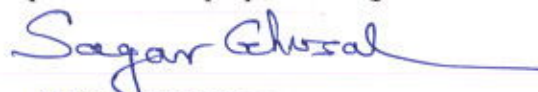
2. To prepare , modification and any addition or alteration of building plan on the land of the said premises after demolishing the existing structure through competent person to sign on the said building plan and any addition or alteration plan on behalf of the Principals and modification thereof and all drawings and specification and all other papers and documents, declaration, Boundary Declaration, non eviction of tenant declaration , spaces Gift to K.M.C etc. as will be necessary for obtaining sanction of the said building plan/ amended building plan/ modified/ rectified or any revision thereof from the Kolkata Municipal Corporation and to apply for and to deposit necessary fee or fees and to collect and receive such plan after sanction from the Municipal authorities on behalf of the Principals .

3. To plan design work manage control and supervise the all sorts of the works of the said premises and to engage plan makers, designers, architects, engineers for the said purpose in terms of the said building plan.

4. To enter upon the said premises along with others for the purpose of taking measurements and for the purpose of commencing constructing work on the said premises and for that purpose to demolish the existing structures standing on the said premises in terms of the said Agreement and not otherwise.

5. To enter into Agreement for sale, lease, Gift, Deed of Conveyance, mortgage with the prospective parties relating to Developer's Allocation as mentioned in the said Agreement of the building to be constructed on the Said Premises together with undivided proportionate share of land and common facilities and to sign all papers and documents as the Said Attorney deem fit and proper and to receive earnest and final consideration money from the prospective parties.

6. To sign execute present on our behalf, such as deed or deed of conveyances, lease, gift, mortgage in respect of any part or portion of the said premises inclusive of flats,shops, Car parking Space and other space/ spaces relating to Developer's Allocation as mentioned in the said Agreement of the said building to be constructed together with undivided proportionate share of land and common facilities for registration before any Registrar, Sub-Registrar, Additional Registrar of Assurance or any registering authority or authorities and to admit the execution thereof authorities on behalf of the Principals and to do all necessary acts and deeds required for the purpose of registration of the said documents and



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NIRMALYA CONSTRUCTION
As The Constituted Attorney
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ARATI MONDAL

to receive any consideration from the parties or to his/her/their nominee or nominees or assignee or assignees.

7. To appear before any State Government or Central Government offices, B.L.L.R.O. Notary Public, Inspection General of Registration, District Registrar or Sub-Registrar, Registrar of Assurance of Kolkata, Additional Registrar of Assurances of Kolkata or other Officer or Authority having jurisdiction in that behalf and there present for Registration and acknowledge and register all deeds, instrument and writings executed, signed by the Said Attorney under authority of these present or which the Principal could present for registration and to admit the execution thereof and to do all other acts and deeds in that behalf as may be or to and to Said Attorney may same necessary expedient and proper.

8. To carry on correspondence with all concerned Authorities and bodies including the Government of West Bengal or Central Government in all its Departments, Calcutta Municipal Corporation and other concerned Authorities on behalf of the Principal as will be deemed necessary and expedient by the Said Attorney.

9. To appear and represent Principals before all concerned Authorities or any person or persons as may be necessary in connection with the development of the said premises in terms of the said Agreement.

10. To appoint or discharge from time to time Architect, Structural Consultant/ Engineers, Contractors and other personnel and workmen for carrying out the development of the said premises as also construction of building thereon and to pay his fees, consideration moneys, salaries, and/or wages from her own money and Principal shall have no liability for the same.

11. To pay various deposits and payments to The Kolkata Municipal Corporation and other concerned Authorities as may be necessary for the purpose of carrying out the development and construction of the said building from her own money and to claim refund of such deposits as paid by the said Attorney and to give valid and effectual receipts authorities on behalf of the Principal in connection with refund of such deposits. To approach the Engineer, City Architect/ Engineer and Authorities and officers of The Kolkata Municipal Corporation for the purpose of obtaining various permissions and other services, connections including water connection for carrying out and completing the development of the said premises and construct the development of the said premises and construction of building/s thereon and also to obtain water connection and service connection to the building constructed in terms and condition of the said agreement .

12. To execute paper/ document in favour of the Calcutta Electric Supply Corporation and other concerned Authorities for obtaining electric power for the said premises and the building to be constructed thereon.



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NIRMALVA CONSTRUCTION
As The Constituted Attorney
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ARATI MONDAL

13. To make necessary representation including filling of complaints and appeals before the Assessor and collectors, The Kolkata Municipal Corporation and other concerned Authorities in regard to the fixation of marketable value in respect of the building/s on the said premises and/ or any portion thereof by the Assessor or Collector, The Kolkata Municipal Corporation.

14. To do all other acts, deeds, matters and things in respect of the said premises described in the Schedule hereunder written and in consonance with the terms as mentioned in the Agreement for development and construction of the proposed building including to represent before and correspond with The Kolkata Municipal Corporation and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said premises in our name and on our behalf as may be deemed necessary and expedient by the said Attorney.

To give such letters and writings and/or undertakings as may be required from time to time by The Kolkata Municipal Corporation and/or other concerned authorities for the purpose of carrying out the development work in respect of the premises as also in respect of the construction work of the building thereon and also for obtaining occupation and/or completion certificate in respect of the said buildings or any part or parts thereof.


15. To make application and submit the amended new building plans to The Kolkata Municipal Corporation including all its Departments or any other Authorities for the purpose of getting the building plans, I.O.D. and commencement certificate sanctioned and/ or revalidated and to give such other applications writings, undertakings as may be required for the purpose of the development and construction of the said premises.

16. To negotiate with any adjacent plot owner/s to amalgamate with the said premises as may be required for the purpose of the development and construction of the Said Premises.

17. To make applications for water connection, electric supply and other incidental requirements this may be required for the development/ construction of the said premises.

To approach the Government of West Bengal in all its Departments as also Kolkata Municipal Corporation and in all other concerned authorities for the purpose of obtaining necessary "no objection" Certificate and/or permission and/ or sanction in regard to the carrying out the construction of the said building and completion thereof and for obtaining occupation and completion certificate in connection with the said proposed building.

18. To negotiate, on terms for entering into agreement for sale with any intending purchaser or purchasers relating to the said Premises inclusive of flats, units, space together with undivided proportionate share of land and other spaces except Principal's allocation or


NIRMALYA CONSTRUCTION
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ARATI MONDAL

units of the proposed building and to sign all papers and documents as the said Attorney deem fit and proper and to receive earnest money from the prospective parties.

To make applications for water connection, electric supply and other incidental requirements this may be required for the development/ construction of the said premises.

19. To negotiates on terms for entering into agreement for sale with any intending purchaser or purchasers relating to the said Premises inclusive of flats, Car parking Space and other space/ spaces units together with undivided proportionate share of land and other spaces except Principal's allocation or units as mentioned in the said Agreement of the proposed building and to sign all papers and documents as the said Attorney deem fit and proper and to receive earnest money from the prospective parties.

20. To execute and enter into any register agreement or agreements for sale, Deed of Conveyance of apartment/ apartments or flats, shops, car parking space, space including undivided proportionate share of land and common facilities of Schedule property in respect of Developer allocation as mentioned in the Said Agreement dated 15th day of July, 2024, of the said building to be constructed thereon at such price and/or such terms and conditions in the name of the Developer firm on our behalf as our said Attorney may in his absolute discretion think fit and proper and to receive advance amount or full consideration Price from the intending Purchaser/ Purchasers.

21. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as the Principals could do.

AND the PRINCIPALS HEREBY AGREE to rectify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND We HEREBY DECLARE that the PRINCIPALS shall not do anything inconsistent with the Power of Attorney.

The instant Development Power of Attorney shall remain in force and/or valid so long the said Agreement as aforesaid subsists and/or continues.

SCHEDULE
(SAID PREMISES)

ALL THAT piece and parcel of bastu land measuring area about 5(Five) Cottahs 8(Eight) Chittaks 02(Two) Square Feet be the same a little more or less together with one brick built cemented flooring two storied structure measuring area about 1000 square feet (500 Sqft. on the ground floor and 500 Sqft. on the First floor) more or less AND brick built tile shed cemented flooring structures measuring area about 1000 Square feet more or less standing thereon situate and lying at Mouza - Mamudpur, Pargana : Magura, J.L No. 7, Touzi No: 23,26,32 and 411, R.S No. 195, comprising Dag No. 67 and 68/334, under previous Khatian No: 114, previous L.R. Khatian No. 714,715, at present L.R.

Sagar Ghosal
NIRMALYA CONSTRUCTION
As The Constituted Attorney
For & On Behalf Of
BHASKAR KUMAR SEN
ARATI MONDAL

Khatian No. 761 and 616, being Municipal Premises No. 01, Satyen Roy Road, under ward No.120, Assessee No. 411201202910 , within the jurisdiction of The Kolkata Municipal Corporation , Kolkata-700034, Police Station - Behala, Additional District Sub-registrar office at Behala , District Sub-registrar office at Alipore , in the District of South 24 Parganas, , which is butted and bounded as follows :-

ON THE NORTH :: 15'7" ft wide road maintained by K.M.C.
ON THE SOUTH :: Property of Biswanath Das
ON THE EAST :: Property of Tarapada Sardar and Sankari Mondal
ON THE WEST :: Property of Ramani Mukherjee

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective signature on this 15th day of July, 2024 .

SIGNED, SEALED AND DELIVERED
By the PARTIES in the presence of :-

1. Nirmalya Ghosal.

Son of Sagar Ghosal . 2)
P-5, Senhali Colony
Behala Kolkata-34.

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1) Bhaskar KUMAR SEN



১৫৬০১৫ ২৫০০

by the pen of
LTI of Arati Mondal

(Signature of the EXECUTANTS / PRINCIPALS)

I ACCEPT THIS POWER WITH GRATITUDE.

Nirmalya Construction

Sagar Ghosal .

SIGNATURE OF THE ATTORNEY

Drafted by me :

Sudipta Basak

SUDIPTA BASAK

Advocate,

Alipore Judges Court.

Kolkata - 700027

Mobile no. 9433098208

Enrolment No. WB. 518/2002

Computer printed by:

Print & Graphics, Kolkata-700038.

Sagar Ghosal

NIRMALYA CONSTRUCTION

As The Constituted Attorney

For & On Behalf Of

BHASKAR KUMAR SEN

ARATI MONDAL



	Thumb	1 st finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME BHASKAR KUMAR SEN.

SIGNATURE BhaskarKumarSen



	Thumb	1 st finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME ARATI MONDAL by the ren of ১৬৬১৫ ৯৫০৯ LTI of ARATI MONDAL

SIGNATURE



	Thumb	1 st finger	Middle finger	Ring finger	Little finger
LEFT HAND					
RIGHT HAND					

NAME SAGAR GHOSAL

SIGNATURE Sagar Ghosal

Sagar Ghosal

NIRMALYA CONSTRUCTION
As The Constituted Attorney
For & On Behalf Of
BHASKAR KUMAR SEN
ARATI MONDAL



Major Information of the Deed

Deed No :	I-1603-11591/2024	Date of Registration	15/07/2024
Query No / Year	1603-8001865097/2024	Office where deed is registered	
Query Date	15/07/2024 11:28:20 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SUDIPTA BASAK Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433098208, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,07,07,440/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160311577/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satyen Roy Road, Road Zone : (James Long Sarani -- Rest) , , Premises No: 01, , Ward No: 120 Pin Code : 700034

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	5 Katha 8 Chatak 2 Sq Ft		96,57,440/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				9.0796Dec	0 /-	96,57,440 /-	



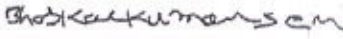


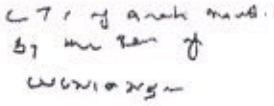
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	0/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	1000 Sq Ft.	0/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2000 sq ft	0 /-	10,50,000 /-	

Sagar Ghosal

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ARATI MONDAL



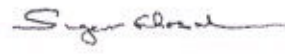
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BHASKAR KUMAR SEN Son of Late KAMAL KUMAR SEN Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office	Photo 	Finger Print  Captured LTI 15/07/2024	Signature  15/07/2024
P-12, SENHATI COLONY, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: BOxxxxxx9K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office				
2	Name Smt ARATI MONDAL Daughter of Late ARJUN DAS Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office	Photo 	Finger Print  Captured LTI 15/07/2024	Signature  15/07/2024
387, DR. AKHYA PAL ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: BUxxxxxx6P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office				




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NIRMALYA CONSTRUCTION P/5, SENHATI COLONY, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 , PAN No.:: BBxxxxxx4K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri SAGAR GHOSHAL (Presentant) Son of Late SUPRAKASH GHOSHAL Date of Execution - 15/07/2024, , Admitted by: Self, Date of Admission: 15/07/2024, Place of Admission of Execution: Office	 <small>Jul 15 2024 11:38AM</small>	 Captured <small>LTI 15/07/2024</small>	 <small>15/07/2024</small>
P/5,SENHATI COLONY, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BBxxxxx4K,Aadhaar No Not Provided Status : Representative, Representative of : NIRMALYA CONSTRUCTION (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUDIPTA BASAK Son of Mr H P BASAK ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 <small>15/07/2024</small>	 Captured <small>15/07/2024</small>	 <small>15/07/2024</small>
Identifier Of Mr BHASKAR KUMAR SEN, Smt ARATI MONDAL, Shri SAGAR GHOSHAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr BHASKAR KUMAR SEN	NIRMALYA CONSTRUCTION-4.53979 Dec
2	Smt ARATI MONDAL	NIRMALYA CONSTRUCTION-4.53979 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr BHASKAR KUMAR SEN	NIRMALYA CONSTRUCTION-500.00000000 Sq Ft
2	Smt ARATI MONDAL	NIRMALYA CONSTRUCTION-500.00000000 Sq Ft

Transfer of property for S2

SI.No	From	To. with area (Name-Area)
1	Mr BHASKAR KUMAR SEN	NIRMALYA CONSTRUCTION-500.00000000 Sq Ft
2	Smt ARATI MONDAL	NIRMALYA CONSTRUCTION-500.00000000 Sq Ft

Sagar Ghoshal

NIRMALYA CONSTRUCTION
As The Constituted Attorney
For & On Behalf Of
BHASKAR KUMAR SEN
ARATI MONDAL

Endorsement For Deed Number : I - 160311591 / 2024

On 15-07-2024

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 11:31 hrs on 15-07-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri SAGAR GHOSHAL ..

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 1,07,07,440/-

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

Execution is admitted on 15/07/2024 by 1. Mr BHASKAR KUMAR SEN, Son of Late KAMAL KUMAR SEN, P-12, SENHATI COLONY, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business, 2. Smt ARATI MONDAL, Daughter of Late ARJUN DAS, 387, DR. AKHYA PAL ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife

Identified by Mr SUDIPTA BASAK, , Son of Mr H P BASAK, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-07-2024 by Shri SAGAR GHOSHAL, SOLE PROPRIETOR, NIRMALYA CONSTRUCTION, P/5, SENHATI COLONY, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034

Identified by Mr SUDIPTA BASAK, , Son of Mr H P BASAK, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 23583, Amount: Rs.50.00/-, Date of Purchase: 26/06/2024, Vendor name: S DAS

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 303192 to 303206
being No 160311591 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.07.15 18:24:36 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 15/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

Sagar Ghosal

NIRMALYA CONSTRUCTION
As The Constituted Attorney
For & On Behalf Of
BHASKAR KUMAR SEN
ARATI MONDAL