

122/2019

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T-00107/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 272784

R-1-5692/19

...  
 returned to registration. The  
 signature sheet / sheets & the  
 endorsement sheet / sheets  
 attached with this document  
 are the part of the document.

*[Signature]*  
 Additional District Sub-Registrar  
 Sodepur North 24 Parganas

18 JAN 2019

DEVELOPMENT POWER OF ATTORNEY

*[Small circular stamp]*

1226.100/ - 16/11/2018  
Debanjan Daswami  
Advocate Sealdah Civil

11. 11. 18

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11. 11. 18



Additional District Sub-Registrar  
Sealdah, North 24 Parganas  
11.8 JAN 2019

Sudepta Paul  
Rudra B. M. P.

1) SRI PIJUSH BANERJEE.

PAN :- AGBPB3257F

Son of late Bhupendra Kumar Bandyopadhyay,

by faith -Hindu, Nationality -Indian,

Occupation - Service,

residing at 122/178, Regent Park, Rahara, P.S-Khardah, Dist-  
North 24 Parganas, Kolkata-700118,

2) SRI BISWANATH BANERJEE.

PAN : AYTPB1626N,

3) SRI SOMENATH BANERJEE.

PAN : AYTPB1627P,

Both are sons of Late Dhirendra Kumar Bandyopadhyay ,

Both are by faith - Hindu, by Nationality - Indian,

By occupation - Retired and Service respectively,

Residing at - 123/179/B, Regent Park , P.O. Rahara, P.S. Khardah,  
District - North 24 Parganas, Kolkata - 700118,

**SEND GREETINGS: -**

**WHEREAS** originally Dhirendra Kumar Bandyopadhyay, Nagendra Kumar Bandyopadhyay and Bhupendra Kumar Bandyopadhyay were the owners of the Bastu land measuring 9 (nine) Cottaks 4 (four) Chittaks 13 (thirteen) Sq.ft. which is lying and situated at Mouza : Kerulia, J.L. No. 5, Re.Su. No. 11, Touzi No. 172, comprised in C.S. Khatian No. 131 under Dag No. 243 corresponding to R.S. Dag No. 243/391 in P.S. Khardah, A.D.S.R.O. Sodepur and previously Barrackpore, within District North 24 Parganas under Khardah Municipality.

**AND WHEREAS** the aforesaid owners purchased the said land from the previous owner Pankaj Bhusan Mukhopadhyay by registered Deed of Sale in form of Bangla Saf Bikroy Kobala on 13-03-1953 and the same was

recorded in Book No. 1, Volume No. 14, Pages 162 to 166, being No. 1057 for the year 1953.

**AND WHEREAS** the said Parties have agreed to partition the above mentioned property described in Schedule 'A' amongst themselves and for such purpose they have agreed to divide the property in 3 (three) parts. **FIRST PART** (Dhirendra Kumar Bandyopadhyay) comprising an area 2 (two) Cottah 5 (five) Chittaks 28 (twenty eight) sq.ft. with dilapidated structure thereon, more fully described in the Schedule 'B' and the **SECOND PART** (Nagendra Kumar Bandyopadhyay) comprising an area 3 (three) Cottahs 1 (one) Chittaks 19 (nineteen) sq.ft. more fully described in the Schedule 'C' and the **THIRD PART** (Bhupendra Kumar Bandyopadhyay) comprising an area 3 (three) Cottahs 13 (thirteen) Chittaks 13 (thirteen) sq.ft. with dilapidated structure thereon more fully described in the Schedule 'D', as per the aforesaid partition Deed.

**AND WHEREAS** the aforesaid Deed of Partition (Bengali Bontan Patra Nama) duly registered on 28-02-1973 and the same was recorded in Book No. 1, Volume No. 22, Pages 83 to 88, being No. 753 for the year 1973. After being partitioned, all the aforesaid owner/s mutated their names and possession in books and records of Local Municipality and the Department of B.L. & L.R.O. separately.

**AND WHEREAS** said Bhupendra Kumar Bandyopadhyay, since deceased, made a Bengali Danpatra Dalil (Deed Of Gift) in favour of his one son Sri Pijush Banerjee, the present Owner No. 1 herein. This Deed was duly Registered at the office of A.D.S.R. Barrackpore on 24/11/2010 and the same was recorded in Book No. 1, Volume No. 42, Pages 1399 to 1414, being No. 12088 for the year 2010.

**AND WHEREAS** After the above activities made by the said Bhupendra Kumar Bandyopadhyay, since deceased, his son Sri Pijush Banerjee, got his full title, interest and control over 3 kattah 13 Chittak 13 Sq. Ft. Land with two storied building of More or Less, 1488 Sq.Ft. pucca (825 Sq.Ft. in the Ground and 663 Sq.Ft. in the 1<sup>st</sup> Floor thereon) with RTS structure of 487 Sq.Ft. (more or less) thereon. The said Sri Pijush Banerjee, after became the absolute owner, mutated his name in the office of Khardah Municipality and BL & LRO and recorded under R.S. Khatian No. 313, R.S. Dag No. 243/391 in Corresponding to L.R.Dag No. 298 under L.R. Khatian No. 673 of Mouza- Kerulia. The aforesaid Property is



recorded as, Municipal Holding no. 122/178, Regent Park, under jurisdiction of Khardah Municipality, Ward No. 05 (Old-19).

**AND WHEREAS** on the other hand, said Dhirendra Kumar Bandyopadhyay, died intestate on 17-01-1998 and his wife Nirmala Banerjee died intestate on 05-08-2002 leaving behind three sons namely **SRI BISWANATH BANERJEE, SRI JAGANNATH BANERJEE and SRI SOMENATH BANERJEE** and only daughter **SMT. RINA MUKHERJEE @ MINA RANI MUKHERJEE** as their only legal heirs and successors in respect of the above referred property which is identified and known as 179 Regent Park under Ward No. 5 (new) and 19 (old) of Khardah Municipality having undivided 1/4th share each.

**AND WHEREAS** said Rina Mukherjee @ Mina Rani Mukherjee executed a Deed of Gift at the A.D.S.R.O. Sodepur on Deed No. 1-152405591 for the year 2018 on the date of 25/09/2018. By that Deed of Gift, She gifted her undivided 1/4th share with her all right title and interest of and on the aforesaid property i.e. Undivided 0 Cottahs 9 Chittaks 18.25 Sq.ft. absolutely to her three full blooded brothers jointly. After the said Deed of Gift **SRI BISWANATH BANERJEE, SRI JAGANNATH BANERJEE and SRI SOMENATH BANERJEE** are the absolute joint owners of 2 (two) Cottah 5 (five) Chittaks 28 (twenty eight) sq.ft. with two storied 1430 Sq.Ft. structures thereon and since then to till date the parties herein have been jointly enjoying the same property with absolute right, title and interest without any interruption from any corner.

**AND WHEREAS** the said Parties (**SRI BISWANATH BANERJEE, SRI JAGANNATH BANERJEE and SRI SOMENATH BANERJEE**), have agreed to partition the above mentioned property of 2 (two) Cottah 5 (five) Chittaks 28 (twenty eight) sq.ft. with two storied 1430 Sq.Ft. structures thereon amongst themselves and for such purpose they have agreed to divide the property in 2 (two) parts through a Deed of Partition.

**AND WHEREAS** the aforesaid Deed of Partition duly registered on 25-09-2018 and the same was recorded in Book No. 1, Volume No. 1524-2018, Pages 178668 to 178696, being No. 152405594 for the year 2018.

In that Deed of Partition, **FIRST PART (SRI BISWANATH BANERJEE, and SRI SOMENATH BANERJEE)**, were jointly get their right, Title and interest over the area, comprising an area 01 (one) Cottah 02 (two) Chittaks 27 (twenty seven) sq.ft. more or less with dilapidated structure

measuring 480 sq.ft. covered area more or less on Ground Floor, morefully described in the Schedule 'B', thereon.

AND WHEREAS by dint of above mentioned Partition Deed, the said SRI BISWANATH BANERJEE and SRI SOMENATH BANERJEE, jointly has got 01 (one) Cottah 02 (two) Chittaks 27 (twenty seven) sq.ft. more or less with dilapidated structure measuring 480 sq.ft. covered area more or less on Ground Floor, and holds his/their absolute possession, right, title, interest over the said piece of land with building. Which is recorded in the books and records of Khardah Municipality, Ward No.-05, being Holding No. 123/179/B, Regent Park, khardah and in the BL & LRO in LR Khatian No. 377 in L.R Dag No. 298 of Mouza- Kerulia.

AND WHEREAS, the present land owners being the absolute owner comprising of land admeasuring about 4 Cottahs 15 Chittaks 40 Sq.Ft. (03 Kattah 13 Chittak 13 Sq.Ft.+ 01 cottahs 02 Chittak 27 Sq.Ft.) be the same or little more or less with more or less Pucca 1305 Sq.Ft. at the Ground Floor and 663 Sq.Ft. at the 1st Floor, and more or less 487 Sq.Ft. RTS construction thereon; as per L.R. records of BL & LRO, which is lying and situate at Mouza : Kerulia, J.L. No. 5, Re.Su. No. 11, Touzi No. 172, comprised in C.S. Khatian No. 131 under Dag No. 243 corresponding to R.S. Dag No. 243/391 & L.R. Dag No.298 under corresponding L.R. Khatian No- 673 & 377, P.S. Khardah , ADSRO - Sodepur ( formerly Barrackpore) under Khardah Municipality , ward no -5, Holding no-122/178 Regent Park and 123/179/B, Regent Park, Amulgamated Holding No. 122/178, Rēgent Park, Dist- North 24 Parganas and thus seized and possessed otherwise well sufficiently as owners by mutated their name in the office of Khardah Municipality and BL & LRO and pay the Rent & taxes regularly, which is hereinafter called and referred as the SAID PROPERTY.

AND WHEREAS we the Executants herein have entered into a registered Development Agreement, which was duly executed on 08/01/2019 and registered at A.D.S.R.O. Sodepur, being Deed No. I- 152400105/2019, with the Developer "PIONEER ASSOCIATES" , a Partnership Firm under Indian Partnership Act,

*Prajit Kumar*

*[Signature]*

having its registered office at 12/A/1/35 Shreyasi Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, Consisting the following Partners, namely,

(1) **SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das, residing at - 1 No. Surya Sen Nagar, P.O. Khardah, Kolkata - 117.

(2) **SRI GOPAL DAS**, son of Late Narayan Chandra Das, residing at - "Kironalay", Sasadhar Tarafder Road, P.O. Sukchar, P.S. Khardah, Kolkata - 115.

for construction of a Multi-Storied Building over the aforesaid and below Schedule property having a number of flats for residential purpose and garages or other unit for semi-commercial purposes and to carry on the said Constructional Work and to sale out the same.

We, do hereby nominate, appoint and constitute said Developer : **M/S. PIONEER ASSOCIATES**, a Partnership Firm under Indian Partnership Act, having its registered office at 12/A/1/35 Shreyasi Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, represented by its Partners, namely, (1) **SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das, residing at - 1 No. Surya Sen Nagar, P.O. Khardah, Kolkata - 117, (2) **SRI GOPAL DAS**, son of Late Narayan Chandra Das, residing at - "Kironalay", Sasadhar Tarafder Road, P.O. Sukchar, P.S. Khardah, Kolkata - 115, as our true and lawful Attorneys or Agents in our name and on our behalf to do inter alia following acts deeds and things viz.

1. To enter into hold and defend and to manage, maintain and administer the below schedule property every part thereof.
2. To appoint Architects, Engineers, Labour etc. and to supervise, carry out the development work through contractors, Architects and surveyors as may be required by our Attorneys on behalf of

*ourselves for construction a multi-storied building over the below mentioned Schedule property.*

- 3. To sign, execute and submits documents, undertaking, declaration in our name and on our behalf.*
- 4. To prepare plans for the development of the said property described in the Schedule hereunder written and to sign and submit the same to the concern authority and Municipality for obtaining approval and Sanctioned plan of the same on our behalf in respect of our property mentioned in the schedule below.*
- 5. To carry on correspondence with and represent me/us before all concerned authorities in connection with the development of the said property.*
- 6. To pay various deposits to the Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and constructions of the structure thereon and to claim refund of such deposits paid by our said Attorneys and to give valid and effectual receipts on our behalf in connection with the refund of such deposits.*
- 7. To approach different authorities and offices for the purpose of obtaining various permission and other service connections including water and electricity for carrying out the completing the development of the said property and construction of building thereon.*





8. To appear before the Govt. Department as also the **Khurdah Municipality** or any concerned authorities for the purpose of obtaining necessary "No-objection Certificate" and or permission and or sanction in regard to the carrying out construction of the said building and completion thereof.
9. To file application, sign all documents, paid security deposit and obtain necessary fire permission from the West Bengal Fire Services and also obtain No-objection Certificate from Pollution Control Board on my/our behalf as may be required.
10. That my/our attorney shall negotiate on the terms and conditions and entered in to agreement for sale or otherwise deals with the dispose of the several flats or unites to be constructed and to received consideration from the intending purchaser or purchasers thereof and to give proper lawful discharge save and except the owner's allocated portions.
11. That to appear before ADSR, DSR, or Registrar of Assurances or any other registration office for execution & registration of the agreement for Sale or Deed of Conveyance in respect of the Developers' allocation or part thereof and also to sign the back of the IGR on my/our behalf.
12. To appear for and on behalf of myself / Ourselves in the office of Collectorate, Municipality, Electricity office i.e. CESC or WBSEB to the file application or file documents , paid security deposit and obtain necessary permission or NOC from any authority and in all courts having civil, criminal, original or appellate, revisional,

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2/1

*jurisdiction of any High Court, or Debt Recovery Tribunal, or before any Magistrate and any other authorities, Government or semi-Government Department.*

*13. To institute suite, defend and prosecute, enforce, or resist any suit or other action and preceding , appeals, in any court anywhere within civil, criminal, revenue, revision, or before tribunal, arbitrator whether by ad on behalf of myself/ourselves to execute vakaltnama, to act and pled; to sign and verify complaints, petition, written statement, petition, and other pleadings, to accept service of summons, notice and other legal process, enforce judgments, to appoint and engage pleaders, counsel, or any other legal agents as my/our attorney may think fit and proper.*

*14. To issue letters and writings and or undertaking as may be required from time to time by the local Municipal authority and or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction of building thereon.*

*15. To settle, compromise or compound, any debt or claim whether in favour or against myself/ ourselves with their own resources in completeness.*

*16. To appear for us and on our behalf file all application or any other documents expedient if necessary in the opinion of the said Attorneys or be made signed executed verified presented or filed and to receive back such documents.*

*RSY*

17. To appoint pleaders, solicitors, Advocates to appear and in any Govt. Department or local Municipality and to revoke such appointments and to substitute any others in their place and stead.
18. To swear affidavit or affidavits before the Magistrate on our behalf if required for the purpose of the construction of the proposed building.
19. And generally to do all acts, deeds and things as may necessary on behalf of us to all intent and purpose.
20. And I/we the undersigned do hereby and at all times hereafter shall ratify and confirm all and whatsoever other act or acts said attorney shall lawful and bonafide do or cause to be done by virtue of these presents.

AND we do hereby agree to ratify and confirm all and whatever other Lawful act or acts our said Attorneys shall lawfully do, execute or perform or cause to be done, executed or performed in connection of our said property properly, which is more fully described in the Schedule below under and by virtue of this POWER OF ATTORNEY NOTWITHSTANDING no express power on that behalf is hereunder provided.

**SCHEDULE ABOVE REFERRED TO**  
**(Description of the Entire property)**

ALL THAT land measuring about 4 Cottahs 15 Chittaks 40 Sq Ft.  
(03 Kattah 13 Chittak 13 Sq.Ft.+ 01 cottahs 02 Chittak 27 Sq.Ft.) be the



*same or little more or less with more or less Pucca 1305 Sq.Ft. at the Ground Floor and 663 Sq.Ft. at the 1st Floor (Total Pucca Construction is more or less 1968 Sq. Ft. Pucca), and more or less 487 Sq.Ft. RTS construction thereon as per L.R. records of BL & LRO, which is lying and situate at Mouza : Kerulia, J.L. No. 5, Re.Su. No. 11, Touzi No. 172, comprised in C.S. Khatian No. 131 under Dag No. 243 corresponding to R.S. Dag No. 243/391 & L.R. Dag No.298 under corresponding L.R. Khatian No- 673 & 377, P.S. Khardah , ADSRO - Sodepur( formerly Barrackpore) under khardah Municipality, ward no -5, Holding no- 122/178 and 123/179/B, Regent Park, Amalgamated Holding No. 122/178, Regent Park, Dist- 24 Parganas . The said premises is free from all encumbrances, attachment and liens whatsoever,*

*The land is bounded by-*

*On the North- House of Ranjit Mukherjee;*

*On the South-12 Ft. wide Municipal Road;*

*On the East - House of Nagendra Kumar Bandyopadhyay;*

*On the West - 12.5 Ft. Wide Municipal Road and House of Jagannath*

*Banerjee;*

*2/2*

IN WITNESS WHEREOF, We the Executants and our Attorneys  
herein have signed on this Power of Attorney the 2<sup>th</sup>  
day of January, 2019;

in presence of following  
Witnesses :-

1. Sankar Mukherjee  
Rahara, Palindia  
kol - 700115

Piyush Banerjee

Biswanath Banerjee

Sankar Mukherjee

Signature of the Executants.

2. Subhla Pami  
Ruda - B.K.P

PIONEER ASSOCIATES

Kaushik Ranjan Das

Partner

Signature of the Attorneys

Drafted & Prepared by :-

Debanjan Goswami

(Debanjan Goswami)

Advocate

Enrolment No. F/832/503/98

Name PIJUSH BANERJEE

Status : Presentant



*Pijush Banerjee*

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

*Pijush Banerjee*  
 Signature of the Presentant

2.

Name BISWA NATH BANERJEE

Status : Presentant / Executant / Claimant Attorney /  
 Principal / Guardian / Testator



*Biswanath Banerjee*

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

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

*Biswanath Banerjee*  
 Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

**DISTRICT NORTH 24 PARGANAS**  
 THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. - KOLKATA

Name SOME NATH BANERJEE

Status : Presentant



**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

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

Some Nath Banerjee  
 Signature of the Presentant

2.

Name .....

Status : Presentant / Executant / Claimant Attorney /  
 Principal / Guardian / Testator

Space for  
 Photo

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

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

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator

**DISTRICT NORTH 24 PARGANAS**  
 OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / P.A. - KOLKATA

Name KANTI RANJAN DAS.

Status : Presentant



*Kanti Ranjan Das.*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

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

*Kanti Ranjan Das.*  
 Signature of the Presentant

2.

Name GOPAL DAS

Status : Presentant / Executant / Claimant Attorney /  
 Principal / Guardian / Testator



*Gopal Das.*

**LEFT HAND FINGER PRINTS**

LITTLE	RING	MIDDLE	FORE	THUMB

**RIGHT HAND FINGER PRINTS**

THUMB	FORE	MIDDLE	RING	LITTLE

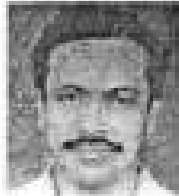
All the above finger prints are of the above named person and attested the said person.

*Gopal Das.*  
 Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator



PERMANENT ACCOUNT NUMBER

AGBPB3257F



MR NAME  
PLUSH BANERJEE

MR OR MRS (FATHER'S NAME)  
BHUPENDRA KUMAR BANERJEE

MR MR (DATE OF BIRTH)  
18-08-1952

PRINT SIGNATURE

*Plush Banerjee*

*Shelby*

10001 10001, (10001 10001) 10001

COMMISSIONER OF INCOME TAX (C.O.I.) KOLKATA

*Plush Banerjee*

get card is not / this card is not valid until  
not returned to office / until you  
type name name (right of name),  
67,  
10001 10001,  
10001 - 100 000.

In case this card is lost/lost/lost/lost/lost/lost  
to issuing authority )  
Joint Commissioner of Income Tax (Systems & Technical),  
P-1,  
Chowringhee Square,  
Calcutta- 700 001.



*Birwanath Banerjee*





आयकर विभाग

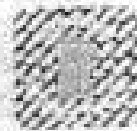
INCOME TAX DEPARTMENT

PIONEER ASSOCIATES



भारत सरकार

GOVT. OF INDIA





20/02/2018

Formal Account Number

AAMFP7725

3000111

<p>Permanent Account Number (PERMANENT ACCOUNT NUMBER)</p> <p><b>ADSPD7299P</b></p>		
	<p>NAME</p> <p><b>KANTI RANJAN DAS</b></p>	
	<p>DATE OF BIRTH</p> <p><b>12-02-1954</b></p>	<p><i>(Signature)</i></p> <p><b>Joint Commissioner of Income-Tax, W.B. - XI</b></p>
	<p><b>Signature</b></p> <p><i>Kanti Ranjan Das</i></p>	

*Kanti Ranjan Das*

This card is valid / This card is good only with  
 the account of yours / with the  
 Joint Commissioner (with the name),  
 W.B.,  
 Joint Commissioner,  
 W.B. - XI.

In case this card is lost/damaged, informers to  
 the issuing authority :  
 Joint Commissioner of Income-tax (Systems & Technical),  
 P-1,  
 Chowringhee Square,  
 Calcutta-700 005.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

GOPAL DAS

KARAYAN DAS

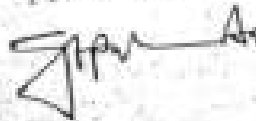
2402/1971

Permanent Account  
AGAPD25H

  
Signature



PIONEER ASSOCIATES

 Partner

### Major Information of the Deed

Deed No :	I-1524-00107/2019	Date of Registration	08/01/2019
Query No / Year	1524-1000005647/2019	Office where deed is registered	
Query Date	08/01/2019 11:41:17 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	D Goswami Sealdah, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830242520, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 61,28,335/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 152400105/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

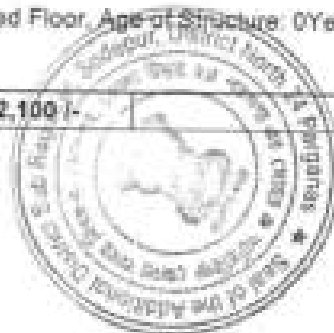
#### Land Details :

District: North 24-Parganas, P. S.- Khardaha, Municipality: KHARDAH, Road: Regent Park Road, Mouza: Kerulya Pin Code : 700118

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-298	LR-673	Bastu	Bastu	4 Katha 15 Charak 40 Sq Ft	8,00,000/-	45,06,235/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road.
<b>Grand Total :</b>					8.2385Dec	8,00,000 /-	45,06,235 /-	

#### Structure Details :


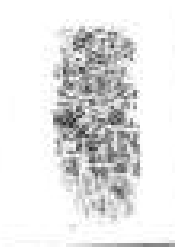

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1968 Sq Ft.	1,70,000/-	14,76,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1305 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 663 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	487 Sq Ft.	30,000/-	1,45,100/-	Structure Type: Structure
Gr. Floor, Area of floor : 487 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>2455 sq ft</b>	<b>2,00,000 /-</b>	<b>16,22,100 /-</b>	



Major Information of the Deed :- I-1524-00107/2019-08/01/2019

Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Fingerprint	Signature
<b>Mr Pijush Banerjee</b> (Presentant) Son of Late Bhupendra Kumar Bandyopadhyay Executed by: Self, Date of Execution: 08/01/2019 , Admitted by: Self, Date of Admission: 08/01/2019 ,Place : Office			
	08012019	LT 08012019	08012019

122/178 Regent Park Rahara, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AGBPB3257F, Status :Individual, Executed by: Self, Date of Execution: 08/01/2019 , Admitted by: Self, Date of Admission: 08/01/2019 ,Place : Office

Name	Photo	Fingerprint	Signature
2 <b>Mr Biswanath Banerjee</b> Son of Late Dhirendra Kumar Bandyopadhyay Executed by: Self, Date of Execution: 08/01/2019 , Admitted by: Self, Date of Admission: 08/01/2019 ,Place : Office			
	08012019	LT 08012019	08012019

123/179 B Regent Park, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AYTPB1626N, Status :Individual, Executed by: Self, Date of Execution: 08/01/2019 , Admitted by: Self, Date of Admission: 08/01/2019 ,Place : Office

Name	Photo	Fingerprint	Signature
3 <b>Mr Somenath Banerjee</b> Son of Late Dhirendra Nath Bandyopadhyay Executed by: Self, Date of Execution: 08/01/2019 , Admitted by: Self, Date of Admission: 08/01/2019 ,Place : Office			
	08012019	LT 08012019	08012019

123/179/b Regent Park, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AYTPB1627P, Status :Individual, Executed by: Self, Date of Execution: 08/01/2019 , Admitted by: Self, Date of Admission: 08/01/2019 ,Place : Office



Major Information of the Deed :- 1-1524-00107/2019-08/01/2019

14/01/2019 Query No.-15241000005647 / 2019 Deed No .1 - 152400107 / 2019. Document is digitally signed.









Details :

Name, Address, Photo, Finger print and Signature

**Pioneer Associates**  
12/a/1/35 Shreyasi Apartment, P.O.- Khardah, P.S.- Khardaha, District-North 24-Parganas, West Bengal, India.  
PIN - 700117, PAN No.: AAMFP7725R, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature	Photo	Finger Print	Signature
1	<b>Mr Kanti Ranjan Das</b> Son of Late Naini Kanta Das Date of Execution - 08/01/2019, Admitted by: Self, Date of Admission: 08/01/2019, Place of Admission of Execution: Office	 Jan 8 2019 12:07PM	 LT 08/01/2019	 08/01/2019
1 No Surya Sen Nagar, P.O.- Khardah, P.S.- Khardaha, District-North 24-Parganas, West Bengal, India, PIN - 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADSPD7299P Status : Representative, Representative of : Pioneer Associates (as partner)				
2	<b>Mr Gopal Das</b> Son of Late Narayan Chandra Das Date of Execution - 08/01/2019, Admitted by: Self, Date of Admission: 08/01/2019, Place of Admission of Execution: Office	 Jan 8 2019 12:07PM	 LT 08/01/2019	 08/01/2019
Sasadhur Tarafdar Road, P.O.- Sukchar, P.S.- Khardaha, District-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGAPD0725H Status : Representative, Representative of : Pioneer Associates (as partner)				

Identifier Details :

Name & address

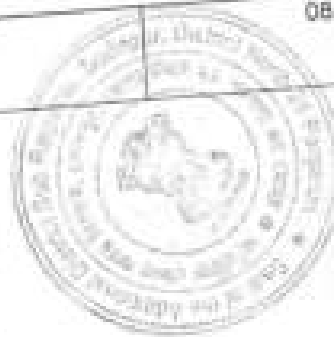
**Sudipta Parui**  
Wife of Late S Parui  
Ruiya, P.O.- Panshila, P.S.- Khardaha, District-North 24-Parganas, West Bengal, India, PIN - 700121, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Identifier Of Mr Pijush Banerjee, Mr Biswanath Banerjee, Mr Somenath Banerjee, Mr Kanti Ranjan Das, Mr Gopal Das

08/01/2019

Major Information of the Deed :- I-1524-00107/2019-08/01/2019

14/01/2019 Query No:-15241000005647 / 2019 Deed No : I - 152400107 / 2019, Document is digitally signed.

Page 27 of 30



Property for L1	
From	To, with area (Name-Area)
Mr Pijush Banerjee	Pioneer Associates-2.74618 Dec
Mr Biswanath Banerjee	Pioneer Associates-2.74618 Dec
Mr Somenath Banerjee	Pioneer Associates-2.74618 Dec

Transfer of property for S1	
Sl.No	To, with area (Name-Area)
1	Pioneer Associates-656.00000000 Sq Ft
2	Pioneer Associates-656.00000000 Sq Ft
3	Pioneer Associates-656.00000000 Sq Ft

Transfer of property for S2	
Sl.No	To, with area (Name-Area)
1	Pioneer Associates-162.33333333 Sq Ft
2	Pioneer Associates-162.33333333 Sq Ft
3	Pioneer Associates-162.33333333 Sq Ft

### Land Details as per Land Record

District: North 24-Parganas, P.S.- Khardaha, Municipality: KHARDAH, Road: Regent Park Road, Mouza: Kerulya Pin Code: 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 296(Corresponding RS Plot No:- 243/391), LR Khatian No:- 673	Owner: <b>शुभम कुमार शशांगधर</b> , Gurdian: <b>शशांग ना</b> , Address: <b>पि</b> Classification: <b>वा</b> , Area: <b>0.05000000</b> Acre	Mr Pijush Banerjee

Endorsement For Deed Number : I - 152400107 / 2019

On 08-01-2019  
**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: 41 (g) of Indian Stamp Act 1899.  
**Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)**  
 Presented for registration at 11:59 hrs on 08-01-2019, at the Office of the A.D.S.R. SODEPUR by Mr Pijush Banerjee, one of the Executants.  
**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 61,28,335/-



Major information of the Deed :- I-1524-00107/2019-08/01/2019

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

Execution is admitted on 08/01/2019 by 1. Mr Pijush Banerjee, Son of Late Bhupendra Kumar Bandyopadhyay, Regent Park Rahara, P.O: Rahara, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service. 2. Mr Biswanath Banerjee, Son of Late Dharendra Kumar Bandyopadhyay, 123/179 B Regent Park, P.O: Rahara, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person. 3. Mr Somenath Banerjee, Son of Late Dharendra Nath Bandyopadhyay, 123/179/b Regent Park, P.O: Rahara, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service

Identified by Sudipta Parui, Wife of Late S Parui, Ruiya, P.O: Panshila, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession House wife

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

Execution is admitted on 08-01-2019 by Mr Kant Ranjan Das, partner, Pioneer Associates, 12/a/1/35 Shreyasi Apartment, P.O:- Khardah, P.S:- Khardaha, District-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Sudipta Parui, Wife of Late S Parui, Ruiya, P.O: Panshila, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession House wife

Execution is admitted on 08-01-2019 by Mr Gopal Das, partner, Pioneer Associates, 12/a/1/35 Shreyasi Apartment, P.O:- Khardah, P.S:- Khardaha, District-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Sudipta Parui, Wife of Late S Parui, Ruiya, P.O: Panshila, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession House wife

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp: Type: Court Fees, Amount: Rs 10/-
2. Stamp: Type: Impressed, Serial no 1226, Amount: Rs 100/-, Date of Purchase: 16/11/2018, Vendor name: S Bhowmik



Indradip Ghosh  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
North 24-Parganas, West Bengal




Major Information of the Deed :- I-1524-00107/2019-08/01/2019

of Registration under section 60 and Rule 69.  
red in Book - I  
ame number 1524-2019, Page from 11660 to 11689  
eising No 152400107 for the year 2019.



Digitally signed by INDRADIP GHOSH  
Date: 2019.01.14 17:03:39 +05:30  
Reason: Digital Signing of Deed.

  
(Indradip Ghosh) 14-01-2019 17:01:37  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.



(This document is digitally signed.)