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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

District Sub-Registrar
Medinipur, North 24 Parganas

DEVELOPMENT POWER OF ATTORNEY

21 JUL 2022

No. 36 Date 29 APR 2022
Name Debanjan Goswami
Address 28/1, Mission Para, P.O. Bahara
P.S. 24 Pgs (N), Kol-118
Dist. Barrackpore
Name of Treasury :- Barrackpore
Name of Vendor :- RANA SVA
Date of Purchase 29 APR 2022
Total Amount 16 0000
Signature of Vendor [Signature]



Additional District Sub-Registrar
Sadulpur, North 24 Parganas

29 JUL 2022

Sudepta Parui
w/o Lt Samir Parui
Ruiya. 24 Pgs (N)
700119

3.1.1. SMT. CHHABI MUKHERJEE

PAN – BLBPM6050K

AADHAAR-2347 1761 1273;

Wife of Late Arabinda Mukherjee.

By faith –Hindu, Nationality –Indian,

3.1.2. SMT. NUPUR MUKHERJEE

PAN – BDZPM5062K

AADHAAR-2421 3660 6265;

Daughter of Late Arabinda Mukherjee.

By faith –Hindu, Nationality –Indian,

3.1.3. SRI AYAN MUKHERJEE

PAN – ASXPM8338C

AADHAAR-2321 4914 8140;

Son of Late Arabinda Mukherjee.

By faith –Hindu, Nationality –Indian,

Residing at, Kalyan Nagar, P.O. Kalyan Nagar via Pansila, P.S-Khardah

(Presently Rahara), Dist- North 24 Parganas, Kolkata-700112,

SEND GREETINGS: -

WHEREAS One Adhir Chandra Mukherjee (Now Deceased) purchased one piece of land from Kalyan Nagar Co-Operative Colony Ltd. Measuring 05 Cottah 08 Chittak 02 Square Feet be a little more or less. This Transaction was duly Registered in the Office of A.D.S.R., Barrackpore, on 21.10.1982 by one Bengali Saf Bikroy Kobala Dalil, and duly recorded in Book No. I, Volume No. 138, Pages from 133 to 136, with Being No. 6290 for the year 1982. This land is Duly recorded and enlisted under Dag No. 235(part) and corresponding Khatian no. 37, under Mouza Kerulia, District 24 Parganas and P.S. Khardah.

AND WHEREAS After Purchasing the aforesaid plot of Land the said Owner Adhir Chandra Mukherjee (Now Deceased) holds his right Title and possession over the land measuring more or less 05 Cottah 08 Chittak 02 Square Feet land under the Khatian No. 37 and corresponding Dag No. 235(part) marked as Scheme Plot No. 56, under Mouza Kerulia, District 24 Parganas and P.S. Khardah.

AND WHEREAS The said Adhir Chandra Mukherjee (Now Deceased) mutated his name in the Books and Records of B.L. & L.R.O. and also in the records of concerned Gram Panchayet and thereafter executed his right, title & interest over the aforesaid property.

AND WHEREAS After That, the said Adhir Chandra Mukherjee (Now Deceased), during his lifetime, made settlement and distribution of his Land with Building Property in the names of his Childrens, (i.e. among the three sons

Adhir Chandra Mukherjee

and one daughter) and duly registered the same in the way as per written below;

- A. AND WHEREAS, The said Adhir Chandra Mukherjee (Now Deceased), during his lifetime, executed one Bengali Nirupan Patra(Deed of Settlement) in favour of his Two Sons, namely Sri Arun Kumar Mukherjee and Sri Arabinda Mukherjee Alias Kalyan Mukherjee and One Daughter Smt. Nilima Banerjee.
- B. In That Deed of Settlement, the said Adhir Chandra Mukherjee (Now Deceased), S/O Late Surya Kumar Mukherjee, distributed his own-named property except one portion among the aforesaid Sons and Daughter with measurements, specifications, instructions and stipulations written thereof.
- C. AND WHEREAS, the aforesaid Deed of Settlement was duly Registered at the Office of A.D.S.R., Barrackpore, on 19/02/1986 and Being No. 1110 for the Year 1986.
- D. AND WHEREAS, by virtue of that aforesaid Deed i.e. Bengali Nirupan Patra(Deed of Settlement) the above mentioned son of, Adhir Chandra Mukherjee (Now Deceased), Arun Kumar Mukherjee get his portion marked as Schedule-'KHA' and by measurement absolute Ownership of 11 Chittaks 34 Squire Feet Land with Building thereon, another son Arabinda Mukherjee Alias Kalyan Mukherjee get his portion marked as Schedule-'GA' and by measurement absolute Ownership of 13 Chittaks 33 Squire Feet Land with Building thereon and daughter, Nilima Banerjee, get her portion marked as Schedule-'GHA' and by measurement absolute Ownership of 15 Chittaks 15 Squire Feet Land thereon.

And apart from this settlement, the said Adhir Chandra Mukherjee (Now Deceased) clearly demarcated the common portions of his land with building and declared that this portion of land with building will be utilized and possessed by his three sons, Narayan Chandra Mukherjee, Arun Kumar Mukherjee and Arabinda Mukherjee Alias Kalyan Mukherjee with equal right and share over the aforesaid piece of land marked as Schedule-'EHA' and by measurement Joint Undivided Ownership of 02 Cottah 01 Chittaks 29 Squire Feet Land more or less with Building thereon.

And it was clearly stipulated in that aforesaid Bengali Nirupan Patra(Deed of Settlement), that if the said Nilima Banerjee died without any Legal heirs(Children), then the allotted portion of land in her name, will be under absolute ownership of her three brothers jointly.



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E. AND WHEREAS, The said Adhir Chandra Mukherjee (Now Deceased), during his lifetime, executed one Bengali Dan Patra (Deed of Gift) in favour of his Son, Narayan Chandra Mukherjee, gifted him, by measurement absolute Ownership of more or less 13 Chittaks 26 Squire Feet Land with Building thereon. The aforesaid Deed of Gift was duly Registered at the Office of A.D.S.R., Barrackpore, on 19/02/1986 and Being No. 1112 for the Year 1986.

F. AND WHEREAS, The said Arabinda Mukherjee Alias Kalyan Mukherjee, Son of Late Adhir Chandra Mukherjee, died intestate on 05/04/2011, Leaving behind him, his legal heirs as follows, and none else.

1. SMT. CHHABI MUKHERJEE (Wife)
2. SMT. NUPUR MUKHERJEE (Daughter)
3. SRI AYAN MUKHERJEE (Son).

PROPERTY OF NARAYAN CHANDRA MUKHERJEE

ABSOLUTE PROPERTY OF NARAYAN CHANDRA MUKHERJEE: After the execution of said Bengali Dan Patra (Deed of Gift), by said Adhir Chandra Mukherjee (Now Deceased), the said Narayan Chandra Mukherjee, was the absolute Owner of a piece of Land with Building marked as, Plot-56/4, 56/5 and 56/10 in the aforesaid Deed with a total measurement of more or less 13 Chittaks 26 Squire Feet Land with Building thereon. After that the said Owner mutated his name under B.L. & L.R.O. and Khardah Municipality.

SHARE OF COMMON PROPERTY:

As per measurements, specifications, instructions and stipulations of the aforesaid Bengali Nirupan Patra (Deed of Settlement) the aforesaid Narayan Chandra Mukherjee, Arun Kumar Mukherjee and Arabinda Mukherjee Alias Kalyan Mukherjee established their joint undivided right and possession over the said Common Area of 02 Cottah 01 Chittaks 29 Squire Feet Land more or less with Building thereon measuring more or less 300 Sq. Ft. Pucca Construction and marked as Plot- 56, 56/13, 56/9 and 56/12 in the concerned Deed. Thus the above mentioned Owners are established their right, over the Joint undivided 1/3RD portion of share each. After that the said Owners mutated their name under B.L. & L.R.O. and Khardah Municipality.

After that the said Owner Arun Kumar Mukherjee Died on 30/10/2015 and his wife Manju Mukherjee also died on 13/01/2022 without any children of their own. So, as provisions of Hindu Succession Act and Indian Heirship Act, the two brothers of Late Arun Kumar mukherjee are the only Legal Heir and joint Successors of his property he left behind.

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After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly inherited to his joint undivided share in and between the aforesaid Property by way of Legal Heirship.

Thus now the Owners, namely Narayan Chandra Mukherjee(One Part) and Smt. Chhabi Mukherjee, Smt. Nupur Mukherjee And Sri Ayan Mukherjee, Legal Heirs of Late Arabinda Mukherjee Alias Kalyan Mukherjee (Other Part) are the joint owners with joint undivided 1/2ND share(50%) of the Common Portion of the Property. That means each of them owns, Joint undivided 757 Sq.Ft. or 1 Cottah 37 Sq.Ft. of Common Land with Building thereon.

JOINT UNDIVIDED SHARE FROM THE PROPERTY OF NILIMA BANERJEE:

WHEREAS the said Nilima Banerjee get her portion marked as Schedule- 'GHA' and by measurement absolute Ownership of 15 Chittaks 15 Squire Feet Land thereon by virtue of the said Bengali Nirupan Patra(Deed of Settlement), executed by the Adhir Chandra Mukherjee (Now Deceased) and marked as Plot-56/1 in the concerned Deed. It was also stipulated there, that if the said Nilima Banerjee died without children of her own, then the entire allotted portion of land will be under absolute ownership of her three brothers jointly.

And after that the said Nilima Banerjee died on 01/07/1988 without children. So as per the provisions and stipulations the said allotted property in the name of Late Nilima Banerjee goes under joint and absolute control of her three full blooded brothers, Namely, Narayan Chandra Mukherjee, Arun Kumar Mukherjee and Arabinda Mukherjee Alias Kalyan Mukherjee with equal right and share over the aforesaid piece of land. Thus as per the aforesaid way the three sons of Adhir Chandra Mukherjee (Now Deceased) seized and possessed and made their control over the said 15 Chittaks 15 Squire Feet Land and building thereon measuring more or less 100 Sq. Ft. RTS, left over by the said Late Nilima Banerjee, with joint undivided 1/3rd share, each. After that the said Owners mutated their name under B.L. & L.R.O. and Khardah Municipality.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly inherited to his share in and between the aforesaid Properties by way of Legal Heirship.

And after that, after the sad demise of Arun Kumar Mukherjee, as per facts and circumstances stated in Clause 5.3. herein, the property share of deceased Nilima Banerjee is now under control of her two brothers, Narayan Chandra Mukherjee(One Part) and Smt. Chhabi Mukherjee, Smt. Nupur Mukherjee And Sri Ayan Mukherjee, Legal Heirs of Late Arabinda Mukherjee Alias Kalyan Mukherjee (Other Part) with equal right and share over the aforesaid piece of land. That means each of the Part holds joint undivided 1/2ND share(50%) of the

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allotted land in the name of Nilima Banerjee. That means each of the Two Part owns, Joint undivided 345 Sq.Ft. or 07 Chittaks 30 Sq.Ft. of Land thereon.

JOINT UNDIVIDED SHARE FROM THE PROPERTY OF ARUN KUMAR MUKERJEE:

WHEREAS the said Arun Kumar Mukherjee get his portion marked as Schedule-'KHA' and by measurement absolute Ownership of 11 Chittaks 34 Squire Feet Land with building thereon measuring more or less 278 Sq. Ft. thereon by virtue of the said Bengali Nirupan Patra(Deed of Settlement), executed by the Adhir Chandra Mukherjee (Now Deceased) and marked as Plot-56/8, 56/7 and 56/2 in the concerned Deed. After that the said Owner mutated his name under B.L. & L.R.O. and Khardah Municipality.

After that the said Owner Arun Kumar Mukherjee Died on 30/10/2015 and his wife Manju Mukherjee also died on 13/01/2022 without any children of their own. So, as provisions of Hindu Succession Act and Indian Heirship Act, the two brothers of Late Arun Kumar mukherjee are the only Legal Heir and joint Successors of his property he left behind.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly inherited to his share in and between the aforesaid Property by way of Legal Heirship.

Thus now the Owners, namely Narayan Chandra Mukherjee(One Part) and Smt. Chhabi Mukherjee, Smt. Nupur Mukherjee And Sri Ayan Mukherjee, Legal Heirs of Late Arabinda Mukherjee Alias Kalyan Mukherjee (Other Part) are the joint owners with joint undivided 1/2ND share(50%) of the specific Portion of the Property. That means each of the Two Part owns, Joint undivided 264.5 Sq.Ft. or 05 Chittaks 39.5 Sq.Ft. of Land with Building thereon.

THE OWNERSHIP and TRANSFER OF PROPERTY DETAILS OF NARAYAN CHANDRA MUKHERJEE:

Absolute Ownership over the piece and parcel of land admeasuring 611 Sq Ft. or 13 Chittaks 26 Sq.Ft. of land be a little more or less, and house property admeasuring 252 Sq. Ft. Pucca Constructed Room Property be a little more or less thereon;

AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 757 Sq Ft. or 1 Cottah 37 Sq.Ft. of land be a little more or less, and Constructed property admeasuring 150 Sq. Ft. Pucca Constructed Common Varandah, Bath and Privy Property and be a little more or less thereon used as Common Property;

AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 345 Sq Ft. or 07 Chittaks 30 Sq.Ft. of land be a little more or less, and RTS Construction of admeasuring 50 Sq. Ft. RTS

dega
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Property and be a little more or less thereon used as Common Property inherited from Full Blooded Deceased Sister Nilima Banerjee;
AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 264.5 Sq Ft. or 05 Chittaks 39.5 Sq.Ft. of Land be a little more or less, and house property admeasuring 139 Sq. Ft. Pucca Constructed Room Property and be a little more or less thereon used as Common Property inherited from Full Blooded Deceased Brother Arun Kumar Mukherjee and his wife Deceased Manju Mukherjee; in Mouza –Kerulia, J.L. No-05, R.S.No-11, Touzi No-172, comprised in R.S. Dag No. 235, & L.R. Dag No.402 under R.S. khatian No- 37 & corresponding L.R. Khatian No-1336,1337 and 1338, P.S. Khardah(Presently Rahara) , ADSRO - Sodepur (formerly Barrackpore) at Holding no.- 3/331, 330/3 and 1/330/1, Old Calcutta Road, within the limits of Khardah Municipality under Ward No. 5, Police Station Khardah(Presently Rahara), District – North 24 Parganas, under A.D.S.R.O. Sodepur Previously Barrackpore.

AND WHEREAS This aforesaid Property including Joint Undivided share of Property was already handed over by virtue / Dint of a Deed of Conveyance, to the 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, PAN -AAMFP7725R; Represented by 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, PAN-
ADSPD7299P;

AADHAAR-8139 1092 0674;

(2) **SRI GOPAL DAS**, son of Late Narayan Chandra Das , residing at –
 “Kironalay”, Sasadhar Tarafder Road, P.O. Sukchar, P.S. Khardah,
 Kolkata – 115, PAN -AGAPD0725H; **AADHAAR-8646 2862 3840 ;**

duly Registered at, ADSRO, Sodepur, on-22/05/2022, with Being No. I-152404503/2022 for the year 2022.

PROPERTY OF SMT. CHHABI MUKHERJEE, SMT. NUPUR MUKHERJEE and SRI AYAN MUKHERJEE:

AND WHEREAS, The said Arabinda Mukherjee Alias Kalyan Mukherjee, Son of Late Adhir Chandra Mukherjee, died intestate on 05/04/2011, Leaving behind him, his legal heirs as follows, and none else.

1. SMT. CHHABI MUKHERJEE(Wife)
2. SMT. NUPUR MUKHERJEE(Daughter)
3. SRI AYAN MUKHERJEE(Son).

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AND WHEREAS, after the sad demise of Late Arabinda Mukherjee Alias Kalyan Mukherjee, his aforesaid Wife, Daughter and Son are jointly inherited all of his, Absolute, share of common property and share of Joint Undivided share of property through Legal Heirship and All of his Right, Title and Interest, he left behind.

AND WHEREAS, Now, the aforesaid **SMT. CHHABI MUKHERJEE, SMT. NUPUR MUKHERJEE and SRI AYAN MUKHERJEE** are jointly become the Owners of All the Property shares of Late Arabinda Mukherjee Alias Kalyan Mukherjee, by provision of Legal Heirship, under Hindu Succession Act, 1956 followed by Hindu Succession (Amendment) Act, 2005, its provisions and Stipulations.

ABSOLUTE PROPERTY OF SMT. CHHABI MUKHERJEE, SMT. NUPUR MUKHERJEE and SRI AYAN MUKHERJEE, Legal Heirs of Late ARABINDA MUKHERJEE ALIAS KALYAN MUKHERJEE: After the execution of said Bengali Nirupan Patra (Deed of Settlement), by said Adhir Chandra Mukherjee (Now Deceased), the said Arabinda Mukherjee Alias Kalyan Mukherjee, was the absolute Owner of a piece of Land with Building marked as, Plot-56/11, 56/6 and 56/3 in the aforesaid Settlement Deed with a total measurement of more or less 13 Chittaks 33 Square Feet Land with Building thereon. After that the said Owner mutated his name under B.L. & L.R.O. and Khardah Municipality.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly inherited his aforesaid Property by way of Legal Heirship, briefly described herein before.

SHARE OF COMMON PROPERTY:

As per measurements, specifications, instructions and stipulations of the aforesaid Bengali Nirupan Patra (Deed of Settlement) the aforesaid Narayan Chandra Mukherjee, Arun Kumar Mukherjee and Arabinda Mukherjee Alias Kalyan Mukherjee established their joint undivided right and possession over the said Common Area of 02 Cottah 01 Chittaks 29 Square Feet Land more or less with Building thereon and marked as Plot- 56, 56/13, 56/9 and 56/12 in the concerned Deed. Thus the above mentioned Owners are established their right, over the Joint undivided $1/3^{\text{RD}}$ portion of share each. After that the said Owners mutated their name under B.L. & L.R.O. and Khardah Municipality.

After that the said Owner Arun Kumar Mukherjee Died on 30/10/2015 and his wife Manju Mukherjee also died on 13/01/2022 without any children of their own. So, as provisions of Hindu Succession Act and Indian Heirship Act, the two

of the property.

brothers of Late Arun Kumar mukherjee are the only Legal Heir and joint Successors of his property he left behind.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly Inherited His aforesaid Property by way of Legal Heirship, briefly described herein before.

Thus now the Owners, namely Narayan Chandra Mukherjee(One Part) and Smt. Chhabi Mukherjee, Smt. Nupur Mukherjee And Sri Ayan Mukherjee, Legal Heirs of Late Arabinda Mukherjee Alias Kalyan Mukherjee (Other Part) are the joint owners with joint undivided $1/2^{ND}$ share(50%) of the Common Portion of the Property. That means each of them own, Joint undivided 757 Sq.Ft. or 1 Cottah 37 Sq.Ft. of Common Land with Building thereon.

AND WHEREAS, the said joint undivided $1/2^{ND}$ share(50%) portion of BOTH SAHARE HOLDERS, each, was already sold with their other shares in and between the aforesaid total property, through Two Registered Deed of Conveyance, to the PIONEER ASSOCIATES, a Partnership Firm, represented by its Partners, written therein.

JOINT UNDIVIDED SHARE FROM THE PROPERTY OF NILIMA BANERJEE:

WHEREAS the said Nilima Banerjee get her portion marked as Schedule- 'GHA' and by measurement absolute Ownership of 15 Chittaks 15 Squire Feet Land thereon by virtue of the said Bengali Nirupan Patra(Deed of Settlement), executed by the Adhir Chandra Mukherjee (Now Deceased) and marked as Plot-56/1 in the concerned Deed. It was also stipulated there, that if the said Nilima Banerjee died without children of her own, then the entire allotted portion of land will be under absolute ownership of her three brothers jointly.

And after that the said Nilima Banerjee died on 01/07/1988 without children. So as per the provisions and stipulations the said allotted property in the name of Late Nilima Banerjee goes under joint and absolute control of her three full blooded brothers, Namely, Narayan Chandra Mukherjee, Arun Kumar Mukherjee and Arabinda Mukherjee Alias Kalyan Mukherjee with equal right and share over the aforesaid piece of land. Thus as per the aforesaid way the three sons of Adhir Chandra Mukherjee (Now Deceased) seized and possessed and made their control over the said 15 Chittaks 15 Squire Feet Land left over by the said Late Nilima Banerjee, jointly with joint undivided $1/3^{rd}$ share, each. After that the said Owners mutated their name under B.L. & L.R.O. and Khardah Municipality.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly Inherited His aforesaid Property by way of Legal Heirship, briefly described herein before.

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And after that, after the sad demise of Arun Kumar Mukherjee, as per facts and circumstances stated in Clause 5.3. herein, the property share of deceased Nilima Banerjee is now under control of her two brothers, Narayan Chandra Mukherjee (One Part) and Smt. Chhabi Mukherjee, Smt. Nupur Mukherjee And Sri Ayan Mukherjee, Legal Heirs of Late Arabinda Mukherjee Alias Kalyan Mukherjee (Other Part) with equal right and share over the aforesaid piece of land. That means each of the Part holds joint undivided $1/2^{ND}$ share (50%) of the allotted land in the name of Nilima Banerjee. That means **each of the Two Part owns, Joint undivided 345 Sq.Ft. or 07 Chittaks 30 Sq.Ft. of Land thereon.**

AND WHEREAS, the said joint undivided $1/2^{ND}$ share (50%) portion of BOTH SAHARE HOLDERS, each, was already sold with their other shares in and between the aforesaid total property, through Two Registered Deed of Conveyance, to the **PIONEER ASSOCIATES**, a Partnership Firm, represented by its Partners, written therein.

JOINT UNDIVIDED SHARE FROM THE PROPERTY OF ARUN KUMAR MUKERJEE:

WHEREAS the said Arun Kumar Mukherjee get his portion marked as Schedule- 'KHA' and by measurement absolute Ownership of 11 Chittaks 34 Squire Feet Land with building thereon by virtue of the said Bengali Nirupan Patra (Deed of Settlement), executed by the Adhir Chandra Mukherjee (Now Deceased) and marked as Plot- 56/8, 56/7 and 56/2 in the concerned Deed. After that the said Owner mutated his name under B.L. & L.R.O. and Khardah Municipality.

After that the said Owner Arun Kumar Mukherjee Died on 30/10/2015 and his wife Manju Mukherjee also died on 13/01/2022 without any children of their own. So, as provisions of Hindu Succession Act and Indian Heirship Act, the two brothers of Late Arun Kumar mukherjee are the only Legal Heir and joint Successors of his property he left behind.

After the sad demise of said Late Arabinda Mukherjee Alias Kalyan Mukherjee, his Wife, Daughter and Son jointly Inherited His aforesaid Property by way of Legal Heirship, briefly described herein before.

Thus now the Owners, namely Narayan Chandra Mukherjee (One Part) and Smt. Chhabi Mukherjee, Smt. Nupur Mukherjee And Sri Ayan Mukherjee, Legal Heirs of Late Arabinda Mukherjee Alias Kalyan Mukherjee (Other Part) are the joint owners with joint undivided $1/2^{ND}$ share (50%) of the specific Portion of the Property. That means **each of the Two Part owns, Joint undivided 264.5 Sq.Ft. or 05 Chittaks 39.5 Sq.Ft. of Land with Building thereon.**

AND WHEREAS, the said joint undivided $1/2^{ND}$ share (50%) portion of BOTH SAHARE HOLDERS, each, was already sold with their other shares in and between the aforesaid total property, through Two Registered Deed of

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Conveyance, to the **PIONEER ASSOCIATES**, a Partnership Firm, represented by its Partners, written therein.

THE OWNERSHIP and TRANSFER OF PROPERTY DETAILS OF SMT. CHHABI MUKHERJEE, SMT. NUPUR MUKHERJEE and SRI AYAN MUKHERJEE:

Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 757 Sq Ft. or 1 Cottah 37 Sq.Ft. of land be a little more or less, and Constructed property admeasuring 150 Sq. Ft. Pucca Constructed Common Varandah, Bath and Privy Property and be a little more or less thereon used as Common Property;

AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 345 Sq Ft. or 07 Chittaks 30 Sq.Ft. of land be a little more or less, and RTS Construction of admeasuring 50 Sq. Ft. RTS Property and be a little more or less thereon used as Common Property inherited from Full Blooded Deceased Sister Nilima Banerjee;

AND Joint Undivided Ownership over the piece and parcel of land admeasuring Joint Undivided 264.5 Sq Ft. or 05 Chittaks 39.5 Sq.Ft. of Land be a little more or less, and house property admeasuring 139 Sq. Ft. Pucca Constructed Room Property and be a little more or less thereon used as Common Property inherited from Full Blooded Deceased Brother Arun Kumar Mukherjee and his wife Deceased Manju Mukherjee; in Mouza - Kerulia, J.L. No-05, R.S.No-11, Touzi No-172, comprised in R.S. Dag No. 235, & L.R. Dag No.402 under R.S. khatian No- 37 & corresponding L.R. Khatian No-1336,1337 and 1338, P.S. Khardah(Presently Rahara) , ADSRO - Sodepur (formerly Barrackpore) at Holding no.- 3/331, 330/3 and 1/330/1, Old Calcutta Road, within the limits of Khardah Municipality under Ward No. 5, Police Station Khardah(Presently Rahara), District - North 24 Parganas, under A.D.S.R.O. Sodepur Previously Barrackpore.

AND WHEREAS This aforesaid Property including Joint Undivided share of Property was already handed over by virtue / Dint of a Deed of Conveyance, to the **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, PAN -AAMFP7725R; Represented by the following Partners, namely,

- (3) **SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das, residing at -
1 No. Surya Sen Nagar, P.O. Khardah, Kolkata - 117, PAN-
ADSPD7299P;
AADHAAR-8139 1092 0674;

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(4) **SRI GOPAL DAS**, son of Late Narayan Chandra Das , residing at –
 “Kironalay”, Sasadhar Tarafder Road, P.O. Sukchar, P.S. Khardah,
 Kolkata – 115, PAN -AGAPD0725H; AADHAAR-8646 2862 3840 ;
duly Registered at, ADSRO, Sodepur, on- 21/07/ 2022, with Being No.
J-152406462/2022 for the year 2022.

PROPERTY DETAILS OF PIONEER ASSOCIATES

WHEREAS the said PIONEER ASSOCIATES, purchased the below mentioned property from the concerned owners, by Two Deed Of Conveyance, Duly Registered and described herein before.

PURCHASED PROPERTY DETAILS-

Absolute Ownership of Narayan Chandra Mukherjee, over the piece and parcel of land admeasuring 611 Sq Ft. or 13 Chittaks 26 Sq.Ft. of land be a little more or less, and house property admeasuring 252 Sq. Ft. Pucca Constructed Room Property be a little more or less thereon;

AND Ownership over the piece and parcel of land admeasuring 02 Cottah 01 Chittaks 29 Squire Feet of land be a little more or less, and Constructed property admeasuring 300 Sq. Ft. Pucca Constructed Common Varandah, Bath and Privy Property and be a little more or less thereon ; (That the aforesaid Common property has two joint undivided share holder. By the aforesaid facts, circumstances and way of registered Deed, the said **PIONEER ASSOCIATES** purchased 50% of joint undivided Share of the Common Property from each of the aforesaid Share Holders and became the absolute Owner of the specific portion of the Property by the dint of aforesaid two separate Deed said herein before.)

AND Ownership over the piece and parcel of land admeasuring 15 Chittaks 15 Squire Feet of land be a little more or less, and RTS Construction of admeasuring 100 Sq. Ft. RTS Property and be a little more or less thereon; (That the aforesaid property originated from the heirship of Late Nilima Banerjee, has two joint undivided share holder. By the aforesaid facts, circumstances and way of registered Deed, the said **PIONEER ASSOCIATES** purchased 50% of joint undivided Share of the Common Property from each of the aforesaid Share Holders and became the absolute Owner of the specific portion of the Property by the dint of aforesaid two separate Deed said herein before.)

AND Ownership over the piece and parcel of land admeasuring 11 Chittaks 34 Squire Feet of Land be a little more or less, and house property admeasuring 278 Sq. Ft. Pucca Constructed Room Property and be a little more or less thereon ; (That the aforesaid property originated from the heirship of Late Arun Kumar Mukherjee, has two joint undivided share holder. By the aforesaid facts, circumstances and way of registered Deed, the said **PIONEER ASSOCIATES** purchased 50% of joint undivided Share of the Common Property from each of

Chhadi Mukherjee

5/11/22

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 21/7/22

the aforesaid Share Holders and became the absolute Owner of the specific portion of the Property by the dint of aforesaid two separate Deed said herein before.)

in Mouza -Kerulia, J.L. No-05, R.S.No-11, Touzi No-172, comprised in R.S. Dag No. 235, & L.R. Dag No.402 under R.S. khatian No- 37 & corresponding L.R. Khatian No- 1336,1337 and 1338, P.S. Khardah(Presently Rahara) , ADSRO - Sodepur (formerly Barrackpore) at Holding no.- 3/331, 330/3 and 1/330/1,Old Calcutta Road, within the limits of Khardah Municipality under Ward No. 5, Police Station Khardah(Presently Rahara), District - North 24 Parganas, under A.D.S.R.O. Sodepur Previously Barrackpore.

AND WHEREAS that is to be noted that after purchasing the total Joint Undivided shares from the present Owners, which was divided in two equal parts among the total property, said in before, the said **PIONEER ASSOCIATES**, became the absolute owner in all respect and holds the absolute and undisputed Owner with full title, right and interest over the aforesaid property, purchased.

REST OF THE PROPERTY HOLD BY SMT. CHHABI MUKHERJEE, SMT. NUPUR MUKHERJEE and SRI AYAN MUKHERJEE, IN ABSOLUTE NATURE OF OWNERSHIP;

Absolute Ownership over the piece and parcel of land admeasuring 618 Sq Ft. or 13 Chittaks 33 Squire Feet Land be a little more or less, and house property admeasuring 270 Sq. Ft. Pucca Constructed Room Property be a little more or less thereon; in Mouza -Kerulia, J.L. No-05, R.S.No-11, Touzi No-172, comprised in R.S. Dag No. 235, & L.R. Dag No.402 under R.S. khatian No- 37 & corresponding L.R. Khatian No- 1336,1337 and 1338, P.S. Khardah(Presently Rahara) , ADSRO - Sodepur (formerly Barrackpore) at Holding no.- 3/331, 330/3 and 1/330/1,Old Calcutta Road, within the limits of Khardah Municipality under Ward No. 5, Police Station Khardah(Presently Rahara), District - North 24 Parganas, under A.D.S.R.O. Sodepur Previously Barrackpore and thus seized and possessed otherwise well sufficiently as owner, which is hereinafter called and referred as the **SAID PROPERTY**.

AND WHEREAS We the Executant herein have entered into a registered Development Agreement, which was duly executed on 21/07/2022 and registered at A.D.S.R.O. Sodepur, being Deed No. I- 152406463 , with the Developer "**PIONEER ASSOCIATES**", a Partnership Firm under Indian Partnership Act, having its registered office at 12/A/1/35 Shreyasi Apartment,

Chhabi Mukherjee

Chhabi Mukherjee

P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, PAN - AAMFP7725R; 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, PAN- ADSPD7299P;
- (2) **SRI GOPAL DAS**, son of Late Narayan Chandra Das , residing at – “Kironalay” , Sasadhar Tarafder Road , P.O. Sukchar , P.S. Khardah, Kolkata – 115 , PAN -AGAPD0725H;

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,

Handwritten: 20/11/17

WE , do hereby nominate, appoint and constitute said Developer : PIONEER ASSOCIATES , PAN -AAMFP7725R; 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, PAN- ADSPD7299P; son of Late Nalini Kanta Das , residing at – 1 No. Surya Sen Nagar , P.O. Khardah, Kolkata – 117 , (2) SRI GOPAL DAS, PAN -AGAPD0725H; 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.

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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 **Khardah 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.

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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, 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, coönsel, 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.

myself
of myself

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 I 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 Said Property)

ALL THAT land measuring about M/L admeasuring 618 Sq Ft. or 13 Chittaks 33 Squire Feet Land be a little more or less, and house property admeasuring 270 Sq. Ft. Pucca Constructed Room Property be a little more or less thereon; in Mouza -Kerulia, J.L. No-05, R.S.No-11, Touzi No-172, comprised in R.S. Dag No. 235, & L.R. Dag No.402 under R.S. Khatian No-37 & corresponding L.R. Khatian No- 1336,1337 and 1338, P.S. Khardah(Presently Rahara) , ADSRO - Sodepur (formerly Barrackpore) at Holding no.- 3/331, 330/3 and 1/330/1, Old Calcutta Road, within the limits of

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Khardah Municipality under Ward No. 5, Police Station Khardah(Presently Rahara), Dist- North 24 Parganas. The said premises is free from all encumbrances, attachment and liens whatsoever.

IN WITNESS WHEREOF, We, the Executant and my/our Attorneys herein have signed on this Power of Attorney the 21ST day of July, 2022;

in presence of following Witnesses :-

*1. Anus Anila
S/O Late Dhan Ch. Datta
Bosepan, Kharab
WB-117*

1. Chhali Mukherjee

2. Dipu Mukherjee

3. Ayan Mukherjee

Signature of the Executant.

*2. Sujata Paul
W/Ot Samir Paul
Ruiya, 24 PG S (N)
700119*

*PIONEER ASSOCIATES
Kavali Ranjan Das.
Partner*

Signature of the Attorneys

Drafted & Prepared by :-

*Debanjan Goswami.
(Debanjan Goswami)
Advocate*

*Enrolement No. F.832/503/98
Barrackpore Court.*

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.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

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

Name CHHARI MUKHERJEE

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.

Chhari Mukherjee
 Signature of the Presentant

2.

Name NUPUR MUKHERJEE

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



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.

Nupur Mukherjee

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

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

Name AYAN MUKHERJEE

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.

Ayan Mukherjee
 Signature of the Presentant

2.

Name

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



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

Major Information of the Deed

No :	I-1524-06475/2022	Date of Registration	21/07/2022
Deed No / Year	1524-8002219419/2022	Office where deed is registered	
Query Date	21/07/2022 11:32:43 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	D Goswami Bkp,Thana : Barrackpore, District : North 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. 2,00,000/-	Rs. 17,15,099/-		
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]:- 152406463/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Keruliya, , Holding No:3/331 Pin Code : 700118

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-402	LR-1338	Bastu	Bastu	13 Chatak 33 Sq Ft	1,00,000/-	15,44,999/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					1.4163Dec	1,00,000 /-	15,44,999 /-	



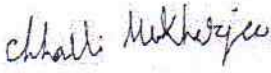
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	252 Sq Ft.	1,00,000/-	1,70,100/-	Structure Type: Structure
Gr. Floor, Area of floor : 252 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		252 sq ft	1,00,000 /-	1,70,100 /-	



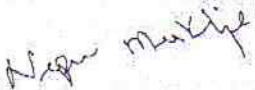


.I Details :



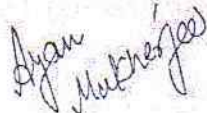
Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Smt Chhabi Mukherjee (Presentant) Wife of Late Arabinda Mukherjee Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office	 21/07/2022	 LTI 21/07/2022	 21/07/2022

Kalyan Nagar, City:- , P.O:- Kalyan Nagar, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: blxxxxxx0k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Smt Nupur Mukherjee Daughter of Late Arabinda Mukherjee Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office	 21/07/2022	 LTI 21/07/2022	 21/07/2022

Kalyan Nagar, City:- , P.O:- Kalyan Nagar, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bdxxxxxx2K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Ayan Mukherjee Son of Late Arabinda Mukherjee Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office	 21/07/2022	 LTI 21/07/2022	 21/07/2022

Kalyan Nagar, City:- , P.O:- Kalyan Nagar, P.S:-Khardaha, District:-North24-Parganas, West Bengal, India, PIN:- 700112 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: asxxxxxx3c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/07/2022 , Admitted by: Self, Date of Admission: 21/07/2022 ,Place : Office





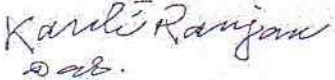



/ Details :

Name,Address,Photo,Finger print and Signature



Pioneer Associates

12/a/1/35 Shreyasi Apartment, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: aaxxxxxx5r,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KANTI RANJAN DAS Son of Late Nalini Kanta Das Date of Execution - 21/07/2022, , Admitted by: Self, Date of Admission: 21/07/2022, Place of Admission of Execution: Office			
	Jul 21 2022 12:11PM	LTI 21/07/2022	21/07/2022	
1 No Surya Sen Nagar, City:- , 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.:: adxxxxx9p,Aadhaar No Not Provided Status : Representative, Representative of : Pioneer Associates (as partner)				
2	Name Mr Gopal Das Son of Late Narayan Chandra Das Date of Execution - 21/07/2022, , Admitted by: Self, Date of Admission: 21/07/2022, Place of Admission of Execution: Office			
	Jul 21 2022 12:12PM	LTI 21/07/2022	21/07/2022	
Kironalay Sasadhar Tarafder Road, City:- , 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.:: agxxxxx5h,Aadhaar No Not Provided Status : Representative, Representative of : Pioneer Associates (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Sudipta Parui Wife of Late S Parui Ruiya, City:- , P.O:- Patulia, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700119			
	21/07/2022	21/07/2022	21/07/2022
Identifier Of Smt Chhabi Mukherjee, Smt Nupur Mukherjee, Mr Ayan Mukherjee, Mr KANTI RANJAN DAS, Mr Gopal Das			



Transfer of property for L1

From	To. with area (Name-Area)
Smt Chhabi Mukherjee	Pioneer Associates-0.472083 Dec
Smt Nupur Mukherjee	Pioneer Associates-0.472083 Dec
Mr Ayan Mukherjee	Pioneer Associates-0.472083 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Chhabi Mukherjee	Pioneer Associates-84.00000000 Sq Ft
2	Smt Nupur Mukherjee	Pioneer Associates-84.00000000 Sq Ft
3	Mr Ayan Mukherjee	Pioneer Associates-84.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Keruliya, ,
Holding No:3/331 Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 402, LR Khatian No:- 1338	Owner:অরবিন্দ মুখার্জী (কল্যান মুখার্জী), Gurdian:অধীর , Address:নিজ , Classification:বাস্ত, Area:0.03000000 Acre,	Owner Name not selected by applicant.



07-2022

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 (1) of Indian Stamp Act 1899.

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

Presented for registration at 11:53 hrs on 21-07-2022, at the Office of the A.D.S.R. SODEPUR by Smt Chhabi Mukherjee , 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 17,15,099/-

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

Execution is admitted on 21/07/2022 by 1. Smt Chhabi Mukherjee, Wife of Late Arabinda Mukherjee, Kalyan Nagar, P.O: Kalyan Nagar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession House wife, 2. Smt Nupur Mukherjee, Daughter of Late Arabinda Mukherjee, Kalyan Nagar, P.O: Kalyan Nagar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Service, 3. Mr Ayan Mukherjee, Son of Late Arabinda Mukherjee, Kalyan Nagar, P.O: Kalyan Nagar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession House wife

Indetified by Sudipta Parui, , , Wife of Late S Parui, Ruiya, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession House wife

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

Execution is admitted on 21-07-2022 by Mr KANTI RANJAN DAS, partner, Pioneer Associates, 12/a/1/35 Shreyasi Apartment, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Sudipta Parui, , , Wife of Late S Parui, Ruiya, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession House wife

Execution is admitted on 21-07-2022 by Mr Gopal Das, partner, Pioneer Associates, 12/a/1/35 Shreyasi Apartment, City:- , P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Indetified by Sudipta Parui, , , Wife of Late S Parui, Ruiya, P.O: Patulia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession House wife

Payment of Fees

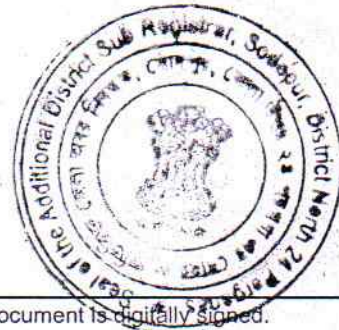
Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

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: Impressed, Serial no 962, Amount: Rs.100/-, Date of Purchase: 02/05/2022, Vendor name: RANA SUR

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



le of Registration under section 60 and Rule 69.
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ne number 1524-2022, Page from 228911 to 228940
ing No 152406475 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.07.22 15:23:58 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/07/22 03:23:58 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)

