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पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AP 290118

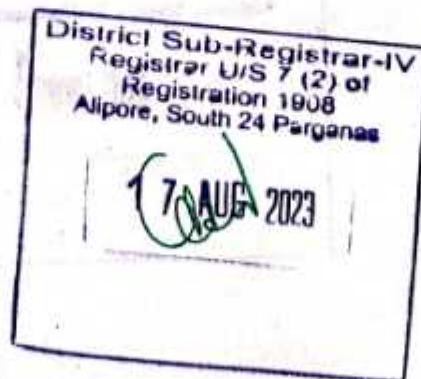
Certified that the document is admitted the Registration. The signature sheets and the endroesement sheets attached with the document.

DEVELOPMENT POWER OF ATTORNEY

13/08/2023
Q-8002106839/2023

SHREE NIL MADHAV CONSTRUCTION PVT. LTD., a Company incorporated under Companies Act 1956, having its Pan Card No. AASCS2236B, having its registered office at 54A, Raja Ram Mohan Roy Road, P. O. Paschim Putiary, P. S. Behala, Kolkata - 700 041, District - 24 Parganas (South), represented by one of its Director Sri Baidya Nath Adhikary, son of Late Miru Adhikary, by Nationality - Indian, by faith - Hindu, by occupation - Business, having Pan Card No. AUHPA2892D & Aadhaar Card No. 7358 9022 4872, residing at 139, Mahatma Gandhi Road, P. O. Paschim Putiary, P. S. Thakurpukur now Haridevpur, Kolkata - 700 041, District - 24 Parganas (South), hereinafter referred to and called as "PRINCIPAL".

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23/2 P 8 1
5 JUN 2023

8072
No.....Rs.100/- Date.....

Name :*Sanjay Gupta*
Advocate
Allpore Judge's Court
Address :*Kolkata-27*

Vendor :
Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
17 AUG 2023

SURESH AGARWAL, H. U. F., having its **Pan Card No. AAVHS4890P**, having its office at 369A, Pasupati Bhattacharjee Road, P. O. Paschim Putiary, P. S. Behala, Kolkata - 700 041, District - 24 Parganas (South), represented by its Karta Sri Suresh Agarwal, son of Late Dwarka Prasad Agarwal, by Nationality - Indian, by faith - Hindu, by occupation - Business, having **Pan Card No. ADAPA8037G & Aadhaar Card No. 2424 4991 1041**, residing at 369A, Pasupati Bhattacharjee Road, P. O. Paschim Putiary, P. S. Behala, Kolkata - 700 041, District - 24 Parganas (South), hereinafter referred to and called as **"ATTORNEY"**.

WHEREAS M/s. K. D. Enterprise, Partnership Firm, having its office at 109, Putiary Panchanantala Road, P. S. Thakurpukur now Haridevpur, Kolkata - 700 041, District - 24 Parganas (South), represented by its Partners namely (1) Sri Khokan Mondal, son of Sri Nepal Chandra Mondal, residing at 31, Mahatma Gandhi Road, P. S. Thakurpukur now Haridevpur, Kolkata - 700 082, District - 24 Parganas (South), and (2) Sri Dinesh Chandra Das, son of Sri Anath Bandhu Das, residing at 529/H, Mahatma Gandhi Road, P. S. Thakurpukur now Haridevpur, Kolkata - 700 082, District - 24 Parganas (South), by virtue of a Deed of Conveyance dated 2nd July 2012, registered in the office of the District Sub-Registrar - II, Alipore, and registered in Book No. I, CD Volume No. 9, Page from 5782 to 5798, Being No. 07314 for the year 2012, for valuable consideration mentioned therein purchased an area of bastu land measuring more or less 3 (Three) Cottahs 12 (Twelve) Chittaks out of 91 Decimals, together with all easement rights, benefits, privileges, powers, easements, right of way, liberties attached thereto, appertaining to Mouza - Sirty, J. L. No. 11, R. S. No. 186, Touzi No. 3, Part of R. S. & L. R. Dag No. 644, under R. S. Khatian No.

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47, within A. D. S. R. Office - Behala, D. S. R. Office - II, Alipore now D. R. Office - Alipore, under the Kolkata Municipal Corporation (S. S. Unit), Ward No. 115, Part of Premises No. 37D/1, Karunamayee Ghat Road, P. S. Behala then Thakurpukur now Haridevpur, Kolkata - 700 082, District - 24 Parganas (South), from the erstwhile owners (1) Smt. Renuka Das, wife of Sri Badal Chandra Das, and (2) Sri Tutun Das, son of Sri Badal Chandra Das, residing at 37F, Karunamayee Ghat Road, P. S. Thakurpukur, Kolkata - 700 082, District - 24 Parganas (South).

AND WHEREAS after purchasing said M/s. K. D. Enterprise mutated and recorded its names in Assessment Register of the Kolkata Municipal Corporation which has been separately assessed Premises No. 37D/1A, Karunamayee Ghat Road, Assessee No. 41-115-05-1141-4, and has been taxes to the concern authority regularly and enjoying the same peacefully without any interruption and disturbances from others and exercising all rights of ownership thereto free from all encumbrances.

AND WHEREAS while in peaceful possession and occupation thereof said M/s. K. D. Enterprise, represented by its Partners namely Sri Khokan Mondal and Sri Dinesh Chandra Das, due to various reasons by virtue of a Deed of Conveyance dated 31st January 2022, registered in the office of the District Sub-Registrar - III, Alipore, and registered in Book No. I, Volume No. 1603-2022, Page from 117461 to 117491, Being No. 160301369, for the year 2022, for valuable consideration mentioned therein sold, transferred, conveyed and assigned the aforesaid 3 (Three) Cottahs 12 (Twelve) Chittaks land, unto and in favour of Shree Nil Madhav Construction Pvt. Ltd., Principal herein.

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AND WHEREAS after purchasing said Shree Nil Madhav Construction Pvt. Ltd. mutated and recorded its names in Assessment Register of the Kolkata Municipal Corporation which has been assessed Premises No. 37D/1A, Karunamayee Ghat Road, Assessee No. 41-115-05-1141-4, and has been taxes to the concern authority regularly and enjoying the same peacefully without any interruption and disturbances from others and exercising all rights of ownership thereto free from all encumbrances.

AND WHEREAS said Shree Nil Madhav Construction Pvt. Ltd. also mutated and recorded its name before the concerned Block Land & Land Reforms Office and its name has been recorded in L. R. Khatian No. 2036 and finally published the record-of-rights in the name of said Shree Nil Madhav Construction Pvt. Ltd.

AND WHEREAS while in peaceful possession and occupation thereof said Shree Nil Madhav Construction Pvt. Ltd., the Principal herein, have entered into a Development Agreement with the Developer Suresh Agarwal, H. U. F. for construction of a multi storeyed building on the land described in schedule below as per terms and conditions contained in the said **Development Agreement dated 17th August 2023**, executed between Shree Nil Madhav Construction Pvt. Ltd. as Owner of the One Part and Suresh Agarwal, H. U. F., as Developer of the Other Part and said Development Agreement duly registered on **17th August 2023**, in the office of the District Sub-Registrar - IV, Alipore and registered in Book No. I, **Being No. 160410121 for the year 2023.**

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AND WHEREAS Shree Nil Madhav Construction Pvt. Ltd., the Principal herein, due to various problem and inconvenience it is not possible for to look after, develop, construct, manage, supervise, the property referred and mentioned in the schedule below and as such it has become necessary and expedient to appoint and nominates attorney to act on behalf of company all affairs in respect of schedule below property.

NOW KNOWN ALL MEN BY THESE PRESENTS that **Shree Nil Madhav Construction Pvt. Ltd.**, having its registered office at 54A, Raja Ram Mohan Roy Road, P. O. Paschim Putiary, P. S. Behala, Kolkata - 700 041, District - 24 Parganas (South), represented by one of its Director Sri Baidya Nath Adhikary, son of Late Miru Adhikary, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 139, Mahatma Gandhi Road, P. O. Paschim Putiary, P. S. Thakurpukur now Haridevpur, Kolkata - 700 041, District - 24 Parganas (South), do hereby nominate, constitute and appoint **Suresh Agarwal, H. U. F.**, having its office at 369A, Pasupati Bhattacharjee Road, P. O. Paschim Putiary, P. S. Behala, Kolkata - 700 041, District - 24 Parganas (South), represented by its Karta Sri Suresh Agarwal, son of Late Dwarka Prasad Agarwal, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 369A, Pasupati Bhattacharjee Road, P. O. Paschim Putiary, P. S. Behala, Kolkata - 700 041, District - 24 Parganas (South), as true and lawful Attorney to act in the name of company to perform and execute all or any of the several acts, deeds, powers, authorities, matters and things, mentioned hereinafter.

1. To defend possession, manage and maintain the schedule below property.

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2. To sign, execute and submit all building plans, documents, statements, papers, undertakings and declarations as may be required for having the plans sanctioned and / or the sanctioned plans modified and / or altered by the Kolkata Municipal Corporation.
3. To appear and represent company before the concern authorities including the Kolkata Municipal Corporation, Calcutta Metropolitan Development Authority, Urban Land ceiling Authorities, Fire Brigade and / or Police Station, local club, persons, if required, in connection with the any problem, sanction, modification and / or alteration of building plan, and to construct the said multi storeyed building as mentioned in development agreement.
4. To pay fees and to obtain sanction plan and such other orders and permissions from the concern authorities as may be expedient for modification, revision and / or alterations of the sanctioned plan concerning the said property and also other papers and documents as may be required by the concern authorities and to appoint Engineers, Architects and other agents and sub-contractors for the aforesaid purposes as the said Attorney shall deem fit and proper.
5. To pay fees and to obtain the sanction and such other orders and permissions from the concern authorities as may be expedient for sanction and / or alteration of the building plans concerning the said property and also other papers and documents as may be required by the concern authority or authorities.

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6. To receive back and realize excess amount of fees, if any, paid for the purpose of sanction, modification, revision and / or alteration of the building plans to any authority or authorities.
7. To supervise the development of the said property by making construction of such type of building thereon permissible under the existing building rules and in conformity with the building plan to be sanctioned by the Kolkata Municipal Corporation and for that purpose to take down, demolish and / or remove any structure of whatsoever nature from the said property as the said Attorney may deem fit and proper.
8. To apply for and obtain electricity, water, sewerage, drainage, and / or other connections or any other utility to the said property and / or to make alterations therein and to close down and / or have disconnected, and for the aforesaid purpose to sign, execute and submit all necessary papers, application, documents and plan and to do all such other acts, deeds and things as may be deemed fit and proper by the Attorney.
9. To apply for and obtain standard building materials (steel, brick, cement etc.) from the concerned authorities for construction of the New Building at the said premises.
10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said property or any part thereof on company behalf and similarly to receive all incomings receivable for and on account of the said property or any part thereof.

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11. To appear and represent company before all authorities including those under the Kolkata Municipal Corporation for fixation and / or finalization of the annual valuation of the said property including the proposed construction(s) and for the aforesaid purpose to sign, execute and submit all the necessary papers and documents and to do all such other acts, deeds and things as the Attorney may deem fit and proper.
12. To publish any advertisement on website, online, social media, news paper, for sell of developer allocated portion.
13. To appoint marketing agents and brokers for marketing of salable space of developer allocation.
14. To apply for mutation to the B. L. & L. R. Office and for that purpose to sign and execute such papers and documents as may be required from time to time, related to the said property and new building to be constructed thereon.
15. To file and submit all declarations, applications and / or returns to the competent authority for any other necessary authority or authorities in connection with the matters herein contained and pertaining to the said property and to the construction(s) to be made thereon.
16. To negotiate for and sell, transfer, convey, assign, lease out, let out, mortgage, charge and / or encumber exclusively the **developer allocation** of proposed multi storeyed building or any interest therein, together with proportional undivided share of land measuring more or less 3 (Three) Cottahs 12 (Twelve) Chittaks, on which the said multi storeyed building will be constructed along with all easement right thereto **save and except owners**

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allocation mentioned in the **Development Agreement dated 17th August 2023** on such terms and conditions and in favour of such person or persons as the said attorney may deem fit and expedient.

17. To sign, execute, enter into, modify, cancel, alter, draw, approve all deed / deeds or any document / documents, that is Agreement for Sale and Deed of Conveyance or Conveyances in favour of intending Purchasers of the flats, shops, car parking spaces, units, together with proportionate undivided share of land etc. in respect of the share **under developer's allocation** and to present such documents for registration before any registration authority and admit execution and complete the registration of all such papers, documents, contracts, agreements, conveyances, mortgages, charges, leases, grants, assurances, applications, declarations and other documents in connection with the said property or any part or portion thereof or any interest therein and the building to be constructed thereon or any part or portion thereof including the flats, shops, car parking spaces, and units, lying in the **developer's allocation in terms of the Development Agreement dated 17th August 2023** in pursuance of the authorities hereby granted and to receive the entire price or consideration money or any part or portion thereof or any advance or earnest money from any Purchaser or Purchasers related to such sale or sales or agreement for sale.
18. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending purchaser or purchasers and / or party or parties thereof for developer allocated portion as mentioned in the supplementary agreement. Be it mentioned that the Attorney shall in all

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occasions be able to receive any amount of consideration in part or in full and / or as being paid by the party or parties and / or purchaser or purchasers thereof and / or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Ltd. Etc. and/or from any Bank or whatsoever status and / or any Central Govt., State Govt. or Semi-Government Firms, Institutions, Organizations, departments, undertaking etc. of whatsoever manner or nature and / or autonomous or private organizations, firms, etc. which the purchasers has applied for loan and for the benefit of the purchasers and shall also be able to issue proper and effectual, receipt or receipts for developer allocated portion.

19. To appear and represent company before any Notary Public, Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Ld. Magistrate, Munsif, Hon'ble Judge and other Officer or Officers or Authority or Authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and presented all deeds, instruments and writings executed and signed by the said Attorney in any manner concerning the developer allocated portion and the new building to be constructed thereon or any portion or portions thereof under developer allocated portion only.
20. To sign and execute any Agreement for Sale, Deed of Conveyance or Conveyance, Deed of Transfer, any Lease Deed or Deed of Assignment related to schedule below property or any portion thereof and / or related to the flats of the building to be constructed on the said property in favour of any Purchaser or Purchasers except **owner's allocation as written in the Development Agreement dated 17th August 2023** and supplementary

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Development Agreement and to receive the entire consideration money or any part thereof or any advance or earnest money for developer allocated portion only and to give valid and effectual receipt thereof and to present such documents before any registration Officer and to admit execution and complete the registration to sign the delivery receipt enabling the Purchaser / Purchasers to collect the original document from the registration office.

21. To commence, prosecute, enforce, defend, answer and oppose all suits and other legal proceedings and demands touching any of the matters concerning the said premises or any part thereof including and / or relating to the acquisition and / or requisition in respect of the said premises or any part thereof. And if deem fit to compromise, settle, refer to arbitration, abandon or become non-suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue, including the Rent Controller, all without jeopardizing the rights, privileges and possible benefit of company.
22. To appoint any Advocate or Advocates and to sign Vakalatnama in their favour and to file or defend any suit before any Court in India and to sign, declare and / or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, warrant of attorney, memo of appeal or any other papers or documents in any proceedings or in any way connected therewith with regard to the said Property and the building to be constructed thereon.
23. For all or any of the purposes hereinbefore stated to appear and represent the Owners before all authorities having jurisdiction and to sign, execute and submit papers and documents as required.
24. This Development Power of Attorney shall remain restricted to the schedule premises building and / or building plan etc.

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AND GENERALLY to do all such acts, deeds and things in our names as we could have lawful done and we hereby agree and ratify and / or confirm all and whatsoever the Attorney under the power in that behalf hereinbefore contained, shall lawfully do or cause to be done in or about the schedule premises as aforesaid as if we were present personally at there.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece or parcel of bastu land measuring more or less 3 (Three) Cottahs 12 (Twelve) Chittaks, together with cemented floor tile shed structure measuring more or less 100 Sq. ft., together with all easement rights, benefits, privileges, powers, easements, right of way, liberties attached thereto, appertaining to Mouza - Sirity, J. L. No. 11, R. S. No. 186, Touzi No. 3, Part of R. S. & L. R. Dag No. 644, under R. S. Khatian No. 47, L. R. Khatian No. 2036, within A. D. S. R. Office - Behala, D. S. R. Office - II, Alipore now D. R. Office - Alipore, under the Kolkata Municipal Corporation (S. S. Unit), Ward No. 115, Premises No. 37D/1A, Karunamayee Ghat Road, Assessee No. 41-115-05-1141-4, P. S. Behala then Thakurpukur now Haridevpur, Kolkata - 700 082, District - 24 Parganas (South), which is butted and bounded in manner followings:-

On the North : By 12' Ft. Wide K. M. C. Road.
On the South : By 8' Ft. Wide K. M. C. Road.
On the East : By Land of Mr. Badal Chandra Das.
On the West : By Premises No. 37D/1, Karunamayee Ghat Road.

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IN WITNESSES WHEREOF the parties herein above signed this presents this
17th day of August 2023.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF WITNESSES: -

1. *Sambhu Jana*
Alipore Judges Court
Kolkata - 700022

2. *Chiranjit Mondal*
123/1, Ishan Ghosh Road,
Kolkata - 700008

Shree Nil Madhav Construction Pvt. Ltd.
Baidya kumar Adhikary
Director

Signature of the Principal

I accept the Power of Attorney
conferred to me.

SURESH AGARWAL H.U.F

सुरेश अग्रवाल
Karta

Signature of the Attorney

Prepared & Drafted by me

Sangay Gupta

Advocate, Judges Court

Alipore, Kolkata - 700 027

Case NO. WB/123/2008



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8002106839/2023	Office where deed will be registered
Query Date	17/08/2023 11:42:54 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SANJAY GUPTA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003816403, 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. 38,74,499/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))	
Mutation Fee Payable	Expected date of Presentation of Deed.	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160410121/2023	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Karunamayee Ghat Road, , Premises No: 37D/1A, , Ward No: 115 Pin Code : 700082

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	3 Katha 12 Chatak		38,47,499/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				6.1875Dec	0/-	38,47,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0/-	27,000 /-	

AS- 1 of 3

Query No: 8002106839 of 2023, Printed On :
Aug 17 2023 11:45AM, Generated from
Registration office

Attorney Details :

Name & address	Status	Execution Admission Details :
SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED 369A, RAJA RAM MOHAN ROY ROAD, City:- , P.O:- PASCHIM PUTIARY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided, Status Organization, Executed by: Representative	Organization	Executed by: Representative

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	SURESH AGARWAL HUF 369A, PASUPATI BHATTACHARJEE ROAD, City:- , P.O:- PASCHIM PUTIARY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 PAN No.:: AAxxxxxx0P,Aadhaar No Not Provided, Status Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl No	Name & Address	Representative of
1	Shri BAIDYA NATH ADHIKARY Son of Late MIRU ADHIKARY139, MAHATMA GANDHI ROAD, City:- , P.O:- PASCHIM PUTIARY, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx2D,Aadhaar No Not Provided	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)
2	Shri SURESH AGARWAL Son of Late DWARKA PRASAD AGARWAL369A, PASUPATI BHATTACHARJEE ROAD, City:- , P.O:- PASCHIM PUTIARY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7G,Aadhaar No Not Provided	SURESH AGARWAL HUF

Identifier Details :

Name & address
Mr ABINASH SAHU Son of Mr CHANDAN SAHU 350/B ROY BAHADUR RD, City:- , P.O:- NEW ALIPORE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri BAIDYA NATH ADHIKARY, Shri SURESH AGARWAL

Transfer of property for L1		To. with area (Name-Area)
Sl.No	From	
	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED	SURESH AGARWAL HUF-6.1875 Dec
Transfer of property for S1		To. with area (Name-Area)
Sl.No	From	
	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED	SURESH AGARWAL HUF-100.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 16-09-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 16-09-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

Major Information of the Deed

Deed No :	I-1604-10128/2023	Date of Registration	17/08/2023
Query No / Year	1604-8002106839/2023	Office where deed is registered	
Query Date	17/08/2023 11:42:54 AM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SANJAY GUPTA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003816403, 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. 38,74,499/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160410121/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Karunamayee Ghat Road, , Premises No: 37D/1A, , Ward No: 115 Pin Code : 700082

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	3 Katha 12 Chatak		38,47,499/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				6.1875Dec	0 /-	38,47,499 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	27,000 /-	

Legal Details :
Name,Address,Photo,Finger print and Signature

SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED
54A, RAJA RAM MOHAN ROY ROAD, City:- , P.O:- PASCHIM PITIARY, P.S:-Behala, District:-South 24-
Parganas, West Bengal, India, PIN:- 700041 , PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided, Status
Organization, Executed by: Representative, Executed by: Representative






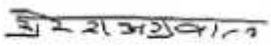
Attorney Details :

SI No Name,Address,Photo,Finger print and Signature

1	SURESH AGARWAL HUF 369A, PASUPATI BHATTACHARJEE ROAD, City:- , P.O:- PASCHIM PUTIARY, P.S:-Behala, District:-South 24- Parganas, West Bengal, India, PIN:- 700041 , PAN No.:: AAxxxxxx0P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
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Representative Details :

SI No Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	Shri BAIDYA NATH ADHIKARY Son of Late MIRU ADHIKARY Date of Execution - 17/08/2023, , Admitted by: Self, Date of Admission: 17/08/2023, Place of Admission of Execution: Office		 LTI 17/08/2023	 17/08/2023
	139, MAHATMA GANDHI ROAD, City:- , P.O:- PASCHIM PUTIARY, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx2D,Aadhaar No Not Provided Status : Representative, Representative of : SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED (as DIRECTOR)			
2	Shri SURESH AGARWAL (Presentant) Son of Late DWARKA PRASAD AGARWAL Date of Execution - 17/08/2023, , Admitted by: Self, Date of Admission: 17/08/2023, Place of Admission of Execution: Office		 LTI 17/08/2023	 17/08/2023
	369A, PASUPATI BHATTACHARJEE ROAD, City:- , P.O:- PASCHIM PUTIARY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7G,Aadhaar No Not Provided Status : Representative, Representative of : SURESH AGARWAL HUF			

Details :

ABINASH SAHU
CHANDAN SAHU
ROY BAHADUR RD, City:- , P.O:-
ALIPORE, P.S:-Behala, District:-
24-Parganas, West Bengal, India,
PIN:- 700053

Photo	Finger Print	Signature
		
17/08/2023	17/08/2023	17/08/2023

Identifier Of Shri BAIDYA NATH ADHIKARY, Shri SURESH AGARWAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED	SURESH AGARWAL HUF-6.1875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED	SURESH AGARWAL HUF-100.00000000 Sq Ft

On 17-08-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (a) of Indian Stamp Act 1899.

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

Presented for registration at 11:50 hrs on 17-08-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri SURESH AGARWAL .

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 38,74,499/-

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

Execution is admitted on 17-08-2023 by Shri BAIDYA NATH ADHIKARY, DIRECTOR, SHREE NIL MADHAV CONSTRUCTION PRIVATE LIMITED, 54A, RAJA RAM MOHAN ROY ROAD, City:- , P.O:- PASCHIM PITIARY, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700041

Indetified by Mr ABINASH SAHU, . . Son of Mr CHANDAN SAHU, 350/B ROY BAHADUR RD, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Law Clerk

Execution is admitted on 17-08-2023 by Shri SURESH AGARWAL,

Indetified by Mr ABINASH SAHU, . . Son of Mr CHANDAN SAHU, 350/B ROY BAHADUR RD, P.O: NEW ALIPORE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 8072, Amount: Rs.100.00/-, Date of Purchase: 05/06/2023, Vendor name: Subhankar Das

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 316593 to 316615

being No 160410128 for the year 2023.



Anupam Halder

Digitally signed by Anupam Halder
Date: 2023.08.18 11:26:31 +05:30
Reason: Digital Signing of Deed.












(Anupam Halder) 2023/08/18 11:26:31 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

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












Name

Signature

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

Name

Signature *Baidya with DDL has*

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

Name

Signature *अरुण अश्वाम*

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

Name

Signature



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

17 AUG 2023