

1015/21

E-1001/2021



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

W 578464

This document is a development power of attorney executed in West Bengal. It is a non-judicial document and is not a deed. It is not a deed and is not a deed. It is not a deed and is not a deed.

9  
 9-8/2021

Additional District Sub-Registrar  
 Socdur, North 24 Parganas

08 FEB 2021

Development Power of Attorney

THIS DEVELOPMENT POWER OF ATTORNEY EXECUTED ON THIS 8<sup>th</sup>  
 Day of February 2021 in Christian Era

TO ALL TO WHOM THESE PRESENTS SHALL COME that,

[Faint handwritten notes and signatures at the bottom right of the page.]

426. Value 1000.  
Date 03.02.2021  
Sold to Tapan Chandra Das  
Address Sengal Farid Road  
Kerly.  
Vendor

Sengal Civil Court  
WAKA MUKHERJEE



Additional District Sub-Registrar  
Sodepur, North 24 Parganas

08 FEB 2021

Sandip Das  
S/o Sandip Das  
R.K. Ray, Jankati,  
P.S.-Khardah, Kol-114.



3.1 Smt. Alok Banerjee, Pan no. - AELPB4412K, Daughter of Late Prafulla Kumar Banerjee, by Religion - Hindu, by Occupation - Retired, residing at 74/48, Missionpara Road, P.O.- Rahara, Police Station - Rahara, District - North 24 Parganas, Kolkata - 700 118.

3.2 Smt. Sattwiki Chakraborty, Pan no. - BAEPC6422R, Wife of Sri Ranabir Chakraborty, by Religion - Hindu, by Occupation- House wife, residing Subhasini Tea Estate, P.O.- Hesimara, District - Alipurduar.

3.3 Smt. Koushiki Kar, Pan no. - AJVFK7991Q, Wife of Sri Subirash Kar, by Religion - Hindu, by - Occupation- Retired, residing at 30A, Mondalpara, P.O.- Barrackpore, Kolkata - 700 120.

3.4 Smt. Susmita Ganguly, Pan no. - AQEPG2189E, wife of Sri Tapan Kumar Ganguly, by Religion - Hindu, by Occupation - House wife, residing at 74/48, Missionpara Road, ward no. - 10, P.O.- Rahara, Police Station - Rahara District - North 24 Parganas, Kolkata - 700 118.

3.5 Smt. Ira Halder Pan no. - AEVPH7154M, wife of Sri Tapes Halder, by Religion - Hindu, by Occupation - House wife, residing at 2A, Panchanantala Road, "Janani Apartment" Police Station - Belgharia, District - North 24 Parganas.

Hereinafter jointly called and referred to as the Landowners /Executant

.....Send Greetings

A. We are the joint Owners in respect of ALL THAT piece and parcel of Bestu land measuring more or less 03 Cottahs 08 Chhitahs, Together with Pucca Building standing thereon lying and situated at 74/48, Mission Para, ward no.- 10 with the Khardah Municipality and L.R. Settlement Record under the name of entwhile Owner Late Prafully Kumar Bandopadhyay with L.R. Dag no. - 2139, under Khatian no. - 1715 within the Mouza - Rahara, Police Station - Rahara, District - North 24 Parganas, within the Office A.D.S.R. Office within the Office A.D.S.R. Office at Sodepur, more clearly stated and described in the First Schedule herein below and hereinafter called and referred to as "Said Premise".

B. By a registered Development Agreement on 09/02/2021, registered in the Office of A.D.S.R. at Sodepur being no. I-152400991 for the year 2021 made between us therein referred to as the Landowners of the One Part and "Pioneer Associates", Pan no. - AAMFP7725R a Partnership Firm, having its Registered Office at Khardah, 12A/135, Khardah Station Road, P.O. + P.S. - Khardah, Dist.- North 24 Parganas, Kolkata - 700 117, hereinafter called and referred to as the "DEVELOPER", represented by its partners namely 1) SRI KANTI RANIAN DAS, Son of Late Nalini Kanta Das, by Religion - Hindu, by Occupation - Business.

residing at 1 no. Suryasen Nagar, P.O. & P.S. - Khordah, District. - North 24 Parganas, Kolkata - 700 117, Pan no. - ADSPD7299P, Mob. No. - 9874666097 and 2) SRI GOPAL DAS, Son of Late Narayan Chandra Das, by Religion Hindu, by Occupation Business, residing at "KIRONALAY", Sasadhur Tarafdar Road, F.O. Sukchar, P.S. Khordah, District North 24 Parganas, ( permanent address at 23, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khordah, District North 24 Parganas, Kolkata - 700 115, Pan no. - AGAPD0725H, Mob. No. - 9123898230 and we agreed to grant power of attorney in favour of the said Developer.

C. In pursuant to the said Development Agreement, we are desirous of appointing "Pioneer Associates" to be my true and lawful attorney in my place and stead to do, perform, sell and execute all or any acts, deeds and things relating to or concern with the Said Premises on the terms and conditions hereinafter mentioned.

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSETH

That Smt. Aloka Banerjee, Smt. Sattwiki Chakraborty, Smt. Koushiki Kar, Smt. Susmita Ganguly and Smt. Ira Halder the present joint Owners herein, doth hereby nominate, constitute and appoint the said "Pioneer Associates", to be our true and lawful Attorney, in my name and on our behalf to execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things as mentioned hereinafter:

1. To maintain, manage and administer the Said Premises and every part thereof fully mentioned in the Schedule hereunder written in accordance with the terms and conditions mentioned in the said Development Agreement.
2. To enter into and defend the possession of the Said Premises i.e. Schedule Property and every part thereof.
3. To sign and submit all papers, applications and documents for having the  
4. separation, amalgamation of the Said Premises along with other lands and mutation, conversion if necessary, and record the same in all public records and with all authorities B.L & L.R.O, including the Khordah Municipality, in respect of the Said Premises and to deal with such authority and authorities in any manner to have such separation, amalgamation, mutation and conversion effected.
4. To engage and appoint Architects and Consultants, cause preparations of building plans, sign such plan or plans and appear before the Khordah Municipality and other authorities and Government Department and/or Officers for sanction of the said plan and all amendments thereof.
5. To sign all the relevant papers and documents including all plans and designs to develop the Said Premises and to appear before all necessary authorities.



Including Municipalities, Fire Brigade and/or any other Competent Authority/es, B.L. & L.R.O., Courts of any jurisdiction and Police etc.

6. To borrow money to create charge, mortgage, mortgage by deposit of Title Deed or Deeds of the individual Unit / Flat / Shops / Garage / all other Utility constructed portion or any part of them lying on the new Building under the occupation of the Developer to borrow any loan and for taking financial assistance from any financial institution or bank or body corporate(s) or from any person and/or persons on any terms and conditions as our Attorney shall think fit and proper for construction of buildings and structures on the Said Premises in terms of the said Development Agreement save & except the mortgaging the allocation of the Owners' Share in terms of the said Development Agreement in the project & the said attorney always indemnify that any liability on the aspects of financial nature as aforesaid shall be fully & satisfactorily borne by my said attorney only, without encumbering our interest, title whatsoever in the said project.

7. To apply for and obtain electricity, water, gas, sewerage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the Municipalities and or other authorities.

8. To negotiate for sale and/or transfer of the Developer's Allocation of the Said Premises with buildings and structures or portions thereof together with the undivided proportionate share in the Said Premises from the Developer's Allocation at such price and on such terms and conditions as our said attorney may deem fit and proper.

9. To execute Agreement for Sale, Deed of Exchange, Deed of Lease, Deed of Conveyance or other necessary papers/documents relating to transfer of the Developer's Allocation represented as the Seller / Developer in the Said Premises with buildings and structures and to receive the earnest/rent/premium/entire consideration amount and to give a proper and valid discharges for the same.

10. To appear before any Office of Registrar or Sub-Registrar of Assurances or any other registering authority having jurisdiction, to present for registration, admit execution, acknowledge and register according to the provisions of the law for the time being in force the Agreement for Sale, Deed of Lease, Deed of Conveyance and other necessary papers/documents related with the transfer of the Said Premises with Buildings and structures signed by the said attorney and also represented as the Seller only to the Developer Allocation and to endorse the receipt for such Agreement for Sale, Deed of Lease, Deed of Conveyance and other necessary papers/documents and to do all things necessary for completing registration of such Deed or Deeds.

11. To appear before Notary Public, Office of District Registrars, Sub-Registrars, Registrar of Assurances and Executive Magistrate, any courts and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein and also defend all suits, cases, appeals and applications whatsoever in nature.

12. To appoint any solicitor, advocates, pleader or counsel as may be necessary for prosecuting and defending any suit or proceedings in the matters relating to the Said Premises.
13. To commence, prosecute, enforce, defend or oppose all actions or other legal proceedings, including arbitration proceedings and to demand, touching any of the matters aforesaid and also if think fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid, before any Court, Civil, Criminal or Revenue, including Rent Controller and Small Causes Court.
14. To accept notice and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
15. To receive and pay and/or deposit all moneys, including Court fees and receive, refunds and to receive and grant valid receipts and discharges in respect thereof.
16. To pay all outgoing, including Municipal Tax, Urban Land Tax, Rent Revenue and other charges whatsoever, payable for and on account of the Said Premises as occupier and receive refunds and other moneys, including compensation of any nature and to grant valid receipt and/or discharge therefore.
17. To give undertakings, assurance and indemnities, as be required for the purposes aforesaid.
18. To appear and represent us before all semi-government or government authorities, make commitments and execute undertakings, affidavit, declaration and other necessary papers and register the same according to law as may be required for all or any of the purposes herein contained, including the process of usage of the passage already marked in the title of the said Premises as mentioned in the schedule.
19. To advertise in different news papers and display hoarding in different places, engage agency for selling of the Said development on the said Premises and whatever structures facilities as our said Attorney shall think fit and proper.

AND GENERALLY to do all other deeds and things concerning the same and We do hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney shall or may lawfully do, execute or perform or cause to be done, executed or performed in connection with the Said Premises by virtue of the power or authority hereunder conferred upon.

First Schedule referred to as Said Premises

ALL THAT piece and parcel of Bestu land measuring more or less 03 Cottahs 08 Chhtaks with old dilapidated structure measuring more or less 500 Square feet lying and situated at Holding no.- 74/48, Mission Para Road, Ward no.- 10, within the limit of Khardah Municipality, appertaining to Mouza - Rahara, J.L. no. - 03, Re. Su no. - 61, Touzi no. - 184-190, comprised and contained in R.S. Dag no. - 876/721, corresponding to L.R. Dag no. - 2139, under L.R. Khatian no. - 1715, Police Station - Rahara, District - North 24 Parganas, within the Office A.D.S.R. Office within the Office A.D.S.R. Office at Sodepur, butted and bounded the entire land as follows:

- On the North : Bhabanath School & Nandadulal Malakar, ✓
- On the South : 6' - 0" Wide Municipal Road ✓
- On the East : Tapas Majumder ✓
- On the West : Property of Dutta Roy Paribar ✓



IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

Signed and delivered by the  
Owner: Smt. Aloka Banerjee  
Smt. Sattwicki Chakraborty,  
Smt. Koushiki Kar, Smt. Susmita  
Ganguly and Smt. Ira Halder  
At Kolkata

In the presence of:

Ranabir Chakraborty  
Kasimara  
Alipura 2021

1. Aloka Banerjee
2. Sattwicki Chakraborty.
3. Koushiki Kar
4. Susmita Ganguly
5. Ira Halder

Signed and delivered by the  
Developer Pioneer Associates  
By their Partners  
At Kolkata  
In the presence of:

Yojan K Halder  
2A, Panchsastala Rd  
KOL. 700056.

- PIONEER ASSOCIATES
1. Kaceli Ranjan Das
  2. Yojan K. Partner












Drafted & Prepared by

  
Tapas Chanda  
Advocate  
Sealdah Civil Court  
Kolkata - 700 014  
Enrolment no. - WB/731/1992



**SPECIMEN FORM FOR TEN FINGERS  
IN THE OFFICE OF THE A.D.S.R. AT SODEPUR**

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
<i>Alaka Banerjee</i>	Right hand					
	<i>Alaka Banerjee</i>					

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
<i>Sattwika Chakraborty</i>	Right hand					

Signature : *Sattwika Chakraborty*


































PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
<i>Koushiki Kar</i>	Right hand					

Signature : *Koushiki Kar*

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
<i>Susmita Ganguly</i>	Right hand					

Signature : *Susmita Ganguly*

SPECIMEN FORM FOR TEN FINGERS  
IN THE OFFICE OF THE A.D.S.R. ALSODEPUR

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
 <i>Ika Holder</i>	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					
Signature : <i>Ika Holder</i>						
PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
 <i>Kamli Rajan Dns.</i>	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					
Signature : <i>Kamli Rajan Dns.</i>						
PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
 <i>Gagan Dns.</i>	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					
Signature : <i>Gagan Dns.</i>						
PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					
Signature :						



### Major Information of the Deed

Deed No :	I-1524-01001/2021	Date of Registration	08/02/2021
Query No / Year	1524-8000286850/2021	Office where deed is registered	
Query Date	08/02/2021 3:02:01 PM	1524-8000286850/2021	
Applicant Name, Address & Other Details	T Chanda Sealdah, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980626720, Status : Advocate		
Transaction	Additional Transaction		
[6138] 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. 43,00,000/-	Rs. 44,70,001/-		
Stamp duty 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]:- 152400991/2021 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: Missirpara Road, Mouza: Rahara, , Ward No: 10, Holding No:74/48 Pin Code : 700113

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-2139 (RS :-)	LR-1715	Bastu	Bastu	3 Katha 8 Chatak	40,00,000/-	40,95,001/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road.
Grand Total :					5.775Dec	40,00,000/-	40,95,001/-	



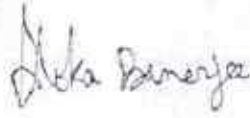


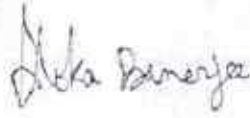


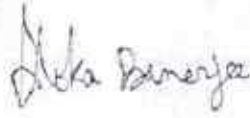


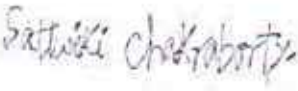


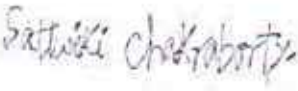


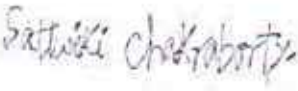









#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (in Rs.)	Market value (in Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	3,00,000/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	3,00,000/-	3,75,000/-	









## Principal Details :

Sl No	Name Address Photo.Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Smt Alka Banerjee</b>            Daughter of Late Prafulla Kumar Banerjee            Executed by: Self, Date of Execution: 08/02/2021            , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>08/02/2021</td> <td></td> <td>LTI 08/02/2021</td> <td>08/02/2021</td> </tr> </tbody> </table> <p>74/48 Missionpara Rd, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AExxxxxx2K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2021  , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Smt Alka Banerjee</b> Daughter of Late Prafulla Kumar Banerjee Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office				08/02/2021		LTI 08/02/2021	08/02/2021
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08/02/2021		LTI 08/02/2021	08/02/2021										











Name	Photo	Finger Print	Signature
<b>Smt Susmita Ganguly</b> Wife of Mr Tapan Kumar Ganguly Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office			Susmita Ganguly
	08/02/2021	L1 08/02/2021	08/02/2021
74/48 Mission Para Ward No 10, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AQxxxxx9E, Aachar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Smt Ira Halder</b> Wife of Mr Tapas Halder Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office			Ira Halder
	08/02/2021	L1 08/02/2021	08/02/2021
2A Panchanantala, P.O:- Panchanantala, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700113 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AExxxxx4M, Aachar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2021 , Admitted by: Self, Date of Admission: 08/02/2021 ,Place : Office			

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Pioneer Associates</b> Khardah 12A/1/35 Khardah Station Rd, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117 , PAN No.: AAxxxxx5R Aachar No Not Provided. Status :Organization, Executed by: Representative




#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
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Name	Photo	Finger Print	Signature										
<b>Mr Kanti Ranjan Das</b> Son of Late Nalini Kanta Das Date of Execution - 08/02/2021, , Admitted by: Self, Date of Admission: 08/02/2021, Place of Admission of Execution: Office			Kanti Ranjan Das										
		L1 08/02/2021	08/02/2021										





1 No Suryasen Nagar, P.O.- Khardaha, 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 Partners)

Name	Photo	Finger Print	Signature
<b>2 Mr Gopal Das (Presentant)</b> Son of Late Narayan Chandra Das Date of Execution - 08/02/2021, Admitted by: Self, Date of Admission: 08/02/2021, Place of Admission of Execution: Office			
	Feb 02/2021 3:46PM	LT 08/02/2021	08/02/2021
23 Dr Gopal Chatterjee Rd, 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 Partners)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sandip Das</b> Son of Mr. D Das R K Pally, P.O.- Panhati, P.S.- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700114			
	08/02/2021	08/02/2021	08/02/2021
Identifier Of Smt Aloka Banerjee, Smt Sattwiki Chakraborty, Smt Koushiki Kar, Smt Susmita Ganguly, Smt Ira Halder, Mr Kanti Ranjan Das, Mr Gopal Das			

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	Smt Aloka Banerjee	Pioneer Associates-1.155 Dec
2	Smt Sattwiki Chakraborty	Pioneer Associates-1.155 Dec
3	Smt Koushiki Kar	Pioneer Associates-1.155 Dec
4	Smt Susmita Ganguly	Pioneer Associates-1.155 Dec
5	Smt Ira Halder	Pioneer Associates-1.155 Dec

**Transfer of property for S1**

Sl.No	From	To, with area (Name-Area)
1	Smt Aloka Banerjee	Pioneer Associates-100.00000000 Sq Ft
2	Smt Sattwiki Chakraborty	Pioneer Associates-100.00000000 Sq Ft
3	Smt Koushiki Kar	Pioneer Associates-100.00000000 Sq Ft
4	Smt Susmita Ganguly	Pioneer Associates-100.00000000 Sq Ft
5	Smt Ira Halder	Pioneer Associates-100.00000000 Sq Ft





## and Details as per Land Record

District: North 24-Parganas, P.S.- Khardaha, Municipality: KHARDAH, Road; Missionpara Road, Mouza: Rahara, ,  
Ward No: 10, Holding No:74/48 Pin Code : 700113

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2139, LR Khatian No:- 1715	Owner: সন্ধ্যা কুমার বন্দ্যোপাধ্যায়, Guardian: সন্ধ্যা কুমার বন্দ্যোপাধ্যায়, Address: মিশনপারা রোড, Classification: কৃ. Area: 0.06000000 Acre	Smt Aloka Banerjee



Endorsement For Deed Number : I - 152401001 / 2021

On 08-02-2021

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

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

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

Presented for registration at 15:21 hrs on 08-02-2021, at the Office of the A.D.S.R. SODEPUR by Mr Gopal Das ..

**Certificate of Market Value (WB PLVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 44,70,001/-

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

Execution is admitted on 08/02/2021 by 1. Smt Alok Banerjee, Daughter of Late Prafulla Kumar Banerjee, 74/48 Missionpara Rd, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person, 2. Smt Sattwiki Chakraborty, Wife of Mr Ranabr Chakraborty, Subhasini Tea Estate, P.O: Hasimara, Thana: Alipurduar, , Alipurduar, WEST BENGAL, India, PIN - 735215, by caste Hindu, by Profession House wife, 3. Smt Koushiki Kar, Wife of Mr Subikash Kar, 30A Mondalpara, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by Profession Retired Person, 4. Smt Susmita Ganguly, Wife of Mr Tapan Kumar Ganguly, 74/48 Mission Para Ward No 10, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife, 5. Smt Ira Halder, Wife of Mr Tapas Halder, 2A Fancherantala, P.O: Fancherantala, Thana: Ghois, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession House wife

Identified by Mr Sandip Das, , Son of Mr D Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

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

Execution is admitted on 08-02-2021 by Mr Kanti Ranjan Das, Partners, Pioneer Associates, Khardah 12A/1/35 Khardah Station Rd, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Mr Sandip Das, , Son of Mr D Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Execution is admitted on 08-02-2021 by Mr Gopal Das, Partners, Pioneer Associates, Khardah 12A/1/35 Khardah Station Rd, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Mr Sandip Das, , Son of Mr D Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

**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 426, Amount: Rs.100/-, Date of Purchase: 03/02/2021, Vendor name: Sealdaha Civil Court



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



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1524-2021, Page from 40378 to 40405  
being No 152401001 for the year 2021.



Digitally signed by AMRITA  
CHAKRAVORTI  
Date: 2021.02.15 17:33:38 +05:30  
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2021/02/15 05:33:38 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.



PIONEER ASSOCIATES

Partner

(This document is digitally signed.)