

9397/23

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 499427

Certification that this 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

[Handwritten signature]

Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

DEVELOPMENT POWER OF ATTORNEY

19 DEC 2023

THIS DEVELOPMENT POWER OF ATTORNEY is made on this 19th day of December, 2023 (Two Thousand Twenty Three) of the Christian Era.

[Handwritten signature]
(Bidhan Ch. Chowdhury)

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M. B. CONSTRUCTION
[Handwritten signature]
Proprietor

[Handwritten signature]
19/12/23
12:30 P.M.
9-8-3113929/23
Addl. Dist. Sub-Registrar
Sodepur, North 24 Parganas

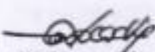
19 DEC 2023

TO ALL TO WHOM THESE PRESENTS shall come **I, MR. BISHWAJIT DUTTA** (PAN.: BEJPD1849A), son of Sri Tapan Dutta, by faith – Hindu, by ^{Nationality - Indian} occupation – Business, residing at – Mohispota (Dakshinayan), P.O. Natagarh, P.S. Ghola, District –North 24 Parganas, Kolkata –700 113, in the State of West Bengal, India, hereinafter called and referred to as the hereinafter called & referred to as the EXECUTANT/ PRINCIPAL.

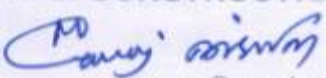
I hereby nominate, constitute, appoint, engage, authorize and empower :-

M. B. CONSTRUCTION, a Proprietorship concern, having its Office at – Babanpur, Birnagar (Lock Gate), P.O. Bengal Enamel, P.S. Titagr, District – North 24 Parganas, Pin Code – 743122, in the State of West Bengal, India, represented by its Proprietor :- SRI MANOJ BISWAS (PAN –AMEPB5726A; AADHAAR NO: 6069 2866 0133), son of Late Haripada Biswas, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at – Babanpur, Birnagar (Lock Gate), P.O. Bengal Enamel, P.S. Titagr, District – North 24 Parganas, Pin Code – 743122, in the State of West Bengal, India, as my true and lawful constituted attorney for me , in my names and on behalf to do all acts and things in respect of financial Banking , Legal transferring, Development over the schedule property etc.

WHEREAS ; One **Sadananda Das** purchased all that piece and parcel of Bastu land measuring 08 Decimals equivalent to 05 Cottahs, lying and situated at District – North 24 Parganas, Additional District Sub-Registrar Office Barrackpore (formerly), presently Sodepore, P.S. Khardah (formerly), presently Ghola, J.L. No. 14, H.B. Industrial Development Company Limited Scheme Plot No. 334, C.S. Plot No. 806, within the jurisdiction of Panihati Municipality, Ghola D Block, by virtue of registered Deed of Sale dated 20.08.1955, registered in the office of the Sub-Registrar Barrackpore, North 24 Parganas and recorded in Book No. I, Volume Number 52, pages from 69 to 70, being Deed No. 2668 from H.B.


(Bidhan Ch. Chowdhury)


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M. B. CONSTRUCTION

Proprietor

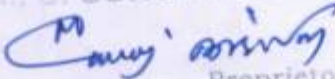
Bishwajit Dutta

Industrial Development Company Limited and after purchasing the same the said Sadananda Das remained in peaceful possession and enjoyment of the same with his family members. Said Sadananda Das died intestate in the year 1982 leaving behind him as his legal heirs and successors his wife (Smt. Golapi Sundori Das), daughter (Smt. Renubala Das) and son (Nimai Das) and they jointly inherited the land left behind by Sadananda Das, since deceased.

AND WHEREAS ; while in such possession and enjoyment of the said land, Smt. Golapi Sundori Das and Renubala Das jointly gifted their undivided $2/3^{\text{rd}}$ share measuring 3 Cottah 3 Chittacks 29 Sq.Ft., more or less, along with R.T. Shed Structure standing thereupon, to Nimai Das by virtue of a Deed of Gift dated 10.10.2002 registered in the office of the District Sub-Registrar, North 24 Parganas, Barasat and recorded in Book No. I, Volume Number 97, pages from 97 to 104, being Deed No. 5059 for the year 2002 and upon receipt of the same said Nimai Das along with his inherited undivided $1/3^{\text{rd}}$ share became the sole and absolute owner of the entire of the said Bastu land measuring 08 Decimals equivalent to 05 Cottahs, more or less, lying and situated at District – North 24 Parganas, Additional District Sub-Registrar Office Barrackpore (formerly), presently Sodepore, P.S. Khardah (formerly), presently Ghola, Mouza – Ghola, J.L. No. 14, Re. Su. No. 103, Touzi No. 6, R.S. Dag No. 106, corresponding to L.R. Dag No. 1030, under L.R. Khatian No. 3110, within the jurisdiction of Panihati Municipality, under Ward No. 30, Holding No. 87, Ghola D Block and remain in peaceful possession and enjoyment of the same with his family members. Said Nimai Das died intestate on 12.07.2010 leaving behind him as his legal heirs and successors his wife (Smt. Rajlaxmi Das) and 5 daughters namely Smt. Pramila Das (wife of Sri Swapan Kumar Das), Smt. Basanti Biswas (wife of Sri Chittaranjan Biswas), Smt. Pratima Chowdhury (wife of Sri Ashok


(Bidhan Ch. Chowdhury)

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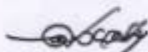
M. B. CONSTRUCTION

Proprietor

Chowdhury), Smt. Nilima Das (daughter of Late Nimai Das) and Smt. Eti Das (wife of Sri Kamalesh Das) and they jointly inherited to the extent of $1/6^{\text{th}}$ share each of the land left behind by Nimai Das, since deceased.

AND WHEREAS ; while in such possession and enjoyment of the undivided share as aforesaid Smt. Rajlaxmi Das (wife of Late Nimai Das) gifted her undivided $1/6^{\text{th}}$ share of land measuring 13 Chittacks 15 Sq.Ft., more or less, along with 60 Sq.Ft. R.T. Shed standing thereupon to her grandson (daughter's son i.e. Pramila Das's son) Sri Palash Das (son of Sri Swapan Kumar Das) by way of a Deed of Gift dated 21.01.2015 registered in the office of the A.D.S.R. Sodepur, North 24 Parganas and recorded in Book No. I, C.D. Volume Number 1, pages from 7822 to 7845, being Deed No. 00348 for the year 2015.

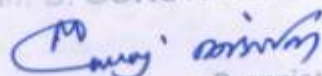
AND WHEREAS ; thus by virtue of the Deed of Gift as aforesaid Palash Das became the owner of the undivided $1/6^{\text{th}}$ share (measuring 13 Chittacks 15 Sq.Ft., more or less,) out of the aforesaid land measuring 5 Cottahs, more or less and his mother Smt. Pramila Das became the owner of the undivided $1/6^{\text{th}}$ share (measuring 13 Chittacks 15 Sq.Ft., more or less,) out of the aforesaid land measuring 5 Cottahs, more or less. Hence Palash Das and Smt. Pramila Das jointly became the owner of undivided $2/6^{\text{th}}$ share (measuring 1 Cottah 10 Chittacks 30 Sq.Ft., more or less,) out of the aforesaid land measuring 5 Cottahs, more or less, by virtue of Gift and inheritance having full power, absolute authority to deal with their undivided share in any manner whatsoever as per the provisions of the Transfer of Property Act, 1882.

AND WHEREAS ; thereafter Smt. Pramila Das and Palash Das (respectively wife and son of Sri Swapan Kumar Das) jointly sold, conveyed and transferred their undivided $2/6^{\text{th}}$ share (measuring 1 Cottah 10 Chittacks 30 Sq.Ft.,


(Bidhan Ch. Chowdhury)

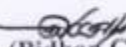
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M. B. CONSTRUCTION


Proprietor

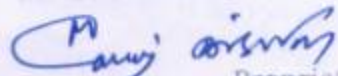
AND WHEREAS ; the Executant (Sri Bishwajit Dutta) being desirous to construct a multistoried building on the FIRST SCHEDULE mentioned land but due to insufficient fund, lack of technical expertise and want of required time due to pre-engagement of his respective work, the Land Owner herein could not materialize his such desire to construct a building and/or buildings on the FIRST SCHEDULE mentioned land and was searching for a reputed Promoter/Developer who would construct multi-storied building on the FIRST SCHEDULE mentioned land under certain terms and conditions inter alia at its own costs and expenses after obtaining necessary sanction from the competent authority and having come to know such desire and/or intention of the Land Owner herein, the Developer/Promoter herein approached the Land Owner herein to allow the Developer/Promoter i.e. M. B. CONSTRUCTION to construct the said proposed multi - storied building on his land/premises i.e. the FIRST SCHEDULE mentioned land.

AND WHEREAS ; with a view to construct a Multi Storied Building over the aforesaid land the Executants already entered into a Development Agreement on this 19th day of December, 2023 (Two Thousand Twenty Three) which has been registered in the office of the A.D.S.R. Sodepur, North 24 Parganas and recorded in Book No. I, Volume Number 1524-2023, being No. 152409.19.2.. for the year 2023 with M. B. CONSTRUCTION, a Proprietorship concern, having its Office at - Babanpur, Birnagar (Lock Gate), P.O. Bengal Enamel, P.S. Titagrh, District - North 24 Parganas, Pin Code - 743122, in the State of West Bengal, India, represented by its Proprietor :- SRI MANOJ BISWAS (PAN - AMEPB5726A; AADHAAR NO: 6069 2866 0133), son of Late Haripada Biswas, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at - Babanpur, Birnagar (Lock Gate), P.O. Bengal Enamel, P.S. Titagrh, District - North 24 Parganas, Pin Code - 743122, in - - - - -


(Bidhan Ch. Chowdhury)

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M. B. CONSTRUCTION

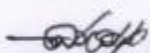

Proprietor

Bishwajit Dutta

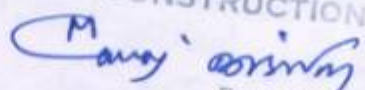
the State of West Bengal, India, on the terms and conditions as mentioned therein.

AND WHEREAS ; then the Developer requires an appropriate Power of Attorney for the authorization and conducting the Development works with construction of a multi-storied building smoothly without any hindrance from any corner whatsoever.

AND WHEREAS ; the Executant has agreed to develop the Schedule mentioned property through said **M. B. CONSTRUCTION**, a Proprietorship concern, having its Office at – Babanpur, Birnagar (Lock Gate), P.O. Bengal Enamel, P.S. Titagrh, District – North 24 Parganas, Pin Code – 743122, in the State of West Bengal, India, for construction of a multi storied building on the Schedule mentioned property, consisting of several Flats and/or Apartments, Garages, spaces in accordance with the building plan to be sanctioned by the competent authority and accordingly the Executant had entered into an agreement with the said **M. B. CONSTRUCTION**, a Proprietorship concern, having its Office at – Babanpur, Birnagar (Lock Gate), P.O. Bengal Enamel, P.S. Titagrh, District – North 24 Parganas, Pin Code – 743122, in the State of West Bengal, India, on the day, month and year as mentioned in the foregoing paragraph for development of the Schedule mentioned property under certain terms and conditions as set forth in the said Development Agreement and by the strength of the said **DEVELOPMENT AGREEMENT**, said **M. B. CONSTRUCTION**, a Proprietorship concern, having its Office at – Babanpur, Birnagar (Lock Gate), P.O. Bengal Enamel, P.S. Titagrh, District – North 24 Parganas, Pin Code – 743122, in the State of West Bengal, India, has been constructing the said multi storied building over the Schedule mentioned property.


(Bidhan Ch. Chowdhury)

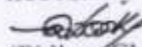
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M. B. CONSTRUCTION

Proprietor

NOW BY THESE PRESENTS that I, the Executant herein do hereby nominate constitute and appoint developer nominated person said M. B. CONSTRUCTION, a Proprietorship concern, having its Office at – Babanpur, Birnagar (Lock Gate), P.O. Bengal Enamel, P.S. Titagr, District – North 24 Parganas, Pin Code – 743122, in the State of West Bengal, India, to be my true and lawful Attorney in my name and on my behalf and I authorize to do all acts, deeds, matters and things in my name and on my behalf as mentioned hereinafter specifically.

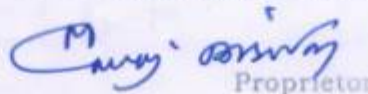
AND WHEREAS ; it has been agreed in terms if the said Development Agreement I will appoint this as mentioned above as my Attorney for the purposes herein stated.

- [1] To enter into hold and defend possession of the said land and every part thereof and also manage, maintain and administer the said property and every part thereof.
- [2] To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan sanctioned modified and/or altered by the local Municipal authority.
- [3] To appear and represent me before the necessary authorities including the Panihati Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceilling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanctioned plan.
- [4] To pay fees obtain such other orders and permission from the necessary authorities as to be expedient for sanction, modification and/or alteration of the Development plans and also to submit and take delivery of title Deeds concerning the said premises and also other papers and documents a may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Sub –


(Bidhan Ch. Chowdhury)

M. B. CONSTRUCTION

Contd...9


Proprietor

Contractors for the aforesaid purpose as the said Attorney will think fit and proper.

[5] To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the building plan to any authority or authorities.

[6] To develop the said premises by making construction of multi-storied building thereon as per sanctioned plan which to be approved by the Panihati Municipality.

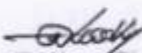
[7] To apply for and obtain Electricity, Gas, Water, Sewerage, Drainage, Telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, Deeds and things as may be deemed fit and proper by the said Attorney.

[8] To utilize or shift or have connected the existing electricity if any in the said premises in such manner as the said Attorney may deem fit and proper.

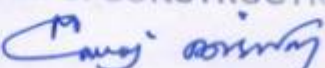
[9] To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the owners allocation.

[10] To appear and represent me before all authorities including those under the Panihati Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

[11] To enter into Agreement for sale of Flat/ Flats/ Garage only Developer's Allocation as per Development Agreement dated on this day, month & year with


(Bidhan Ch. Chowdhury)

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M. B. CONSTRUCTION

Proprietor

the intending purchaser/Purchasers and nominee or nominees of the Attorney and to receive the earnest money of the full amount of consideration or any part thereof from the intending Purchaser (s).

[12] To apply for mutation and to record the name of respective Flat owners of the proposed building and for the purpose to sign and execute all papers and documents as may necessary from time to time.

[13] To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.

[14] To commence , prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.


[15] To affix sign Board or install any Hoardings on the Schedule Plot of Land along with building in the name of Attorney.

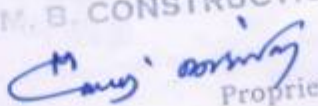
[16] To advertise in the newspaper for procuring Purchasing for selling the Flats in the proposed building.

[17] To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of me or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.

[18] To comprise suits, appeals or other legal proceedings in any court, Tribunal of other authority whatsoever and to sign and verify applications thereof.

[19] To sign declare and/or affirm any Plaint written Statement , Petition.


(Bidhan Ch. Chowdhury)

M. B. CONSTRUCTION

Proprietor

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Affidavit, Verification, Vakalatnama, Warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

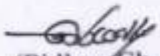
[20] To Execute and registrar any Agreement or Bainapatra in respect of Developer's Allocation or any part thereof and in that effect and execute and register the Deed of Sale in favour of the Prospective Purchaser or Purchasers , nominee/ Nominees by writing my names thereto at his/her/their/own risk and responsibilities.

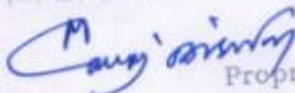
[21] To pay all arrears and current rents of the property concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, thereof and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, income Taxes if any in respect of the said property.

[22] To execute and present the documents or documents as required for the transfer/ Deed of Conveyance of the said property to properties in any Registry Office or A.D.S.R. Office, D.R. Office, Addl. Registrar of Assurances and to admit the Execution thereof and to take back the said documents after the registration of the same.

[23] To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefore.

[24] To enter into Agreement for sale for the proposed covered area in respect of Developer's Allocation only mentioned in the Development Agreement executed on this day, month & year and to receive advance/earnest money consideration in respect of Developer allocation and the proportionate share in the land or hand over the copies of the relevant documents in regard to my title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance received by my attorney will not be demanded by me.


(Bidhan Ch. Chowdhury)

M. B. CONSTRUCTION

Proprietor

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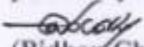
[25] For all or any of the purpose herein before stated to appear and represent me before all authorities having jurisdiction and to sign , execute and submit papers and documents, regarding the construction of the proposed building.

AND WHEREAS to act of my Attorney or agent in relation to all matters in respect of my said land and proposed building and on my behalf to do all acts, deeds, matters and things as fully and effectually as I would do if I would personally present notwithstanding no special power of Attorney in that particular behalf as contained in this presents.

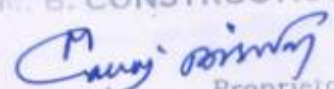
AND I, do hereby ratify and confirm and agree or undertake to ratify and confirm all the acts, matters , deeds and things, whatsoever my said Attorney or agents appointed under this Power of Attorney hereinabove contained shall lawfully do or cause to be done in the right of or by virtue of two present including in such confirmations and other works will be the completion of the whole deal/transaction as per the said Development Agreement executed on this day, month & year and this Power of Attorney in irrevocable in nature till the handover of the Developer's Allocation.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the undivided 2/6th share (measuring 1 Cottah 10 Chittacks 30 Sq.Ft., more or less,) of "BASTU" land along with undivided R.T. shed measuring 120 Sq.Ft. standing thereupon, out of the total land measuring 5 Cottahs, more or less, lying and situated in Mouza – Ghola, J.L. No. 14, Re. Su. No. 103, Touzi No. 6, R.S. Dag No. 106, corresponding to L.R. Dag No. 1030, under L.R. Khatian No. 10953, within the local limits of Panihati Municipality, under Ward No. 30, Holding No. 74, Ghola D Block, District – North 24 Parganas, within the jurisdiction of Additional District Sub-Registrar Office Barrackpore (formerly), presently Sodepore, P.S. Khardah (formerly), presently Ghola, Kolkata – 700110, in the State of West Bengal.


(Bidhan Ch. Chowdhury)

Contd...13

M. B. CONSTRUCTION

Proprietor

BUTTED AND BOUNDED BY :-

- ON THE NORTH :-** 12 Feet Wide Common Road.
ON THE SOUTH :- House of Sri Dinabandhu Das.
ON THE EAST :- House of Late Sambhunath Das & Benubala Das.
ON THE WEST :- House of Sri Niranjan Das.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hand and seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED**In the presents of witnesses:-**

1) *Bidhan Ch. Chowdhury*
 Sodepur - Natagark,
 ps. Natagark, ps. Baha,
 Kol - 760113.

Biskwaji Datta-----
(SIGNATURE OF THE EXECUTANT)

2) *Chandran*
 Tugberia, Behala,

M. B. CONSTRUCTION

Chandran
Proprietor-----
(SIGNATURE OF THE DEVELOPER)**Reff.**

- [i] L.R. Plot information , [ii] L.R. Parcha ,
 [iii] Sale Deed No. 2231/2021 (A.D.S.R.O.Sodepur) ,
 [iv] Panihati Municipal Tax receipt , [v] Site Plan ,
 [vi] Photocopy of Voter Card , Aadhar Card , Pan Card &
 [vii] without any searching of title and searching report

Drafted by and Read over and explained by me

Bidhan Ch. Chowdhury
 (Sri Bidhan Ch. Chowdhury)

Advocate

High Court Calcutta

Enrollment No. WB/943/07

M. B. CONSTRUCTION

Chandran
Proprietor












SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

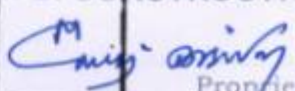
 M. Anuj Mishra	LH					
	RH.					

ATTESTED :- 

 Bishwasjit Datta	LH					
	RH.					

ATTESTED :- Bishwasjit Datta

PHOTO	LH.					
	RH.					

E. B. CONSTRUCTION

Proprietor

ATTESTED :-

Major Information of the Deed

Deed No :	I-1524-09196/2023	Date of Registration	19/12/2023
Query No / Year	1524-8003113429/2023	Office where deed is registered	
Query Date	19/12/2023 12:09:27 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	B C Chowdhury High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9674682504, 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. 13,82,401/-		
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]:- 152409190/2023 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: PANIHATI, Road: D Block, Mouza: Ghola, , Ward No: 30, Holding No:74 Pin Code : 700110

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-1030	LR-10953	Bastu	Bastu	1 Katha 10 Chatak 30 Sq Ft		13,50,001/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					2.75Dec	0 /-	13,50,001 /-	



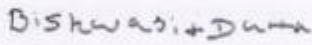
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	120 Sq Ft.	0/-	32,400/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		120 sq ft	0 /-	32,400 /-	

M. B. CONSTRUCTION

M. B. Construction
Proprietor



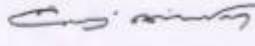
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BISHWAJIT DUTTA (Presentant) Son of Mr TAPAN DUTTA Executed by: Self, Date of Execution: 19/12/2023 , Admitted by: Self, Date of Admission: 19/12/2023 ,Place : Office		 Captured	
	19/12/2023		LTI 19/12/2023	19/12/2023
MOHISPOTA(DAKSHINAYAN), City:- Not Specified, P.O:- NATAGARH, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BExxxxxx9A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/12/2023 , Admitted by: Self, Date of Admission: 19/12/2023 ,Place : Office				

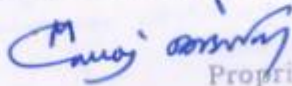
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	M B CONSTRUCTION BABANPUR, BIRNAGAR(LOCK GATE), City:- Not Specified, P.O:- BENGAL ENAMEL, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 743122 , PAN No.:: AMxxxxxx6A,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			




Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MANOJ BISWAS Son of Late HARIPADA BISWAS Date of Execution - 19/12/2023, , Admitted by: Self, Date of Admission: 19/12/2023, Place of Admission of Execution: Office		 Captured	
	Dec 19 2023 12:39PM		LTI 19/12/2023	19/12/2023
BABANPUR, BIRNAGAR(LOCK GATE), City:- Not Specified, P.O:- BENGAL ENAMEL, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 743122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx6A,Aadhaar No Not Provided Status : Representative, Representative of : M B CONSTRUCTION (as PROPRIETOR)				

M. B. CONSTRUCTION


 Proprietor

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pradip Samui Son of Mr Balam Samui Karnamadhabpur, City:- , P.O:- Karnamadhabpur, P.S:-Ghola, District:- North 24-Parganas, West Bengal, India, PIN:- 700113		 Captured	
	19/12/2023	19/12/2023	19/12/2023
Identifier Of Mr BISHWAJIT DUTTA, Mr MANOJ BISWAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BISHWAJIT DUTTA	M B CONSTRUCTION-2.75 Dec

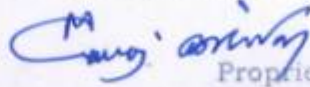
Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BISHWAJIT DUTTA	M B CONSTRUCTION-120.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: D Block, Mouza: Ghola, , Ward No: 30,
Holding No:74 Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1030, LR Khatian No:- 10953	Owner:বিহারী দত্ত, Gurdian:রতন দত্ত, Address:সিঙ্গা , Classification:বঙ্গ, Area:0.02660000 Acre,	Owner Name not selected by applicant.

M. B. CONSTRUCTION
Proprietor

Endorsement For Deed Number : I - 152409196 / 2023

On 19-12-2023

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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:34 hrs on 19-12-2023, at the Office of the A.D.S.R. SODEPUR by Mr BISHWAJIT DUTTA ,Executant.

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 13,82,401/-

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

Execution is admitted on 19/12/2023 by Mr BISHWAJIT DUTTA, Son of Mr TAPAN DUTTA, MOHISPOTA (DAKSHINAYAN), P.O: NATAGARH, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession Business

Identified by Mr Pradip Samui, , Son of Mr Balaram Samui, Karnamadhampur, P.O: Karnamadhampur, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Business

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

Execution is admitted on 19-12-2023 by Mr MANOJ BISWAS, PROPRIETOR, M B CONSTRUCTION, BABANPUR, BIRNAGAR(LOCK GATE), City:- Not Specified, P.O:- BENGAL ENAMEL, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 743122

Identified by Mr Pradip Samui, , Son of Mr Balaram Samui, Karnamadhampur, P.O: Karnamadhampur, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Business

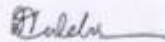
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

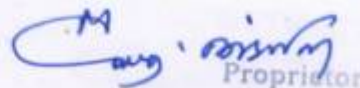
Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1824, Amount: Rs.100.00/-, Date of Purchase: 11/12/2023, Vendor name: M DUTTA



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

M. B. CONSTRUCTION



Proprietor

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 298128 to 298149
being No 152409196 for the year 2023.



Debjani Halder

Digitally signed by DEBJANI HALDER
Date: 2023.12.22 15:53:50 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 22/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

M. B. CONSTRUCTION
M. B. Construction
Proprietor