

00417/24

Z 423/24

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted for registration. The signature sheets and the instrument sheets attached with the document are the part of this document. K 503327

11/01/2024
CS-8000103132/2024

District Sub-Registrar-IV
Registrar (S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
11 JAN 2024

SUPPLEMENTARY DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF SUPPLEMENTARY DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, We, (1) SRI BHAJAN DHAOYA (PAN: EKNPD7094E), (Aadhaar No. 3942 0963 7961), son of Late Bishnupada Dhaoya, by faith - Hindu, by occupation - Retired, by Nationality - Indian, residing at 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700 006, (2) **SMT. DURGA DHAOYA** (PAN: AOGPD3687Q), (Aadhaar No. 9596 6960 7862), wife of Late Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700 006, (3) **SRI LALIT KUMAR GUPTA** (PAN ADYPG 1234B) Aadhaar No. 8493 5570 8516, Phone No. 9830546835, son of Late Bhim Sen Gupta, occupation Business, residing at DB -38 Salt Lake City, Kolkata 700064, Police Station Bidhannagar (North) Post office Bidhannagar, District 24 Parganas and (4) **SRI TEJPAL GUPTA**, (PAN NO. AHSPG0939R) Aadhaar No. 6527 9096 7198, Phone No. 9821548980, son of Late Bhim Sen Gupta, occupation Medical Practitioner, residing at 9/303 Celebration KH4 CHS, Sector 16/17, Kharghar, NAVI MUMBAI- 410210, Police Station Kharghar, Post Office Kharghar, also residing at DB -38 Salt Lake City, Kolkata 700064, Police Station Bidhannagar (North) Post office Bidhannagar, District 24 Parganas (North), hereinafter referred and called as the **LAND OWNERS** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include

their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

M/S. B.M.D. NIRMAN (PAN: AAOFB7980J), a Partnership firm, having its office at 51, Cossipore Road, P.O. - Cossipore, P.S. - Cossipore, Kolkata - 700036, represented by its Partners namely (1) **SMT. MANJU BAIRAGI** (PAN: AEHPB7755G), wife of Sri Monoj Kumar Bairagi, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 196, Maharaja Nanda Kumar Road, (South), P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas, (2) **SRI MONOJ KUMAR BAIRAGI** (PAN: AEFPB9153E), son of Late Kumud Ranjan Bairagi, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 196, Maharaja Nanda Kumar Road, (South), P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas, (3) **SRI SUBIR MUKHERJEE** (PAN: AQQPM0548R), son of Sri Sanat Mukherjee, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 265/0/1, Gopal Lal Thakur Road, P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas and (4) **SRI SWARUP DUTTA** (PAN: AHUPD8305J), son of Late K.C. Dutta, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 156/1, Maharaja Nanda Kumar Road (South), P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24

Parganas, hereinafter referred to as the "**DEVELOPER/ATTORNEY**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its Partners for the time being and the heirs and successors in its office) of the **SECOND PART**.

AND

(1) **SMT. SOMA DHAOYA** (PAN: AOGPD3688B), (Aadhaar No. 5275 8363 0439), daughter of Late Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 214, Vivekananda Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700006 and (2) **SMT. RUMA DHAOYA** alias **SMT. RUMA ADHIKARY** (PAN: AOGPD3686R), (Aadhaar No. 4742 1395 3795), wife of Amritapa Adhikary, daughter of Late Gopal Kumar Dhaoya alias Gopali Kumar Dhaoya, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at 15, Yogipara Main Road, P.O.- Beadon Street, P.S.- Narkeldanga, Kolkata-700006, hereinafter jointly referred to and called as the "**CONFIRMING PARTY**" (which terms or expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include **their** heirs, successors, executors, legal representatives, administrators and/or assigns) of the **THIRD PART**.

WHEREAS the first party are the owners and possessors of **ALL THAT** piece and parcel of (Amalgamated) land measuring an area of

5 (Five) Cottahs 9 (Nine) Chittacks 2 (Two) Sft more or less together with one storied cemented flooring, 50 years old brick built building standing thereon having covered area of **520 Sft** more or less lying and situated at amalgamated Premises No. 214, Vivekananda Road, Police Station – Narkeldanga, Kolkata – 700 006, under Ward No. 28, vide Assessee No.- 110281700560, Borough No. 04, within the limits of the Kolkata Municipal Corporation.

WHEREAS with a view to develop the said land by construction of a multistoried building **we** have entered into a development agreement dated 13.03.2023 and thereafter this supplementary development agreement dated 11/01/2024....., at the office of the D.S.R. – IV, Alipore and duly recorded in Book No. I, Being No.- 04/8..... for the year 2024 with the developer **M/S. B.M.D. NIRMAN** (PAN: AAOFB7980J), a Partnership firm, having its office at 51, Cossipore Road, P.O. – Cossipore, P.S. – Cossipore, Kolkata – 700036, represented by its Partners namely (1) **SMT. MANJU BAIRAGI** (PAN: AEHPB7755G), wife of Sri Monoj Kumar Bairagi, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 196, Maharaja Nanda Kumar Road, (South), P.O. & P.S. – Baranagar, Kolkata - 700036, District – North 24 Parganas, (2) **SRI MONOJ KUMAR BAIRAGI** (PAN: AEFPB9153E), son of Late Kumud Ranjan Bairagi, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 196, Maharaja Nanda Kumar Road,

(South), P.O. & P.S. – Baranagar, Kolkata - 700036, District – North 24 Parganas, (3) **SRI SUBIR MUKHERJEE** (PAN: AQQPM0548R), son of Sri Sanat Mukherjee, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 265/0/1, Gopal Lal Thakur Road, P.O. & P.S. – Baranagar, Kolkata – 700036, District – North 24 Parganas and (4) **SRI SWARUP DUTTA** (PAN: AHUPD8305J), son of Late K.C. Dutta, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 156/1, Maharaja Nanda Kumar Road (South), P.O. & P.S. – Baranagar, Kolkata – 700036, District – North 24 Parganas, under some terms and conditions mentioned thereon and now we hereby appointed our true and lawful attorney said **M/S. B.M.D. NIRMAN** (PAN: AAOFB7980J), a Partnership firm, having its office at 51, Cossipore Road, P.O. – Cossipore, P.S. – Cossipore, Kolkata – 700036, represented by its Partners namely (1) **SMT. MANJU BAIRAGI** (PAN: AEHPB7755G), wife of Sri Monoj Kumar Bairagi, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 196, Maharaja Nanda Kumar Road, (South), P.O. & P.S. – Baranagar, Kolkata - 700036, District – North 24 Parganas, (2) **SRI MONOJ KUMAR BAIRAGI** (PAN: AEFPB9153E), son of Late Kumud Ranjan Bairagi, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 196, Maharaja Nanda Kumar Road, (South), P.O. & P.S. – Baranagar, Kolkata - 700036, District – North 24 Parganas, (3) **SRI SUBIR MUKHERJEE** (PAN: AQQPM0548R), son

of Sri Sanat Mukherjee, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 265/0/1, Gopal Lal Thakur Road, P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas and (4) **SRI SWARUP DUTTA** (PAN: AHUPD8305J), son of Late K.C. Dutta, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 156/1, Maharaja Nanda Kumar Road (South), P.O. & P.S. - Baranagar, Kolkata - 700036, District - North 24 Parganas, as **our** true and lawful Constituted Attorney in **our** names on **our** behalf to do execute and perform all acts, deeds and things as follows-

1. To look after, maintain and manage the said property on our behalf more fully described in the schedule hereunder written.
2. To take possession of our schedule mentioned property and enter upon the said property either alone or along with others for the purpose of the development or remaining construction work of new multistoried building as per plan sanctioned by the authority concern.
3. To hold, defend, possess, manage and maintain the said property morefully and particularly described in the schedule written hereîn.
4. To approach, appear, represent and carry on correspondence with the Kolkata Municipal Corporation and or other authority concern and pay the necessary fees or dues and to deposit the

requisite amounts to or with all departments all concerned authorities including any office, Courts and Kolkata Municipal Corporation etc.

5. To supervise the development in respect of the new construction and to carry out and/or to get carried out through Contractors, Sub-Contractors, Architects and Surveyors as may be required by the said Attorney(s), construction of the proposed building/s and structures on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
6. To sign execute any papers, application, documents and or deed of amalgamation and shall submit the same before the municipal authority or any other authority concern.
7. To prepare plans for development or construction upon the said property described in the schedule hereunder written and to submit the same to the concerned Authorities for obtaining approval to the same.
8. To represent us, to sign on our behalf in respect of the matters relating to the schedule mentioned property before all competent authority including any local authority.
9. To apply from time to time for modifications of the building plans in respect of the building to be constructed on the said property.

10. To sign on any application, forms, papers, writings, undertakings as may be required from time to time on our behalf.
11. To give such letters and writing and/or undertakings as may be required from time to time by the local authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of the construction work of the building thereon.
12. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and/or alteration of plans and also to submit and take delivery of documents concerning the said premises and other papers and documents as required by the necessary authorities in order to grant sanction of the building plan.
13. To apply for and obtain the occupation and completion certificate in respect of the said building or any part or parts thereof from the local authority after completion of construction of proposed multistoried building.
14. To appoint any Advocate, Solicitor, Architect and Engineer on our behalf to protect, defend, develop and manage the said scheduled property.

15. To build up and exploit commercially the said premises by making construction of building consisting of flats, garages and other units/spaces.
16. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other nature in the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans, deed of gift, and to do all other acts, deeds and things as may be deem fit and proper by the said attorney(s).
17. 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 excess payments receivable from concerned authorities and/or on account of the said premises or any part thereof.
18. To swear any Affidavit, Declaration and Indemnity Bond on our behalf regarding the said schedule property.
19. To enter into any agreement for sale of the **Developer's allocation** of the new multi storied building as per said development agreement, together with undivided proportionate right, title, interest, share, possession of the said property mentioned in the schedule written herein, attributable to the same AND undivided share of Common

using rights of ultimate Roof of the said New Building to be constructed in the said Premises AND undivided proportionate rights and shares of all common facilities, common amenities, common Areas, which will be belonged to the said proposed new Building and to the said premises and all easement rights with all rights of ingress and egress with the prospective buyer or buyers on our behalf and also to receive the earnest money/part payments and full consideration money from the prospective buyer or buyers.

20. To sign and execute any Deed of Conveyance or Conveyances, deed of gift unto and in favour of K.M.C. or any other deed or deeds in respect of **developer's allocation** as per development agreement and supplementary development agreement in respect of the schedule property or any portion thereof in favour of the prospective buyer or buyers and to present the document or documents for registration and admit execution of any such document or documents before the appropriate Registering Authority or before any Registration office.
21. To grant, transfer, sell of **developer's allocation** of the said property, after deducting owners allocation of the proposed new multi storied building as per said development agreement together with undivided proportionate right, title, interest, share, possession of the said Plot of Land in the said Premises,

attributable to the same AND undivided proportionate rights and shares of all common facilities, common amenities, common Areas, which will be belonged to the said proposed new Building and to the said Premises and all easement rights with all rights of ingress and egress in terms of the registered development agreement and supplementary development agreement made between ourselves.

22. To compromise suits appeal or other legal proceedings or any court tribunal authority whatsoever and sign and verify applications thereof for the said premises. To receive registered letters or any other documents in respect of the said property and to grant proper and effectual receipts in respect thereof.
23. To deposit and withdraw fees documents and moneys in Court or Courts and/or any other person or authority and give valid receipts and discharges therefore in connection with the said premises and relating to developers allocation.
24. For all or any of the purpose herein above before stated to appear and represent me before all authorities having jurisdiction and to sign execute and submit all papers and documents.
25. This power of attorney is revocable after cancelation of development agreement by and between the land owners and developers.

AND we the undersigned executants, do hereby agree and undertake to ratify and confirm all and whatever other act or acts, deeds or proceedings that may be lawfully done by our said Attorney on our behalf and in our name by virtue of this Power of Attorney and same shall be binding upon us and be of full force and effect.

THE FIRST SCHEDULE OF THE PROPERTY

(Entire Property)

ALL THAT piece and parcel of (**Amalgamated**) land measuring an area of **5 (Five) Cottahs 9 (Nine) Chittacks 2 (Two) Sft** more or less together with Five (G+Four) storied building is now under construction lying and situated at **amalgamated Premises No. 214, Vivekananda Road, Police Station - Narkeldanga, Kolkata - 700 006,** under Ward No. 28, vide Assessee No.- 110281700560, Borough No. 04, within the limits of the Kolkata Municipal Corporation, the said land is butted and bounded by as follows:-

ON THE NORTH	:	Vivekananda Road.
ON THE SOUTH	:	2E, Jogi Para Bye Lane & 258/3, A.P.C. Road.
ON THE EAST	:	218 Vivekananda Road.
ON THE WEST	:	212 Vivekananda Road.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, seals, on this ...11th day of January..... in the year of 2024 (Two Thousand Twenty Four) of the Christian Era,.

SIGNED SEALED AND DELIVERED

By the abovenamed Principal & Attorney

AT KOLKATA in the presence of

WITNESSES:-

1. Biswajit Mondal
Shyampur, Howrah
Pin - 71314

- 1) Suraja Dhaoya
- 2) Bhajan Dhaoya
- 3) Dalit Kumar Gupta
- 4) Jyoti Gupta

SIGNATURE OF THE LAND OWNERS

2. Momata Bhowda
Shyampur, Howrah
Pin - 71312

BMD NIRMAN
Ujjain Baringi
Partner

BMD NIRMAN
Yash Kumar Baringi
Partner

BMD NIRMAN
Subin Mukherjee
Partner

BMD NIRMAN
Swarn Dutta
Partner

SIGNATURE OF THE ATTORNEY

Drafted by:-

Goutam Das
F 413/424/08

Advocate,

High Court, Calcutta

1) Soma Dhaoya
2) Rumal Adhikary
SIGNATURE OF THE CONFIRMING PARTY

Major Information of the Deed

Deed No	I-1604-00421/2024	Date of Registration	11/01/2024
Query No /Year	1604-8000103732/2024	Office where deed is registered	
Query Date	11/01/2024 3:11:32 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	BISWAJIT MONDAL Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9804024276, Status :Advocate		
Transaction	Additional transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Self Worth value	Market Value		
	Rs. 3,95,53,611/-		
Stamp duty Paid (SD)	Registration Fee/Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160400418/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :












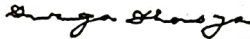


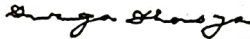


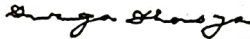









District: South 24-Parganas, P.S:- Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Vivekananda Road, , Premises No: 214, , Ward No: 028 Pin Code : 700006






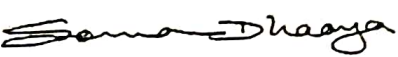


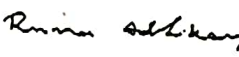
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Self Worth Value (In Rs)	Market Value (In Rs)	Other Details
L1			Bastu	5 Katha 9 Chatak 2 Sq Ft		3,93,16,686/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :				9.1827Dec	0/-	393,16,686 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Self worth Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1	520 Sq Ft.	0/-	2,36,925/-	Structure Type: Structure
Gr. Floor, Area of floor : 520 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		520 sq ft	0/-	2,36,925 /-	

Principal Details :






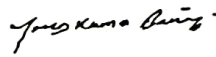



S/No	Name, Address, Photo, Finger Print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr BHAJAN DHAOYA Son of Late Bishnupada Dhaoya Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>11/01/2024</td> <td></td> <td>LTI 11/01/2024</td> <td>11/01/2024</td> </tr> </tbody> </table> <p>214, Vivekananda Road, City:- , P.O:- Beadon Street, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ekxxxxxx4e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr BHAJAN DHAOYA Son of Late Bishnupada Dhaoya Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office		 Captured		11/01/2024		LTI 11/01/2024	11/01/2024
Name	Photo	Finger Print	Signature										
Mr BHAJAN DHAOYA Son of Late Bishnupada Dhaoya Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office		 Captured											
11/01/2024		LTI 11/01/2024	11/01/2024										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Smt DURGA DHAOYA Wife of Late Gopal Kumar Dhaoya Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>11/01/2024</td> <td></td> <td>LTI 11/01/2024</td> <td>11/01/2024</td> </tr> </tbody> </table> <p>214, Vivekananda Road, City:- , P.O:- Beadon Street, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aoxxxxxx7q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Smt DURGA DHAOYA Wife of Late Gopal Kumar Dhaoya Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office		 Captured		11/01/2024		LTI 11/01/2024	11/01/2024
Name	Photo	Finger Print	Signature										
Smt DURGA DHAOYA Wife of Late Gopal Kumar Dhaoya Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office		 Captured											
11/01/2024		LTI 11/01/2024	11/01/2024										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr LALIT KUMAR GUPTA Son of Late Bhim Sen Gupta Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>11/01/2024</td> <td></td> <td>LTI 11/01/2024</td> <td>11/01/2024</td> </tr> </tbody> </table> <p>DB - 38, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: Adxxxxxx4b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr LALIT KUMAR GUPTA Son of Late Bhim Sen Gupta Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office		 Captured		11/01/2024		LTI 11/01/2024	11/01/2024
Name	Photo	Finger Print	Signature										
Mr LALIT KUMAR GUPTA Son of Late Bhim Sen Gupta Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office		 Captured											
11/01/2024		LTI 11/01/2024	11/01/2024										



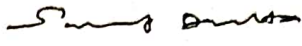
Name	Photo	Finger Print	Signature
<p>4</p> <p>Mr TEJPAL GUPTA Son of Late Bhim Sen Gupta Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office</p>	 11/01/2024	 LTI 11/01/2024 Captured	 11/01/2024
<p>DB - 38, Salt Lake City, City:- , P.O:- Bidhannagar, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ahxxxxxx9r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office</p>			
<p>5</p> <p>Smt SOMA DHAOYA Daughter of Late Gopal Kumar Dhaoya Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office</p>	 11/01/2024	 LTI 11/01/2024 Captured	 11/01/2024
<p>214, Vivekananda Road, City:- , P.O:- Beadon Street, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aoxxxxxx8b,Aadhaar No Not Provided, Status :Confirming Party, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office</p>			
<p>6</p> <p>Smt RUMA ADHIKARY, (Alias: Smt RUMA DHAOYA) Wife of Mr Amritapa Adhikary Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office</p>	 11/01/2024	 LTI 11/01/2024 Captured	 11/01/2024
<p>15, Jogipara Main Road, City:- , P.O:- Beadon Street, P.S:-Narkeldanga, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aoxxxxxx6r,Aadhaar No Not Provided, Status :Confirming Party, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 11/01/2024 ,Place : Office</p>			

Attorney Details :



Sl No	Name	Address	Photo	Finger print and Signature
1	B M D NIRMAN	51, Cossipore Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036 , PAN No.:: aaxxxxxx0j,Aadhaar No Not Provided, Status :Organization, Executed by: Representative		

Representative Details :

Sl No	Name	Address	Photo	Finger Print	Signature
1	Smt MANJU BAIRAGI Wife of Mr Manoj Kumar Bairagi Date of Execution - 11/01/2024, , Admitted by: Self, Date of Admission: 11/01/2024, Place of Admission of Execution: Office	196, Maharaja Nanda Kumar Road (South), City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx5g,Aadhaar No Not Provided Status : Representative, Representative of : B M D NIRMAN (as Partner)		 Captured Jan 11 2024 3:33PM LTI 11/01/2024	 11/01/2024
2	Mr MONOJ KUMAR BAIRAGI Son of Late Kumud Ranjan Bairagi Date of Execution - 11/01/2024, , Admitted by: Self, Date of Admission: 11/01/2024, Place of Admission of Execution: Office	196, Maharaja Nanda Kumar Road (South), City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx3e,Aadhaar No Not Provided Status : Representative, Representative of : B M D NIRMAN (as Partner)		 Captured Jan 11 2024 3:33PM LTI 11/01/2024	 11/01/2024
3	Mr SUBIR MUKHERJEE (Presentant) Son of Mr Sanat Mukherjee Date of Execution - 11/01/2024, , Admitted by: Self, Date of Admission: 11/01/2024, Place of Admission of Execution: Office	265/0/1, Gopal Lal Thakur Road, City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aqxxxxxx8r,Aadhaar No Not Provided Status : Representative, Representative of : B M D NIRMAN (as Partner)		 Captured Jan 11 2024 3:34PM LTI 11/01/2024	 11/01/2024

Name	Photo	Finger Print	Signature
Mr SWARUP DUTTA Son of Late K C Dutta Date of Execution - 11/01/2024, , Admitted by: Self, Date of Admision: 11/01/2024, Place of Admision of Execution: Office	 Jan 11 2024 3:34PM	 Captured LTI 11/01/2024	 11/01/2024
156/1, Maharaja Nanda Kumar Road (South), City:- , P.O:- Baranagar, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxx5j,Aadhaar No Not Provided Status : Representative, Representative of : B M D NIRMAN (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Biswajit Mondal Son of Mr Deb Kumar Mondal High Court, City:- , P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 11/01/2024	 Captured 11/01/2024	 11/01/2024
Identifier Of Mr BHAJAN DHAOYA, Smt DURGA DHAOYA, Mr LALIT KUMAR GUPTA, Mr TEJPAL GUPTA, Smt SOMA DHAOYA, Smt RUMA ADHIKARY, Smt MANJU BAIRAGI, Mr MONOJ KUMAR BAIRAGI, Mr SUBIR MUKHERJEE, Mr SWARUP DUTTA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BHAJAN DHAOYA	B M D NIRMAN-2.29568 Dec
2	Smt DURGA DHAOYA	B M D NIRMAN-2.29568 Dec
3	Mr LALIT KUMAR GUPTA	B M D NIRMAN-2.29568 Dec
4	Mr TEJPAL GUPTA	B M D NIRMAN-2.29568 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BHAJAN DHAOYA	B M D NIRMAN-130.00000000 Sq Ft
2	Smt DURGA DHAOYA	B M D NIRMAN-130.00000000 Sq Ft
3	Mr LALIT KUMAR GUPTA	B M D NIRMAN-130.00000000 Sq Ft
4	Mr TEJPAL GUPTA	B M D NIRMAN-130.00000000 Sq Ft

Endorsement For Deed Number : I - 160400421 / 2024

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 15:26 hrs on 11-01-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SUBIR MUKHERJEE .,

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,95,53,611/-

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

Execution is admitted on 11/01/2024 by 1. Mr BHAJAN DHAOYA, Son of Late Bishnupada Dhaoya, 214, Vivekananda Road, P.O: Beadon Street, Thana: Narkeldanga, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Retired Person, 2. Smt DURGA DHAOYA, Wife of Late Gopal Kumar Dhaoya, 214, Vivekananda Road, P.O: Beadon Street, Thana: Narkeldanga, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 3. Mr LALIT KUMAR GUPTA, Son of Late Bhim Sen Gupta, DB - 38, Salt Lake City, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 4. Mr TEJPAL GUPTA, Son of Late Bhim Sen Gupta, DB - 38, Salt Lake City, P.O: Bidhannagar, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Others, 5. Smt SOMA DHAOYA, Daughter of Late Gopal Kumar Dhaoya, 214, Vivekananda Road, P.O: Beadon Street, Thana: Narkeldanga, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service, 6. Smt RUMA ADHIKARY, Alias Smt RUMA DHAOYA, Wife of Mr Amritapa Adhikary, 15, Jogipara Main Road, P.O: Beadon Street, Thana: Narkeldanga, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service

Indetified by Mr Biswajit Mondal, , Son of Mr Deb Kumar Mondal, High Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Business

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

Execution is admitted on 11-01-2024 by Mr SUBIR MUKHERJEE, Partner, B M D NIRMAN, 51, Cossipore Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Indetified by Mr Biswajit Mondal, , Son of Mr Deb Kumar Mondal, High Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Business

Execution is admitted on 11-01-2024 by Mr SWARUP DUTTA, Partner, B M D NIRMAN, 51, Cossipore Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Indetified by Mr Biswajit Mondal, , Son of Mr Deb Kumar Mondal, High Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Business

Execution is admitted on 11-01-2024 by Smt MANJU BAIRAGI, Partner, B M D NIRMAN, 51, Cossipore Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Indetified by Mr Biswajit Mondal, , Son of Mr Deb Kumar Mondal, High Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Business

Execution is admitted on 11-01-2024 by Mr MONOJ KUMAR BAIRAGI, Partner, B M D NIRMAN, 51, Cossipore Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700036

Indetified by Mr Biswajit Mondal, , Son of Mr Deb Kumar Mondal, High Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3066, Amount: Rs.100.00/-, Date of Purchase: 19/12/2023, Vendor name: Ranjita Paul

(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 1604-2024, Page from 43121 to 43148
being No 160400421 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.02.07 16:35:18 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 07/02/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.