

8. 1419

1383/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 470189

9487639/24
 21/2/24

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT.

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (1) Sri Partha Sarathi Das (having PAN : ADRPD3158L, Aadhaar No.8496 2026 4760, Phone No.9830168636) son of Late Rabindranath Das, buy faith : Hindu, by Occupation : Business, Nationality : Indian (2) Smt. Aruna Das (having PAN : AGTPD1564B, Aadhaar No.4707 6952 5325, Phone No.9836280591) wife of Sri Partha Sarathi Das, buy faith : Hindu, by Occupation : House-wife, Nationality : Indian (3) Sri Indranil Das (having PAN : CJKPD5983J, Aadhaar No.6683 8347 7414, Phone No.8420986689) son of Sri Partha Sarathi Das, buy faith : Hindu, by Occupation : Student, Nationality : Indian (4) Sri Asutosh Das (having PAN : AITPD1472N, Aadhaar No.5943 3237 0692, Phone No.9830495745) son of Late Rabindranath Das, buy faith : Hindu, by Occupation : Business, Nationality : Indian (5) Smt. Swapna Das (having PAN : AITPD1492J, Aadhaar No.7253 2548 6465, Phone No.9830871773) wife of Asutosh Das, buy faith : Hindu, by Occupation : House-wife, Nationality : Indian all 1 to 5 residing at 83, Rabindranagar, Laskarpur, P.O. Laskarpur, P.S.

Notarized and registered in accordance with the provisions of the Registration Act, 1908 and the Registration Rules, 1908. The document is the original document.

Notary Public
 District South West Bengal

21 FEB 2024

নং 1951 তাং 21-02-2024 মূল্য 100/-

খরিদদার

মাং-

শঙ্কর কুমার সরকার
স্ট্যাম্প ভেঙার
সোনারপুর এ্যা ডি.এস আর. অফিস
দক্ষিণ ২৪ পরগণা

T. K. Chakraborty
Advocate
Barabour Court



Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

21 FEB 2024

Shikhar Kumar
30, Late Nirada Ranjan Ghosh
6, Mohilal Nehru Road
2nd Floor,
Kolkata - 700 029
Bengaluru

Narendrapur (previously Sonarpur), Kolkata-700153, District South 24 Parganas, (6) **Sri Sanjib Dey** (having PAN : BAVPD4231N, Aadhaar No.3429 8939 0227, Phone No.8777825874) son of Late Atul Dey, buy faith : Hindu, by Occupation : Business, Nationality : Indian, residing at Rabindranagar, Laskarpur, P.O. Laskarpur, P.S. Narendrapur (previously Sonarpur), Kolkata-700153, District South 24 Parganas, hereinafter jointly and collectively called and referred to as the '**PRINCIPALS**', (which expression shall unless excluded by or repugnant to the context or meaning thereof shall be deemed to mean and include, their heirs, successors, executors, administrators legal representative and assigns) **SEND GREETINGS :**

WHEREAS the Principals herein seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of converted Bahutal Abasan land measuring more or less 20 Cottahs 12 Chattaks 14 Sq.ft (the split up of the land being :- 7 Cottahs 15 Chattaks 33 sq.ft. of land of R.S.Dag no.706, L.R.Dag No.797, R.S.Khatian No.86, L.R.Khatian No.1865 plus 3 Cottahs 7 Chattaks 43 sq.ft. of land of R.S.Dag no.706, L.R.Dag No.797, R.S.Khatian No.86, L.R.Khatian No.1866 plus 2 Cottahs 6 Chattaks of R.S.Dag No.709, L.R.Dag No.800, R.S.Khatian No.110, L.R.Khatian No.2241 plus 1 Cottah 1 Chattak 39 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.3141 plus 1 Cottah 1 Chattak 39 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No..1866 plus 1 Cottah 5 Chattaks 20 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.3140 plus 1 Cottah of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.3150 plus 2 Cottah 5 Chattaks 20 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.2241) situated and lying at Mouza-Ramchandrapur, J.L.No.58, Pargana-Mugura, A.D.S.R.office at Sonarpur, P.S. Narendrapur (previously Sonarpur), R.S.No.196, Touzi No.110, comprising in R.S.Dag Nos.706, 709 & 718, L.R.Dag Nos.797, 800 & 806, R.S.Khatian Nos.86, 110 & 174, L.R.Khatian Nos. 1865, 2241, 1866, 3140, 3141 & 3150, Holding No.2076, under Bon Hooghly 1 No. Gram Panchayet, P.S. Narendrapur (previously Sonarpur), District-South 24-Parganas, Kolkata-700103, hereinafter called the SAID PROPERTY, more fully described in **SCHEDULE** hereunder written.

AND WEREAS with a view to construct a multi-storied building the principals herein being unable to construct the multi-storeyed building due to personal inconvenience hence weentered into a Joint Venture Agreement with **M/S. PARADISE LAND & HOUSING CO.** a proprietorship Firm, having its office at 1D, Milan Park, P.O.Garia, P.S.Patuli, District-South 24-Parganas, Kolkata-700084, being represented by its sole proprietor, **SRI DIPAK KARMAKAR**, having(PAN-AIEPK9983A and Phone-9831007742)(Aadhaar No.2950 7807 3688), son of Late Gopal Chandra Karmakar, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 1/11A, Ekta Heights, 56 Raja S.C.Mallick Road, P.O. & P.S.Jadavpur, Kolkata-700032on 16th February, 2024 by a registered Agreement to develop the said Landed Property as mentioned above by way of construction of the New building, which **M/S. PARADISE LAND & HOUSING CO.** proprietor**SRI DIPAK KARMAKAR**, agreed on certain terms and conditions mentioned therein. (Be it noted that this Development power of attorney is in continuation of a Development Agreement which was registered at A.D.S.R.Sonarpur office, entered in Book No.I, Volume No. 1608-2024 BeingNo. 1358..... for the year2024 in which full stamp duty has already been paid.

Partha Sarathi Don.

AND WHEREAS for the purpose of carrying out said construction and to deal with the said Property as mentioned above we do hereby constitute appoint and nominate “**M/S. PARADISE LAND & HOUSING CO.** a proprietorship Firm, having its office at 1D, Milan Park, P.O.Garia, P.S.Patuli, District-South 24-Parganas, Kolkata-700084, being represented by its sole proprietor, **SRI DIPAK KARMAKAR, (having PAN-AIEPK9983A & Phone-9831007742)(Aadhaar No.2950 7807 3688),** son of Late Gopal Chandra Karmakar, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 1/11A, Ekta Heights, 56 Raja S.C. Mallick Road, P.O. & P.S.Jadavpur, Kolkata-700032 as our Constituted and lawful “**ATTORNEY / AGENT**” to act to do ‘inter-alia’ the following acts, deeds and things in respect of the said Property as mentioned above.

- 1) To look after, manage, protect and supervise properly our above mentioned said Property and accordingly for us and on our behalf which we could do personally.
- 2) To represent us before all authorities, Panchayet, court of law and all Govt. office or offices of the local bodies wherever our personal presence is necessary in connection with the above mentioned said Property and to appear for and represent us before all courts, Civil, Criminal or revenue original, revisional or appellate and to sign, verify and file plaint, written statements and petition and also present appeals in any court and to accept service of summons, notices and other process of law, to appoint, engage on our behalf advocate or solicitors wherever our attorney shall think proper and to do so and to discharge and or terminate his or their appointment.
- 3) To sign the building plan on behalf of us and also erect multi-storied building on the said property as mentioned above as per Sanctioned building Plan to be obtained from appropriate sanctioning authority and also to take measurement of the said property by its surveyor and to carry out the work of soil testing, sanctioned plan etc. as may be required to erect the buildings.
- 4) To prepare any supplementary or modified plan for the building and submit the same before the authority concern for its approval or sanction after signing the same, if required. The Developer himself shall prepare building plan by a qualified Architect with his own costs and sign themselves on behalf of us and submit the plan to the appropriate authority for its approval and due sanction.
- 5) To sign and execute and appear before the registering authority for all sale deeds and documents, mortgage, negotiate sale agreement for the entire building in terms of the said registered Development Agreement mentioned above, papers, plaints, petitions written statements, verifications, vokatnamas, warrant of attorney and all other writings in connection with the above mentioned said property fully described in the Schedule hereunder written.
- 6) To sign all other petition, forms, applications, document and declaration before the office of the Panchayet, KMDA, CIT etc or like other offices which will be required for constructing the building and/or bring electric, water gas telephone sewerage and/or any other connection thereto.
- 7) To represent us before all private or public offices including the offices of urban Land Ceiling, Income Tax, Bank, sale tax, service tax registration offices and K,M,D.A, Panchayet etc. as and when will be required by our said attorney and to sign and execute on our behalf.
- 8) To take delivery of the approved plan from the authority concern and also to bring water, gas, telephone, sewerage and electric connection from the respective offices concern to the said property on our behalf.

- 9) To start construction of the building and to complete the same on the said property as mentioned above and for that purpose to store bricks, cements and other building materials on the said property and to erect temporary structures for the watchman or darwans on the said property.
- 10) To appoint Engineers/Architect, labours, contractors, suppliers and other man which be required for construction the multi storied building.
- 11). To negotiate in terms with the prospective buyers and enter into any agreement for sale and to sign agreements and/or conveyances to sell and transfer in respect of flats, shops, carparking space of the building to be constructed on the said property together with undivided proportionate share in the land thereof at or for the consideration to be fixed by our said attorney at its own discretion in respect of developer's allocation.
- 12.) To receive earnest money, booking money and/or part payment or payment in full from the intending purchaser for sale of any flats, shops, car-park spaces and other spaces and land on the said property and received the consideration or part thereof towards advance or entire consideration from them against proper receipts in respect of developer's allocation.
- 13) To appoint marketing agent and to prepare brochure advertisement inviting purchasers for purchasing flats shops car-parking spaces commercial spaces in the building to be constructed in the said property.
- 14) To put or affix signboard on the property displaying the particulars of the building and to publish notification and publication in the daily newspaper and electronic media.
- 15) To amalgamate the adjacent property or neighbouring property for the interest of the building and for better utilization of our said property if necessary.
- 16) To sign and execute any agreement for sale, deed or deed of conveyance/conveyances and to submit the same before the registering authority on our behalf and admit their respective execution thereof and acknowledge receipt of the total consideration money thereof and submit the said documents before any Registration office having authority of registration and to do all acts, deeds and things which our said attorney shall consider necessary for conveying developers portion and/or portions out of developer allocation of the building/buildings.
- 17) To deliver physical possession in favour of the intending purchaser/purchasers to the flat, flats, shop, garage, commercial spaces appertained to developer's allocation.
- 18) To execute and register the deed of conveyances in favour of the said intending purchaser/s in respect of the flats, shops, car parking spaces and proportionate share of land on the said property in term of the said registered Development Agreement mentioned above to be constructed thereon and present the same for registration before the concerned registration offices in our names and on our behalf after receiving the entire consideration money from them.
- 19) To appear and represent us before all authorities including those under Panchayet, Municipality, B.L. & L.R.O for fixation and finalisation of annual valuation, sanction Plan, mutation, gift, amalgamation /combination and/or any other necessary formalities in respect of the said property and for that to sign, execute and submit all necessary papers, documents and to do all other acts, deeds and things to which our said attorneys may deem fit and proper.
- 20) To commence, prosecute, endorse, answer, defend or oppose all action or other legal proceedings and demand touching any of the matters concerning the said property or any requisition and/or tenancies to receive award and compensations in respect of the said property or any part thereof and if required to compromise, settle, refer to arbitration, abandon, submit to judgement or in any such action or proceedings before any court, civil or criminal or revenue including rent controller.

- 21) To apply for and represent us before the competent authorities Urban Land (ceiling and regulation) Act, 1976 and all Govt. Authorities and local and public bodies in case of necessity.
- 22) To engage and appoint any solicitor, advocate or advocates or councils to act and plead and otherwise conduct the said case whenever our said attorney/s think proper to do so and the attorney can mortgage to any financial institute to obtain loan.
- 23) To sign declares and /or affirm any plaint, written statements, petitions including those under Articles 226 of the constitution of India, Affidavit, certification, vokatatnamas, warrant of attorney, memorandum of appeal or any other documents or paper for pleadings in any proceedings in any way connected with the said Property.
- 24) We do hereby specifically grant the Power of Attorney empowering our attorney to mortgage the original deeds and documents to any Bank or financial institute and to sign our names in any agreement with Bank or any financial institute related to obtain loan and the part or portion of Said Property for the purpose of obtaining loan from any financial institute/Bank for completing the entire work of construction and to do, execute and perform any acts deeds matter or things related to obtaining loan from any financial institute/Bank and to sign our names on any mortgage deeds and to execute, to appear into any registering authority for registration of mortgage deeds on our behalf which in the opinion of our said attorney shall think fit and proper and to sign our name on our behalf by virtue of this power.
- 25) To sign and execute all deeds, instruments and assurances which they shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property and/or proportionate share in the land in respect of the constructed or to be constructed areas flats, car park spaces and other spaces proposed on the said property.
- 26) For all or any other purposes hereinabove stated to appear and represent as before all authorities having jurisdiction and to sign, execute and submit all papers and documents.

THAT during subsistence of construction up to the finalization of transactions any of our demise his/her legal heirs will together with other survivors execute a fresh power of attorney to materialize the project.

AND GENERALLY to do, execute and perform any other act or acts, deed or deeds, matter or matters and thing or things whatsoever in our name as we could have done lawfully which in the opinion of our said attorney or ought to be done executed and performed in relation to all our affairs as fully and effectually as ourselves could do the same AND we do hereby agree and undertake to ratify and confirm and agree to ratify and confirm all and whatsoever the attorney under this presents and any other act or acts, which are not specifically mentioned but required shall lawfully do or cause to be done into or about the said property by virtue of these presents and also such power and authority being granted separately to be read with this without any further act deed or thing on our part which our said attorney shall lawfully do execute to perform or cause to be done in connection with the such act or acts of the said Property and for any other purposes under and by virtue of this power.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **converted Bahutal Abasan** land measuring more or less 20 Cottahs 12 Chattaks 14 Sq.ft (the split up of the land being :- 7 Cottahs 15 Chattaks 33 sq.ft. of land of R.S.Dag no.706, L.R.Dag No.797, R.S.Khatian No.86, L.R.Khatian No.1865 plus 3 Cottahs 7 Chattaks 43 sq.ft. of land of R.S.Dag no.706, L.R.Dag No.797, R.S.Khatian No.86, L.R.Khatian No.1866 plus 2 Cottahs 6

Chattaks of R.S.Dag No.709, L.R.Dag No.800, R.S.Khatian No.110, L.R.Khatian No.2241 plus 1 Cottah 1 Chattak 39 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.3141 plus 1 Cottah 1 Chattak 39 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.1866 plus 1 Cottah 5 Chattaks 20 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.3140 plus 1 Cottah of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.3150 plus 2 Cottah 5 Chattaks 20 sq.ft. of R.S.Dag No.718, L.R.Dag No.806, R.S.Khatian No.174, L.R.Khatian No.2241) situated and lying at Mouza-Ramchandrapur, J.L.No.58, Pargana-Mugura, A.D.S.R.office at Sonarpur, P.S. Narendrapur (previously Sonarpur), R.S.No.196, Touzi No.110, comprising in R.S.Dag Nos.706, 709 & 718, L.R.Dag Nos.797, 800 & 806, R.S.Khatian Nos.86, 110 & 174, L.R.Khatian Nos. 1865, 2241, 1866, 3140, 3141 & 3150, Holding No.2076, under Bon Hooghly 1 No. Gram Panchayet, P.S. Narendrapur, District-South 24-Parganas, Kolkata-700103.

The said lands butted and bounded as follows

ON THE NORTH : Land of Sri Samir Roy and Prabhat Nandi.
 ON THE SOUTH : 16 ft wide Common Road and beside land of Sri Ashok Biswas
 ON THE EAST : Land of Sri Amiya Raj.
 ON THE WEST : Ramchandrapur Road (Land of Sri Basudev Nandi.)

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 21st day of February Two Thousand and Twenty-Four.

EXECUTED AND DELIVERED by the above named
 PRINCIPALS at Kolkata in the presence of:

1. *Achijit Bhattacharyya*
Sfoxtale Krishna Kamal Bhattacharyya
Postapgash. Po-Narendrapur
PS-Sonarpur. K01-700103
2. *Sanjay Modani*
(SANJAY MODANI)
S/O, SATYA NARAYAN MODANI
181, M.D. ROAD
KOLKATA - 700007

- ① Partha Sarathi Das.
- ② Anura Das.
- ③ Indranil Das
- ④ Asutosh Das
- ⑤ Sneha Das
- ⑥ Parjit Das

SIGNATURE OF THE EXECUTORS

For PARADISE LAND & HOUSING CO.

Dipak Karmakar

Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by me

Tarun Kanti Chakrabarti

(TARUN KANTI CHAKRABARTI)
 Advocate (853/95)
 Baruipur Civil Court.

I accept this Power of Attorney

For PARADISE LAND & HOUSING CO.

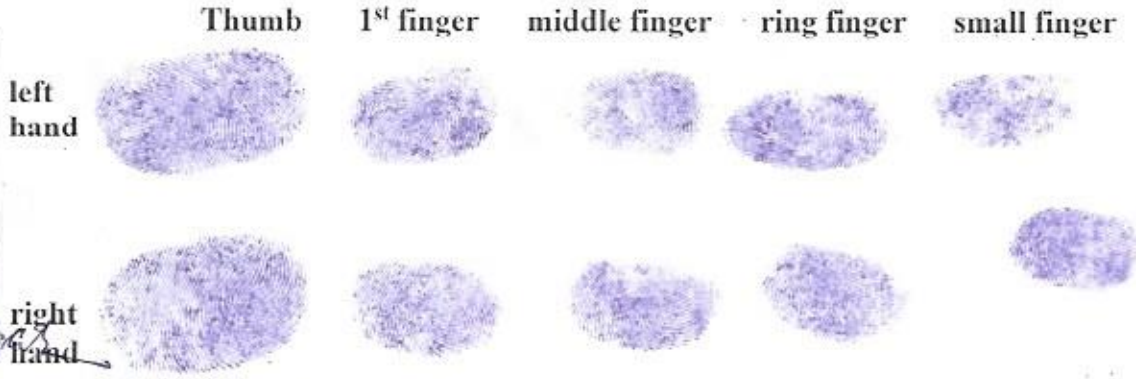
Dipak Karmakar

Proprietor

(Dipak Karmakar)



DR



Name ..Dipak Karmakar.....

Signature ..Karmakar.....



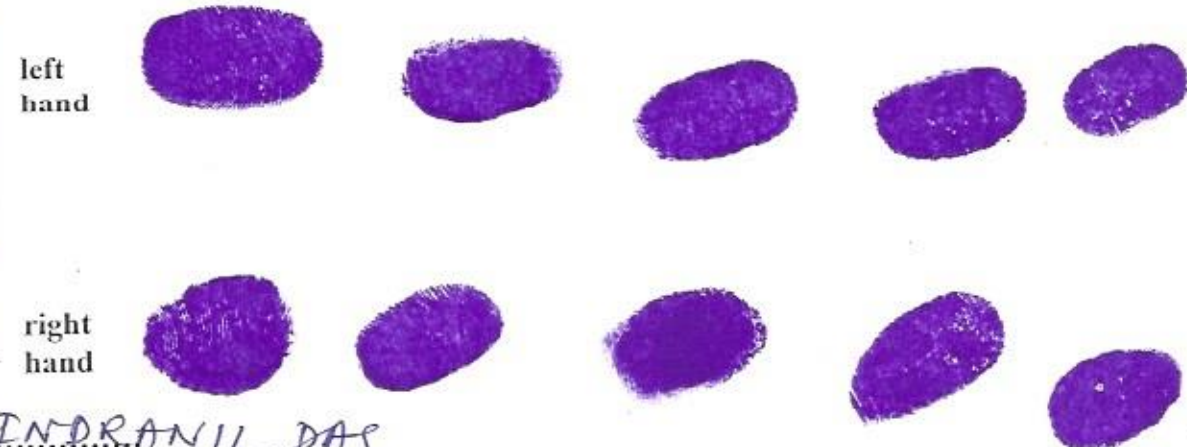
Name ..SRI PARTHASARATHI DAS.....

Signature ..Partha Sarathi Das.....



Name ..SMT. ARUNADAS.....

Signature ..Aruna Das.....



Name ..SRI INDRANIL DAS.....

Signature ..Indranil Das.....

Thumb 1st finger middle finger ring finger small finger



left hand

right hand

Name SRI SANJIB DEY

Signature Sanjib Dey



left hand

right hand

Name SRI ASHUTOSH DAS

Signature Ashutosh Das



left hand

right hand

Name SMT. SWAPNA DAS

Signature Swapna Das

left hand

right hand

Name

Signature



Addl. Dist.-Sub Registrar
Sonarpur
South 24 Parganas

21 FEB 2024

Major Information of the Deed

Deed No :	I-1608-01383/2024	Date of Registration	21/02/2024
Query No / Year	1608-8000487639/2024	Office where deed is registered	
Query Date	21/02/2024 1:56:14 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	TARUN KANTI CHAKRABARTI BARUIPUR CIVIL COURT, Thana : Baruiপুর, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9831595331, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 14,00,000/-	Rs. 1,53,91,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160801358/2024		



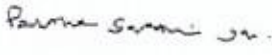


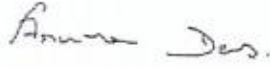
Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, Pin Code : 700103

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-797	LR-1865	Bastu	Darga	7 Katha 15 Chatak 33 Sq Ft	5,00,000/-	59,16,357/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-797	LR-1866	Bastu	Danga	3 Katha 7 Chatak 43 Sq Ft	2,00,000/-	25,91,751/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-800	LR-2241	Bastu	Shali	2 Katha 6 Chatak	2,00,000/-	17,60,086/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-806	LR-1866	Bastu	Shali	1 Katha 1 Chatak 39 Sq Ft	1,00,000/-	8,27,549/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-806	LR-3141	Bastu	Shali	1 Katha 1 Chatak 39 Sq Ft	1,00,000/-	8,27,549/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-806	LR-3140	Bastu	Shali	1 Katha 5 Chatak 20 Sq Ft	1,00,000/-	9,93,264/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-806	LR-3150	Bastu	Shali	1 Katha	1,00,000/-	7,41,088/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-806	LR-2241	Bastu	Shali	2 Katha 5 Chatak 20 Sq Ft	1,00,000/-	17,34,353/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			34.2696Dec	14,00,000 /-	153,91,997 /-	
		Grand Total :			34.2696Dec	14,00,000 /-	153,91,997 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Partha Sarathi Das (Presentant) Son of Late Rabindra Nath Das Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	 21/02/2024	 LTI 21/02/2024	Signature  21/02/2024
83 Rabindranagar, P.S.Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx8l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				
2	Name Mrs Aruna Das Wife of Mr Partha Sarathi Das Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	 21/02/2024	 LTI 21/02/2024	Signature  21/02/2024

83 Rabindranagar, P.S.Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: agxxxxxx4b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Indranil Das Son of Mr Partha Sarathi Das Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	 21/02/2024	 LTI 21/02/2024 Captured	 21/02/2024



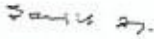
83 Rabindranagar, P.S.Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: cjxxxxxx3j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mr Asutosh Das Son of Late Rabindranath Das Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	 21/02/2024	 LTI 21/02/2024 Captured	 21/02/2024

83 Rabindranagar, P.s.Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx2n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Mrs Swapna Das Wife of Mr Asutosh Das Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	 21/02/2024	 LTI 21/02/2024 Captured	 21/02/2024










83 Rabindranagar, P.S.Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aixxxxxx2j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office

6	Name	Photo	Finger Print	Signature
	Mr Sanjib Dey Son of Late Atul Dey Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office	 21/02/2024	 Captured LTI 21/02/2024	 21/02/2024
Rabindranagar, P.S.Narendrapur, City:- Rajpur-sonarpur, P.O:- Laskarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: baxxxxxx1n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/02/2024 , Admitted by: Self, Date of Admission: 21/02/2024 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Messers Paradise Land And Housing Co 1D Milan Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: aixxxxxx3a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI 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 Dipak Karmakar Son of Late Gopal Chandra Karmakar Date of Execution - 21/02/2024, , Admitted by: Self, Date of Admission: 21/02/2024, Place of Admission of Execution: Office </td> <td>  Feb 21 2024 2:24PM </td> <td>  Captured LTI 21/02/2024 </td> <td>  21/02/2024 </td> </tr> </tbody> </table> <p>1/11A, Ekat Heights, 56 Raja S.C.Mallick Road, City:- Not Specified, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxxx3a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Messers Paradise Land And Housing Co (as sole proprietor)</p>	Name	Photo	Finger Print	Signature	Mr Dipak Karmakar Son of Late Gopal Chandra Karmakar Date of Execution - 21/02/2024, , Admitted by: Self, Date of Admission: 21/02/2024, Place of Admission of Execution: Office	 Feb 21 2024 2:24PM	 Captured LTI 21/02/2024	 21/02/2024
Name	Photo	Finger Print	Signature						
Mr Dipak Karmakar Son of Late Gopal Chandra Karmakar Date of Execution - 21/02/2024, , Admitted by: Self, Date of Admission: 21/02/2024, Place of Admission of Execution: Office	 Feb 21 2024 2:24PM	 Captured LTI 21/02/2024	 21/02/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipankar Sen Son of Late Nirod Ranjan Sen 2nd Floor, 6, Motilal Nehru Road, City:-, P.O:- Ballygunge, P.S:-Lake, District:- South 24-Parganas, West Bengal, India, PIN:- 700029	 21/02/2024	 Captured 21/02/2024	 21/02/2024

Identifier Of Mr Partha Sarathi Das, Mrs Aruna Das, Mr Indranil Das, Mr Asutosh Das, Mrs Swapna Das, Mr Sanjib Dey, Mr Dipak Karmakar

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Partha Sarathi Das	Messers Paradise Land And Housing Co-13.1725 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Asutosh Das	Messers Paradise Land And Housing Co-5.77042 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Aruna Das	Messers Paradise Land And Housing Co-3.91875 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Asutosh Das	Messers Paradise Land And Housing Co-1.8425 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Swapna Das	Messers Paradise Land And Housing Co-1.8425 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Sanjib Dey	Messers Paradise Land And Housing Co-2.21146 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Indranil Das	Messers Paradise Land And Housing Co-1.65 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mrs Aruna Das	Messers Paradise Land And Housing Co-3.86146 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Gram Panchayat: BANGOOGHLY-I, Mouza: Ramchandrapur, Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 797, LR Khatian No:- 1865	Owner: পরমসরথি দাস, Gurdian: রবীন্দ্রনাথ , Address: 83, রবীন্দ্রনগর, লক্ষ্মনপুর , Classification: ডাঙ্গা, Area: 0.13000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 797, LR Khatian No:- 1866	Owner: জগুতোষ দাস, Gurdian: রবীন্দ্রনাথ , Address: 83, রবীন্দ্রনগর, লক্ষ্মনপুর , Classification: ডাঙ্গা, Area: 0.06000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 800, LR Khatian No:- 2241	Owner: অরুনা দাস, Gurdian: পর্ষ সাহাধী, Address: বিজ , Classification: শালি, Area: 0.04000000 Acre,	Owner Name not selected by applicant.

L4	LR Plot No:- 806, LR Khatian No:- 1866	Owner:অসুভাষ দাস, Gurdian:রবীন্দ্রনাথ , Address:83, রবীন্দ্রনগর, লক্ষয়পুর , Classification:শাদি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 806, LR Khatian No:- 3141	Owner:স্বপ্না দাস, Gurdian:অসুভাষ , Address:নিজ , Classification:শাদি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 806, LR Khatian No:- 3140	Owner:পতীন দে, Gurdian:অবুল চন্দ, Address:নিজ , Classification:শাদি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 806, LR Khatian No:- 3150	Owner:ইন্দনীল দাস, Gurdian:পার্থ সারথী, Address:নিজ , Classification:শাদি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 806, LR Khatian No:- 2241	Owner:অনুনা দাস, Gurdian:পার্থ সারথী, Address:নিজ , Classification:শাদি, Area:0.04000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160801383 / 2024

On 21-02-2024

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 14:22 hrs on 21-02-2024, at the Office of the A.D.S.R. SONARPUR by Mr Partha Sarathi Das , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,53,91,997/-

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

Execution is admitted on 21/02/2024 by 1. Mr Partha Sarathi Das, Son of Late Rabindra Nath Das, 83 Rabindranagar, P.S.Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business, 2. Mrs Aruna Das, Wife of Mr Partha Sarathi Das, 83 Rabindranagar, P.S.Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 3. Mr Indranil Das, Son of Mr Partha Sarathi Das, 83 Rabindranagar, P.S.Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Student, 4. Mr Asutosh Das, Son of Late Rabindranath Das, 83 Rabindranagar, P.S.Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business, 5. Mrs Swapna Das, Wife of Mr Asutosh Das, 83 Rabindranagar, P.S.Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession House wife, 6. Mr Sanjib Dey, Son of Late Atul Dey, Rabindranagar, P.S.Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business

Identified by Mr Dipankar Sen, , Son of Late Nirod Ranjan Sen, 2nd Floor, 6, Motilal Nehru Road, P.O: Ballygunge, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business

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

Execution is admitted on 21-02-2024 by Mr Dipak Karmakar, sole proprietor, Messers Paradise Land And Housing Co, 1D Milan Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr Dipankar Sen, , Son of Late Nirod Ranjan Sen, 2nd Floor, 6, Motilal Nehru Road, P.O: Ballygunge, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

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 1951, Amount: Rs.100.00/-, Date of Purchase: 21/02/2024, Vendor name: Sankar Kumar Sarkar



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2024, Page from 25237 to 25253
being No 160801383 for the year 2024.



AR

Digitally signed by ARINDAM CHAKRABORTY
Date: 2024.02.21 15:51:55 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 21/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.