

1159/22

I-1172/2022



পশ্চিমবঙ্গ সরকার WEST BENGAL

AE 289270

8/28465/20
9

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS shall come we,
(1) SRI PARTHA MAZUMDER, PAN - ASLPM8314J, son of Late Prasanta Kumar Mazumder and (2) SRI SOUMITRA MAJUMDER, PAN - ADLPM4251B, son of Late Santosh Kumar Majumder, both are by Religion: Hindu, by Nationality : Indian, by Occupation : No.1 Service and No.2 Business, both are residing at REGENT PARK, P.O. and P.S. - Rahara, District - North 24 Parganas, Kolkata - 700118, being the EXECUTANTS, do hereby SEND THIS GREETING.

Handwritten signatures and names of the executors.

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কর্তৃত্বের উল্লেখ করা হয়েছে
কলকাতা, পশ্চিমবঙ্গ

D. 2 FEB 2022

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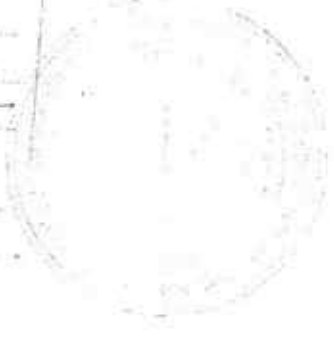
01/2/22

Delwanah Mukhyani

M. P. Das

Khulna,
1002

2/1/22



Postmark: KHULNA, WEST BENGAL, INDIA

01 FEB 2022

Shri D. Das
S/O Sri D. Das
Rt. No. 1, Jamnati
P.S. - Chandah, Kot-114.

WHEREAS, one SRI BISWANATH BASAK, son of Late Kartick Chandra Basak purchased a piece of Land measuring 13 Cottahs 14 Chittacks 4 Sq. Ft., lying and situated at **Mouza : Kerulia**, J. L. No. 5, R. S. No. 11, Touzi No. 172, comprised in Dag No. 243, under Khatian 131, within the limits of Khardah Municipality, under P.S.-Khardah at present Rahara, in the District- 24 Parganas at present North 24 Parganas, Sub-Registry Office, Barrackpore at present A.D.S.R. Office, Sodepur, from Sri Suroj Bhusan Mukhopadhyay through a registered Sale Deed, which was registered on 05/06/1951 at Sub-Registry Office at Barrackpore, recorded in Book No. 1, Volume No. 36, Pages from 43 to 47, being Deed No. 2592.

AND WHEREAS, by way of purchase said Sri Biswanath Basak became the absolute owner of the above said Property and constructed Structure over the said Plot of Land and while so seized and possessed of the same said Sri Biswanath Basak sold and transferred a portion of the above said Land measuring 4 Cottahs 5 Sq. Ft. or in english measurement more or less 7 Decimals (Satak) to SANTOSH KUMAR MAJUMDER and PRASANTA KUMAR MAZUMDER through a registered Deed of Sale which was registered on 06/03/1959 at Sub-Registry Office, Barrackpore and recorded in Book No. 1, Volume No. 18, written in Pages from 212 to 214, being Deed No. 1110 for the year 1959.

AND WHEREAS, by way of aforesaid registered Deed of Sale said Santosh Kumar Majumder and Prasanta Kumar Mazumder became the joint owners in equal measure of the above said piece of Land measuring 4 Cottahs 5 Sq. Ft. which is in physical measurement more or less 3 Cottahs 15 Chittacks 12 Sq. Ft. of Land and they mutated their names in the Assessment Register of local

Contd.....3

Khardah Municipality vide Holding No. 92/134, Regent Park, in Ward No. 5 and constructed Pucca Structure over the said Land and they also recorded their names in the Settlement Records vide **L.R. Khatian No. 960/1** in the name of Santosh Kumar Majumder and **L.R. Khatian No. 486/1** in the name of Prasanta Kumar Mazumder, under **R.S. Dag No. 243/404** and **L.R. Dag No. 212** in respect of their above said Property classified as "Bastu".

AND WHEREAS, while jointly seized and possessed of the above said Property by paying municipal taxes and Govt. rents to the concern authorities said Prasanta Kumar Mazumder died intestate on 25/10/1994 leaving behind him surviving his wife namely SMT. ILA MAJUMDER, one daughter namely SMT. PARAMITA ADHIKARI and one son namely SRI PARTHA MAZUMDER (the Executant No.1 herein) as his only legal heirs and successors and they all jointly inherited the Undivided 1/2 Share of the above said total Property left by the deceased Prasanta Kumar Mazumder and during their joint peaceful possession and enjoyment of the same said Smt. Ila Majumder and Smt. Paramita Adhikari jointly Gifted their Undivided Share i.e. 949 Sq. Ft. of Land alongwith Pucca Structure measuring 290 Sq. Ft. on the Ground Floor and 302 Sq. Ft. on the First Floor out of the aforesaid Property to the **Executant No.1** herein SRI PARTHA MAZUMDER through a registered Deed of Gift (Bengali Dan Patra) which was registered on 27/01/2021 at A.D.S.R. Office, Sodepur and recorded in Book No.1, Volume No. 1524-2021, written in Pages from 25471 to 25495, being No. 152400601 for the year 2021, and by way of Gift and including his own Undivided Share, the the Executant No.1 herein SRI PARTHA MAZUMDER became the owner of the Undivided 1/2 Share out of the aforesaid total property measuring 3 Cottahs 15 Chittacks 12 Sq. Ft. of Land alongwith Structure.

Contd.....4

AND WHEREAS, above said Santosh Kumar Majumder died intestate on 19/06/2003 leaving behind him surviving his wife namely ARATI MAJUMDER (now deceased), two daughters namely SMT. SUMANA CHANDA and SMT. SAMPA KARMAKAR and one son namely SRI SOUMITRA MAJUMDER (the Executant No.2 herein) as his only legal heirs and successors and they all jointly inherited the Undivided 1/2 Share of the above said Property left by the deceased Santosh Kumar Majumder and during their joint peaceful possession and enjoyment of the same said Arati Majumder also expired on 05/10/2012 leaving behind her said two daughters namely SMT. SUMANA CHANDA and SMT. SAMPA KARMAKAR and one son namely SRI SOUMITRA MAJUMDER (the Executant No.2 herein) as her only legal heirs and successors to inherit her Undivided Share of the above said Property.

AND WHEREAS, after sad demise of said Santosh Kumar Majumder and Arati Majumder, the Executant No.2 herein SRI SOUMITRA MAJUMDER and above said SMT. SUMANA CHANDA and SMT. SAMPA KARMAKAR became the joint owners of the Undivided 1/2 Share of the above said total Property and during their joint peaceful possession and enjoyment of the same said Smt. Sumana Chanda Gifted her Undivided Share i.e. 474.5 Sq. Ft. of Land alongwith Pucca Structure measuring 145 Sq. Ft. on the Ground Floor and 151 Sq. Ft. on the First Floor out of the aforesaid Property to the **Executant No.2** herein SRI SOUMITRA MAJUMDER through a registered Deed of Gift (Bengali Dan Patra) which was executed on 19/01/2021 and registered on 22/01/2021 at A.D.S.R. Office, Nodupur and recorded in Book No.I, Volume No. 1524-2021, written in Pages from 21321 to 21347, being No. 152400488 for the year 2021, AND said Sampa Karmakar also Gifted her Undivided

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Share i.e. 474.5 Sq. Ft. of land alongwith Pucca Structure measuring 145 Sq. Ft. on the Ground Floor and 151 Sq. Ft. on the First Floor out of the aforesaid Property to the **Executant No.2** herein SRI SOUMITRA MAJUMDER through a separate registered Deed of Gift (Bengali Dan Patra) which was executed on 28/01/2021 and registered on 02/02/2021 at A.D.S.R. Office, Sodepur and recorded in Book No.1, Volume No. 1524-2021, written in Pages from 31675 to 31701, being No. 152400821 for the year 2021.

AND WHEREAS, by way of above said two separate Deed of Gift and including his own Undivided Share, the Executant No.2 herein SRI SOUMITRA MAJUMDER became the owner of the Undivided 1/2 Share out of the aforesaid total property measuring 3 Cottahs 15 Chittacks 12 Sq. Ft. of Land alongwith Structure.

AND WHEREAS, by the forgoing facts the **Executants** herein SRI PARTHA MAZUMDER and SRI SOUMITRA MAJUMDER became the Joint Owners of the aforesaid 3 Cottahs 15 Chittacks 12 Sq. Ft. of Land alongwith Pucca Structure. Thus, the Executants herein being the absolute owners have been possessing and enjoying the said property with absolute right, title and interest of the same free from all encumbrances by paying municipal taxes and Govt. rents to the concern authority, and hence the Executants herein having absolute right and authority to grant, convey, sell, gift and/or any kind of transfer in respect of the above said Property to anybody in any manner.

AND WHEREAS, the above named Land Owners/Executants herein SRI PARTHA MAZUMDER and SRI SOUMITRA MAJUMDER being desirous to develop their above said total Property morefully and particularly described in the Schedule hereunder written and approached the **Partners of PIONEER ASSOCIATES**, a Partnership

Contd.....6

firm having its Office at " SHREYASI APARTMENT ", 12/A/1/35, Station Road, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, having agreed mutually to develop the aforesaid Landed Property for constructing Multi-Storied Building/s over the said Land.

AND WHEREAS the DEVELOPER concern said **PIONEER ASSOCIATES** accepted the said offer of the said Land Owners/ Executants herein for development of the said property and accordingly entered into a registered Development Agreement with the said Land Owners/Executants herein, which was registered on ০২.০৩.২০২২ at A.D.S.R. Office, Sodepur, North 24 Parganas and recorded therein in Book No. I, being No. ১৫২৪০.১১৫.৭, for the year 2022, on certain Terms and Conditions contained therein in the said Development Agreement.

*Partners Nazim
Sovantia Malamba*

AND WHEREAS, we, the above named **EXECUTANTS** herein being the Joint Owners of the above said and below mentioned Schedule Property, are not able to look after, maintain, manage our Schedule below Property and due to our personal inconvenient to present ourselves personally at all require times, we, the **EXECUTANTS** herein do hereby Nominate, Appoint and Constitute **PIONEER ASSOCIATES, PAN - AAMFP7725R**, a Partnership firm having its Office at " SHREYASI APARTMENT ", 12/A/1/35, Station Road, P.O. & P.S. - Khardah, District - North 24 Parganas, Kolkata - 700117, represented by its **Partners** namely (1) **SRI KANTI RANJAN DAS, PAN - ADSPD7299P**, son of Late Nalini Kanta Das, by Religion: Hindu, by Nationality: Indian, by Occupation: Business, residing at 1No. Suryasen Nagar, P.O. & P.S.- Khardah, District - North 24 Parganas, Kolkata - 700117, and (2) **SRI GOPAL DAS, PAN - AGAPD0725H**, son of Late Narayan Chandra Das, by Religion: Hindu, by Nationality : Indian, by

Contd.....7

Occupation : Business, residing at "KIRONALAY", Sasadhar Tarafer Road, P.O. - Sukchar, P.S. - Khardah, District - North 24 Parganas, Kolkata - 700115 and permanent resident of 23, Dr. Gopal Chatterjee Road, P.O. - Sukchar, P.S. - Khardah, District - North 24 Parganas, Kolkata - 700115, **as our true and lawful ATTORNEY** in our names and on our behalf to do inter-alia the following acts, deeds and things etc. in respect of our Property morefully and particularly mentioned in the Schedule hereunder written.

1. To maintain, manage and administer the said Premises and every part thereof fully mentioned in the Schedule hereunder written in accordance with the terms and conditions mentioned in the aforesaid Development Agreement.
2. To prepare Plan/s for development of the said Property morefully and particularly described in the Schedule hereunder written and to submit the same to the concerned authority for obtaining approval of the same.
3. To supervise the development works and to carry out and/or to get carried out through Contractors, Architects and Surveyors as may be required by the said ATTORNEY for construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
4. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the said property.
5. To pay various deposits to the municipality and other concern authorities as may be necessary for the purpose of carrying out the development works on the said property and construction

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of the structure/s thereon and to claim refund of such deposits paid by us and to give valid and effectual receipts on our behalf in connection with the refund of such deposits.

6. To approach different authorities and offices for the purpose of obtaining various permissions and other service connections including water and electricity for carrying out and completing the development works of the said property and construction of building/s thereon.
7. To apply from time to time for modification of the building plan/s in respect of the building to be constructed on the said Property.
8. To appear before the Government departments and also the Municipality, B.L. & L.R.O. and all concern authorities for the purpose of obtaining necessary " No Objection Certificate " and/or permission and/or mutation and/or sanction in regard to the carrying out construction of the said building and completion thereof.
9. To sign and submit all papers, applications and documents for having the separation, amalgamation of the said Premises along with other lands and mutation, conversion if necessary, and record the same with all authorities, B. L. & L. R. O. including the Khardah Municipality in respect of the said Premises and to deal with such authority or authorities in any manner to have such separation, amalgamation, mutation and conversion effected.
10. To borrow money to create charge, mortgage, mortgage by deposit of title deed or deeds of the individual Unit/Flat/Shop/Garage/all other utility constructed portions or any part

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of them lying on the new Building under the occupation of the Developer to borrow any loan and for taking financial assistance from any financial institution or bank or body corporate(s) or from any person and/or persons on any term and condition as our Attorney shall think fit and proper for construction of Building/s on the said Premises in terms of said Development Agreement save and except the mortgaging the Allocation of the Owners' Share in terms of the said Development Agreement in the project and the said Attorney always indemnify that any liability on the aspects of financial nature as aforesaid shall be fully and satisfactorily borne by our said Attorney only, without encumbering our interest, title whatsoever in the said project.

11. To do all acts, deeds, matter and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land, which is morefully and particularly described in the Schedule hereunder written.
12. To negotiate on terms and enter into Agreement for Sale or otherwise to deal with and dispose of the several Flats and/or other units to be constructed and to receive consideration money from the intending purchasers thereof and to give proper and lawful discharge for the same SAVE AND EXCEPT THE OWNERS' ALLOCATION as stated in the aforesaid registered Development Agreement executed between the Parties and registered on ...02.03.2022 at the Office of A.D.S.R. Sodepur, North 24 Parganas and recorded in Book No. I, being No....15248.11.53.... for the year 2022.

*Pointe Magon
Sombha Kalamoteri*

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13. That our said ATTORNEY shall have every right to construct the proposed multi-storied building as per the terms of aforesaid Development Agreement over the Schedule mentioned Property according to the sanctioned building plan by the Khardah Municipality.
14. That our said Attorney is on power to sell Flats, Shops, Garages and/or other units of the proposed multi-storied building to be constructed over the Schedule mentioned Property SAVE AND EXCEPT THE OWNERS' ALLOCATION as stated in the aforesaid registered Development Agreement.
15. To sign and execute Sale Deed/Deed of Conveyance and Agreement for Sale or any other Deed or Deeds in respect of the under mentioned Schedule Property/Proposed Building to be constructed on the Schedule Property SAVE AND EXCEPT THE OWNERS' ALLOCATION as stated in the aforesaid registered Development Agreement and also to receive the consideration money from the intending purchasers and also to give valid receipts on our behalf.
16. To appear and present the Sale Deed and Agreement for Sale or any other Deed or Deeds for registration and admit execution before the Additional District Sub-Registrar, Sodepur, North 24 Parganas and District Registrar Barasat, North 24 Parganas or Registrar of Assurances, Kolkata or any other authority having jurisdiction for to have the said deed or deeds registered and to do all acts, deeds and things which our said ATTORNEY shall consider necessary for conveying our under mentioned Schedule of Property as fully and effectually

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as we could do the same for ourselves SAVE AND EXCEPT
THE OWNERS' ALLOCATION as stated in the aforesaid
registered Development Agreement.

17. To appear and to act in any court or any Govt. Departments or local Municipal Authority and to sign, execute, verify and file plaints, written statements and petitions, appeals, revision and review petitions and accept services of all summons, notices and other process of law and to engage Pleaders, Advocates, Solicitors, and to discharge or terminate their appointments.
18. To issue letters and writings and/or undertakings as may be required from time to time by the local Municipal Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property and also in respect of construction works of building thereon. And this Development Power of Attorney is irrevocable until completion of the said project.
19. To appoint pleaders, solicitors, advocates to appear in any court or any Government Departments or local Municipality and to revoke such appoints and substitute any others in their place and stead.
20. To advertise in different news papers and display hoarding in different places, engage agency for selling of the said advertisement on the said Premises and whatever structure facilities as our said Attorney shall think fit and proper.
21. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and covenant for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as we could do.

Contd.....12

AND we, HEREBY AGREE that all acts, deeds and things lawfully done by our said ATTORNEY shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all and whatsoever that our said ATTORNEY shall do in the premises by virtue of these presents and we hereby declare that we shall enforce this Power of Attorney within contractual period or its mutually extended period of time.

:- THE SCHEDULE ABOVE REFERRED TO :-

(Description of the Property)

ALL THAT piece and parcel of "Bastu" Land measuring more or less **3 (Three) Cottahs 15 (Fifteen) Chittacks 12 (Twelve) Sq. Ft.** alongwith **1800 Sq. Ft. Two Storied Dwelling House** thereon, lying and situated at **Mouza : Kerulia, J. L. No. 5, R. S. No. 11, Touzi No. 172,** comprising in **R.S. Dag No. 243/404** under **R.S. Khatian 131,** corresponding to **L.R. Dag No. 212** under **L. R. Khatian No. 960/1** and **486/1,** within the limits of **Khurdah Municipality,** in **Ward No. 5,** being **Municipal Holding No. 92/134, REGENT PARK,** under **P.S. - Rahara** (formerly it was under **Khurdah**), in the **District - North 24 Parganas, A.D.S.R. Office Sodepur,** butted and bounded by :

- ON THE NORTH :** Land of Nirmal Kumar Bose.
ON THE SOUTH : Pratima Manjil Apartment.
ON THE EAST : 16 - 0" wide Regent Park Road.
ON THE WEST : 6 - 0" wide Common Passage.

Contd.....13

IN WITNESS WHEREOF we, the EXECUTANTS herein have hereunto set and subscribed our respective hands and signatures on this Development Power of Attorney on the ~~20th~~ day of February, 2022.

WITNESS :-

1. Asst. Commr
K. K. Das
(19-117)

1. Pankaj Kumar
2. Soumitra Malakar

Signature of the Executants

2. Sanjib Das
R.K. Das, Advocate

1. Pioneer Associates
2. Partner

Partners of PIONEER ASSOCIATES

Signature of the Attorney

Drafted & prepared by :

Debasish Mukherjee

(Sri Debasish Mukherjee)
Advocate, Barrackpore Court
Enrolment No : WB-784/91

Computer typed by :

Sanjib Das

(Sanjib Das, Barrackpore)

OFFICES: WEST & A.D.S.R. - DISTRICT NORTH 24 PARGANAS

D.S.R. - BARASAT & R.A. - KOLKATA

1. PREVIOUS NAME

LEFT HAND FINGER PRINT

NAME: PARTHA MAZUMDER

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	RING	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE: Partha Mazumder

2. LEFT HAND FINGER PRINT

NAME: SOMITRA MAJUMDER

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



FINGER PRINT

SIGNATURE: Somitra Majumder

3. LEFT HAND FINGER PRINT

NAME: KAILI RANJAN DAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE: Kaili Ranjan Das

4. LEFT HAND FINGER PRINT

NAME: GOPAL DAS

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE: Gopal Das

Major Information of the Deed

No :	I-1524-01172/2022	Date of Registration	02/02/2022
Deed No / Year	1524-8000384682/2022	Office where deed is registered	
Query Date	02/02/2022 12:00:24 PM	1524-8000384682/2022	
Applicant Name, Address & Other Details	D Mukherjee Bkg Court, Thana : Barrockpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831540067, 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. 35,00,000/-	Rs. 49,51,689/-		
Stampduty 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]:- 152401159/2022 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: KHARDAH, Road: Regent Park Road, Mouza: Keruliya, , Ward No: 5, Holding No:92/134 Pin Code : 700118

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-212	LR-960/1	Bastu Bastu	3 Katha 15 Chatak 12 Sq Ft	27,00,000/-	37,36,689/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				6.5244Dec	27,00,000 /-	37,36,689 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1800 Sq Ft.	8,00,000/-	12,15,000/-	Structure Type: Structure
Gr. Floor. Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 900 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1800 sq ft	8,00,000 /-	12,15,000 /-	



Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Shri PARTHA MAZUMDER Son of Late Prasanta Kumar Mazumder Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office			
02/02/2022	LTI 02/02/2022	02/02/2022	

REGENT PARK, City:- Khardah, P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ASxxxxxx4J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/02/2022
 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office

Name	Photo	Finger Print	Signature
2 Shri SOUMITRA MAJUMDER Son of Late Santosh Kumar Majumder Executed by: Self, Date of Execution: 02/02/2022 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office			
02/02/2022	LTI 02/02/2022	02/02/2022	

REGENT PARK, City:- Khardah, P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 02/02/2022
 , Admitted by: Self, Date of Admission: 02/02/2022 ,Place : Office







Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PIONEER ASSOCIATES SHREYASI APARTMENT, 12/A/1/35, Station Road, City:- Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative



ntative Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Shri KANTI RANJAN DAS (Presentant) Son of Late Nalini Kanta Das Date of Execution - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office			
T No. Suryasen Nagar, City - Khardah, P.O:- Khardah, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx9P,Aadhaar No Not Provided Status : Representative, Representative of : PIONEER ASSOCIATES (as Partner)			
Shri GOPAL DAS Son of Late Narayan Chandra Das Date of Execution - 02/02/2022, , Admitted by: Self, Date of Admission: 02/02/2022, Place of Admission of Execution: Office			
KIRONALAY, Sasadhar Taralder Road, City:- Khardah, P.O:- Sukchar, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx5H,Aadhaar No Not Provided Status : Representative, Representative of : PIONEER ASSOCIATES (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sandip Das Son of Mr Dilip Das R K Pally, City:- , P.O:- Panihati, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114			
	02/02/2022	02/02/2022	02/02/2022
Identifier Of Shri PARTHA MAZUMDER, Shri SOUMITRA MAJUMDER, Shri KANTI RANJAN DAS, Shri GOPAL DAS			



Transfer of property for L1	
From	To. with area (Name-Area)
Shri PARTHA MAZUMDER	PIONEER ASSOCIATES-3.26219 Dec
Shri SOUMITRA MAJUMDER	PIONEER ASSOCIATES-3.26219 Dec

Transfer of property for S1		
Sl No	From	To. with area (Name-Area)
1	Shri PARTHA MAZUMDER	PIONEER ASSOCIATES-900.00000000 Sq Ft
2	Shri SOUMITRA MAJUMDER	PIONEER ASSOCIATES-900.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Khardaha, Municipality: KHARDAH, Road: Regent Park Road, Mouza: Keruliya, , Ward No: 5, Holding No 92/134 Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No- 212, LR Khatian No:- 960/1		Owner Name not selected by applicant.



J2-2022

Category 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 of Indian Stamp Act 1899.

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

Presented for registration at 12:37 hrs on 02-02-2022, at the Office of the A.D.S.R. SODEPUR by Shri KANTI RANJAN DAS.

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 49,51,689/-

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

Execution is admitted on 02-02-2022 by 1. Shri PARTHA MAZUMDER, Son of Late Prasanta Kumar Mazumder, REGENT PARK, P.O: Bahara Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service, 2. Shri SOUMITRA MAJUMDER, Son of Late Santosh Kumar Majumder, REGENT PARK, P.O: Bahara, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business

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

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

Execution is admitted on 02-02-2022 by Shri KANTI RANJAN DAS, Partner, PIONEER ASSOCIATES, SHREYASI APARTMENT, 12/A/1/35, Station Road, City:- Khardaha, P.O:- Khardaha, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

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

Execution is admitted on 02-02-2022 by Shri GOPAL DAS, Partner, PIONEER ASSOCIATES, SHREYASI APARTMENT, 12/A/1/35, Station Road, City:- Khardaha, P.O:- Khardaha, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 82, Amount: Rs:100/-, Date of Purchase: 01/02/2022, Vendor name: J K Bose

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



152402
17/02/2022

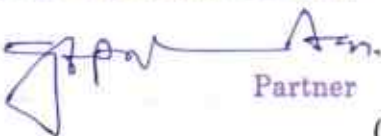
Location of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2022, Page from 51422 to 51452
being No 152401172 for the year 2022.



Digitally signed by Sanjib Mistry
Date: 2022.02.17 11:38:16 +05:30
Reason: Digital Signing of Deed.

(SANJIB MISTRY) 2022/02/17 11:38:16 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

PIONEER ASSOCIATES


Partner

(This document is digitally signed.)