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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8/15/4308/22

ARA II

AL 261257

12-48  
23/05/22

Additional Registrar of Assurances-II  
Kolkata

Certified that the Document is admitted to  
Registration. The Signatures and Seal and  
endorsement are the part of this Document.  
Additional Registrar  
of Assurances II Kolkata

23 MAY 2022

**DEVELOPMENT POWER AFTER REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS THAT, we, [1] **MRS. PRAMILA JANA** [PAN : AOEPJ9132Q] [Aadhaar No. 9280 5263 1793] wife of Mr. Goutam Jana, by faith – Hindu, by Occupation – House wife, by Nationality – Indian and residing at Dashadrone, Manik Tala Khelar Math, P.O. Rajarhat-Gopalpur, P.S. Baguiati, Kolkata – 700136, in the District of North 24 - Parganas, West Bengal, [2] **MR. PARTHA JANA** [PAN : AMWPJ4537B] [Aadhaar No. 4593 7272 7705] son of Mr. Goutam Jana, by faith – Hindu, by Occupation – Business, by Nationality – Indian and residing at Dashadrone, Manik Tala Khelar

2532

W. \_\_\_\_\_  
SOLD TO \_\_\_\_\_  
OF \_\_\_\_\_  
RS. \_\_\_\_\_  
JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PLACE, KOL-1  
LICENSED STAMP VENDOR  
I NO 351RS2018

- 8 APR 2022

- 8 APR 2022



ADDITIONAL REGISTRAR  
OF ASSURANCES-II, KOLKATA  
23 MAY 2022



Math, P.O. Rajarhat-Gopalpur, P.S. Baguiati, Kolkata – 700136, in the District of North 24 - Parganas, West Bengal and [3] **MRS. MOUSUMI CHAKRABORTY** [PAN : AJOPC0937B] [Aadhaar No. 8355 4579 9996] daughter of Mr. Goutam Jana and wife of Mr. Ashim Chakraborty by faith – Hindu, by Occupation – House wife, by Nationality – Indian, residing at 30A, Nabanagar, P.O. + P.S. Jadavpur, Kolkata – 700 032, hereinafter called and referred to as the “**PRINCIPALS**” do hereby nominate, constitute and appoint “**NIRMAN REALTY**” [PAN No. **AAFTN7500R**], a Partnership Firm having registered office located at AB- 421, Suchetana Apartment, Flat No. G/A, Ground Floor, Samarpally, Krishnapur, P.O.- Krishnapur, P.S. Baguiati, Kolkata – 700102, in the District of North 24-Parganas with the provisions to change or shift the same to more convenient and better place or places or to open such other branch office/ offices, City Office/Offices, as may be thought expedient within the territory of India., represented by its Partners namely (1) **MR BIKASH MONDAL** [PAN: **AIJPM7198J**] son of Sri. Sarat Kumar Mondal, by faith – Hindu, by Nationality – Indian, residing at BJ-402, Salt lake City, Sector - II, P.O - Sech Bhaban, P.S. - Bidhannagar East, Kolkata 700091 in the District of North 24 Parganas, (2) **MRS. SATHI MONDAL** [PAN : **AYJPM5732G**] wife of Sri Bikash Mondal, by faith – Hindu, by Nationality – Indian and residing at BJ-402, Salt lake City, Sector- II, P.O – Sech Bhaban, P.S. – Bidhannagar East, Kolkata – 700091 in the District of North 24 Parganas, (3) **MR. SARAT KUMAR MONDAL** [PAN: **AENPM2492P**] son of Late Abinash Chandra Mondal, by faith – Hindu, by Nationality – Indian and residing at Krishnapur, Purbapara, P.S- Baguiati, P.O – Krishnapur, Kolkata 700102 in the District of North 24 Parganas, (4) **M/s. SOMENATH NIRMAN PRIVATE LIMITED**, [PAN : **AATCS4119C**] a company duly incorporated under the relevant provisions of the Companies Act, 1956, having its registered office at Krishnapur, Purbapara, Post Office : Krishnapur, Police Station -Baguiati, Kolkata - 700102, **represented by its director SRI. BIKASH MONDAL** [PAN: **AIJPM7198J**] son of Sri. Sarat Kumar Mondal, by faith – Hindu, by Nationality – Indian, residing at BJ-402, Salt lake City, Sector - II, P.O - Sech Bhaban, P.S. - Bidhannagar East, Kolkata 700091 in the District of North 24 Parganas, (5) **KEDARNATH NIRMAN PRIVATE LIMITED**, [PAN : **AAFCK2477H**] a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, P.S. Baguiati , Kolkata – 700102, in the District of North 24-Parganas, **represented by its Director : SMT. SATHI MONDAL** [PAN : **AYJPM5732G**] wife of Bikash Mondal, by faith – Hindu, by Nationality – Indian residing at BJ-402, Salt lake City, Sector- II, P.O – Sech Bhaban, P.S. – Bidhannagar East, Kolkata – 700091 in the District of



REGISTRAR OF COMPANIES  
REGISTRATION OF COMPANIES ACT, 1956  
23 MAY 2023

North 24 Parganas and (6) **CHANDRA SEKHAR NIRMAN PRIVATE LIMITED**, [PAN : **AAFCC3453R**] a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, P.S- Baguiati, Kolkata – 700102, in the District of North 24-Parganas, **represented by its Director SRI. SARAT KUMAR MONDAL [PAN: AENPM2492P]** son of Late Abinash Chandra Mondal, by faith – Hindu, by Nationality – Indian and residing at Krishnapur, Purbapara, P.S- Baguiati, P.O – Krishnapur, Kolkata- 700102 in the District of North 24 Parganas, as my true and lawful **ATTORNEY** for me in my name and on my behalf to do and execute and perform or cause to be done executed and performed the acts, deeds and things hereinafter appearing:

**WHEREAS**, we, the Principals hereto, are the joint owners of ALL THAT Land measuring 17 Kata 02 Chittacks 32 Sq.ft. a little more or less Appertaining at Mouza – Dasadrone, J.L. No. 04, R.S. No. 150, Touzi No. 2998 comprised in R.S. / L.R. Dag No. 217,214,218,224,

[All the BASTU land measuring an area 13 Kata- 13Chittacks – 11 Sq.ft. in R.S./L.R. Dag No. 217 AND

All the SHALI land measuring an area 00Kata- 06Chittacks – 43 Sq.ft. in R.S./L.R. Dag No. 214, AND

All the DOBA land measuring an area 00Kata- 14Chittacks – 23 Sq.ft. in R.S./L.R. Dag No. 218, AND

All the DANGA land measuring an area 02Kata- 00Chittacks – 00 Sq.ft. in R.S./L.R. Dag No. 224, AND]

comprised in L.R. Khatian Nos. 199, 1117, 248, P.S- Previously Rajarhat, Presently Baguiati, Dashdrone, Maniktala Khelar Math, Kolkata 700136, within registration jurisdiction A.D.S.R Rajarhat, , Ward No. 5, within the local Limits of Bidhananagar Municipal Corporation, in the District of North 24 Parganas. free from all encumbrances,

and we have absolute right, title and interest to sell, transfer, convey, assign, gift, mortgage and / or develop at my own desire and absolute discretion.

AND WHEREAS, we have entered into a Development Agreement in respect of the aforesaid land with the said "**NIRMAN REALTY**" [PAN No. **AAFTN7500R**], a Partnership Firm having registered office located at AB- 421, Suchelana Apartment, Flat No. G/A, Ground Floor, Samarpally, Krishnapur, P.O.- Krishnapur, P.S. Baguiati, Kolkata



700102, in the District of North 24-Parganas, on certain terms and conditions recorded therein and the said Development Agreement has been executed on **23rd day of MAY, 2022** and registered in the office of the **Additional Registrar of Assurance Kolkata (ARA-II)** and recorded in **Book No.1, Deed No. 5535 for the year 2022.**

AND WHEREAS, with reference to the above Agreement for Development, for smooth development work and sale proceedings we, the Principals/ Landowners hereto, is appointing the said Developer as my true, authorized and lawful Attorney for my name and on my behalf to do, exercise and perform all and every or any of the deeds, matter and things as hereinafter appearing:

- (1) To look after, protect, manage, and control our property, to let out, to sub-lease, to receive rents and profits, to issue proper and sufficient receipts thereof in our names and on our behalf.
- (2) To appear and represent before the Competent Authorities, Panchayet Office, Zilla Parishad, NKDA, WBSEDCL, Bidhannagar Municipal Corporation, office of the West Bengal Fire & Emergency Services, and Income Tax Departments, Authorities under the Town and Country Planning Act, Airports Authority of India, BL & LRO office, Registrar of Assurances, Kolkata, District Registrar, Additional District Sub-Registrars and before all other Statutory and local bodies and any Competent Court of Law, any state or central government authority as and when necessary for the purpose of construction of new building/s and do all the needful activities as per the terms and conditions mentioned in the aforesaid Agreement for Development for allotment/registration and sale of flats, shops, garages, spaces, commercial spaces from the Developer's Allocations.
- (3) To pay any tax or taxes in respect of my property if stand unpaid or dues of any nature in Government or Semi Government Departments on my behalf and to receive any benefit, compensation, demurrage etc. from the Government or Semi-Government Offices, Panchayet or Settlement Office, Corporation, B.L. & L.R.O. etc. in my name and on my behalf.
- (4) To apply, obtain electricity, gas, water connection, sewerage connections and permissions from the appropriate Authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the appropriate Authorities and to appoint Engineers, Architects and other Agents and Sub-Agents/Contractors for the aforesaid purpose as the said Attorney may think fit and proper.

- (5) To enter into any Agreement for Sale, Memorandum of Understanding and/or to execute Deed of Amalgamation with the adjacent plot of land and/or any other instruments and Deeds and documents in respect of Sale of Flat/s, units and / or car parking spaces, commercial spaces from the Developer's Allocation in the said new constructed building/s in favour of the intending buyer/buyers in the terms of the said Registered Agreement for Development.
- (6) To take finance and/or loan in his/her/its names or in the names of intending Purchaser/s from any financial institution by depositing and mortgaging flat/ flats/ shops/ garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, and/or any other instrument and documents in respect of sale of flats/s, shop/s, units and/or car parking spaces, commercial spaces in the said new building/s in favour of the indenting Purchaser/s relating to Developer's Allocation as per the said Registered Agreement for Development.
- (7) To execute and sign the Deed of Sale/Deed of Conveyance/Deed of Transfer whatever the case may be, in favour of the intending Purchaser or Purchasers in respect of the Properties noted above in my name and on my behalf and to appear before the Registering Authority and admit execution thereof on our behalf and represent us where necessary in terms of these presents from Developer's Allocation.
- (8) To receive the consideration money by cheques / bank draft/Online transfer from the intending Purchaser/Purchasers for booking of flat/s, shops/garages, units, commercial spaces and/or car parking space etc. relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the Purchaser/s as my lawful Attorney.
- (9) To act, do all the needful according to the conditions mentioned in the said Registered Development Agreement regarding negotiation, agreement / contract for sale of flats, garages covered spaces and car parking spaces within the Developer's Allocation.

- (10) To appoint Advocates for doing lawful activities with regard to the aforesaid housing project. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said premises or any part or portions thereof.
- (11) To give delivery of possession of the property after acknowledging full consideration in our names and on our behalf from the Developer's Allocation.
- (12) To sign, verify and file application, forms, documents and papers before the Municipality/Corporation or before any other Statutory Authorities for the purpose of maintenance, protection and preservation of my said property and to institute, defend and prosecute any suit or other actions and proceedings in any matter in any court of law and to appoint Advocates, to sign, execute vakalatnama, plaint, written statement, petition, affirm affidavits and other pleadings and also to present memorandum of appeal, notice and execute decree or orders, to compromise and withdraw of suits in my name and on my behalf as my said Attorney may deem think fit and proper.

A N D, we do hereby agree to ratify and confirm whatsoever acts, deeds and things lawfully will be done by my said Attorney, which shall be construed as acts, deeds and things done by us to all intents and purposes as if we were personally present.

SCHEDULE ABOVE REFERRED TO:  
[SAID LAND]

ALL THAT Land measuring 17 Kata 02 Chittacks 32 Sq.ft. a little more or less Appertaining at Mouza – Dasadrone, J.L No. 04, R.S. No. 150, Touzi No. 2998 comprised in R.S. / L.R. Dag No. 217,214,218,224,

[All the BASTU land measuring an area 13 Kata- 13Chittacks – 11 Sq.ft. in R.S./L.R. Dag No. 217 AND

All the SHALI land measuring an area 00Kata- 06Chittacks – 43 Sq.ft. in R.S./L.R. Dag No. 214, AND

All the DOBA land measuring an area 00Kata- 14Chittacks – 23 Sq.ft. in R.S./L.R. Dag No. 218, AND

All the DANGA land measuring an area 02Kata- 00Chittacks – 00 Sq.ft. in R.S./L.R. Dag No. 224, AND]



comprised in L.R. Khatian Nos. 199, 1117, 248, P.S- Previously Rajarhat, Presently Baguiati, Dashdrone, Maniktala Khelar Math, Kolkata 700136, within registration jurisdiction A.D.S.R Rajarhat, , Ward No. 5, within the local Limits of Bidhananagar Municipal Corporation, in the District of North 24 Parganas. free from all encumbrances and the land is butted and bounded as follows:

- On the North: By R.S/L.R. Dag No. 200, 200, 221, 223
- On the South: By R.S/L.R. Dag No. 206, 211, 212, 215, and 50ft. Wide Rajarhat Main Road,
- On the East: By R.S/L.R. Dag No. 204, 205
- On the West: By R.S/L.R. Dag No. 225.

IN WITNESSES whereof, we, the Principals, have hereunto put our signatures on this 23<sup>rd</sup> day of MAY, **Two Thousand and Twenty Two**.

Signed and delivered by the above named Principals at Kolkata in the presence of:

WITNESSES:

- 1. Apita Jana Mandal  
Dashadrone Khelar Math  
KOL-136

- 1. Framila Jana
- 2. Partha Jana
- 3. Mousumi Chakraborty

PRINCIPALS

2. Somen Deb Nath  
SOMEN DEBNATH  
MANEKDANUA ROAD,  
NETAJI PARK,  
G. HOSEA  
KOLKATA-700111

**NIRMAN REALTY**  
S Mondal  
Partner

**NIRMAN REALTY**  
Sathi Mondal  
Partner

**NIRMAN REALTY**  
S Mondal  
Partner

**SOMENATH NIRMAN PVT. LTD.**  
S Mondal  
Director

**KEDARNATH NIRMAN PVT. LTD.**

Sathi Mondal  
Director

**LANDRASEKHAR NIRMAN PVT. LTD.**  
S Mondal  
Director

ATTORNEY












Drafted by:

K. G. Tripathi  
**K. G. TRIPATHI**  
M. Com. LLB.  
ADVOCATE HIGH COURT  
CALCUTTA  
Regn. No. - WB/224/05  
9836041430 / 9007373125

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

L.H. BOX- SMALL TO THUMB PRINTS












R.H. BOX- THUMB TO SMALL PRINTS

 <i>Pramila Jana</i>	LH					
	RH					

ATTESTED :- *Pramila Jana*

 <i>Partha Jana</i>	LH					
	RH					

ATTESTED :- *Partha Jana*

 <i>Mousumi Chakraborty</i>	LH					
	RH					






ATTESTED :- *Mousumi Chakraborty*

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

L.H. BOX- SMALL TO THUMB PRINTS

R.H. BOX-THUMB TO SMALL PRINTS

*2*

	LH					
	RH					

ATTESTED :- *2mondal*

*Sathi*

	LH					
	RH					

ATTESTED :- *Sathi Mondal*

*1mondal*

	LH					
	RH					

ATTESTED :- *1mondal*



## Major Information of the Deed



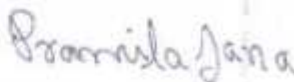






Deed No :	I-1902-05562/2022	Date of Registration	23/05/2022
Query No / Year	1902-8001514308/2022	Office where deed is registered	
Query Date	23/05/2022 12:10:07 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	KRISHNA GOPAL TRIPATHI AB 130,NEW TOWN,Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 8910044219, 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. 6,33,55,238/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190205535/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road, Road Zone : (Atghara Crossing -- Dosodrone) , Mouza: Dasadrone, Pin Code : 700136

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-217	LR-1117	Bastu	Bastu	13 Katha 13 Chatak 11 Sq Ft		5,10,24,490/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-214	LR-199	Bastu	Shali	6 Chatak 43 Sq Ft		16,04,125/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-218	LR-199	Bastu	Doba	14 Chatak 23 Sq Ft		33,46,625/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-224	LR-248	Bastu	Danga	2 Katha		73,79,998/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>28.3296Dec</b>	<b>0 /-</b>	<b>633,55,238 /-</b>	
		<b>Grand Total :</b>			<b>28.3296Dec</b>	<b>0 /-</b>	<b>633,55,238 /-</b>	

## Principal Details :







Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs PRAMILA JANA</b> Wife of Mr GOUTAM JANA Executed by: Self, Date of Execution: 23/05/2022 , Admitted by: Self, Date of Admission: 23/05/2022 ,Place : Office			
	23/05/2022	LTI 23/05/2022	23/05/2022	
,dashadrone, Maniktala Khelar Math, City:- , P.O:- Gopalpur, P.S:-Baguiati, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx2Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/05/2022 , Admitted by: Self, Date of Admission: 23/05/2022 ,Place : Office				
2	<b>Name</b> <b>Mr PARTHA JANA</b> Son of Mr GOUTAM JANA Executed by: Self, Date of Execution: 23/05/2022 , Admitted by: Self, Date of Admission: 23/05/2022 ,Place : Office			
	23/05/2022	LTI 23/05/2022	23/05/2022	
,dashadrone, Maniktala Khelar Math, City:- , P.O:- Gopalpur, P.S:-Baguiati, District:-North24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMxxxxxx7B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/05/2022 , Admitted by: Self, Date of Admission: 23/05/2022 ,Place : Office				
3	<b>Name</b> <b>Mrs MOUSUMI CHAKRABORTY</b> Wife of Mr ASHIM CHAKRABORTY Executed by: Self, Date of Execution: 23/05/2022 , Admitted by: Self, Date of Admission: 23/05/2022 ,Place : Office			
	23/05/2022	LTI 23/05/2022	23/05/2022	
,30A, Nabanagar, City:- , P.O:- Jadavpur, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx7B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/05/2022 , Admitted by: Self, Date of Admission: 23/05/2022 ,Place : Office				






**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>NIRMAN REALTY</b> AB-421, Samarpally, Krishnapur, Flat No: G/A, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 , PAN No.:: AAxxxxxx0R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
2	<b>SOMENATH NIRMAN PRIVATE LIMITED</b> , Krishnapur, Purbapara, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 , PAN No.:: AAxxxxxx9C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
3	<b>KEDARNATH NIRMAN PRIVATE LIMITED</b> , Krishnapur, Purbapara, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 , PAN No.:: AAxxxxxx7H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative
4	<b>CHANDRA SEKHAR NIRMAN PRIVATE LIMITED</b> , Krishnapur, Purbapara, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 , PAN No.:: AAxxxxxx3R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p>Mr BIKASH MONDAL (Presentant) Son of Shri SARAT KUMAR MONDAL Date of Execution - 23/05/2022, , Admitted by: Self, Date of Admission: 23/05/2022, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>May 23 2022 2:01PM</p>	<p><b>Finger Print</b></p>  <p>LTI 23/05/2022</p>	<p><b>Signature</b></p>  <p>23/05/2022</p>
	<p>, BJ-402, Salt Lake City, Sector-II, City:- , P.O:- Sech Bhaban, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8J,Aadhaar No Not Provided Status : Representative, Representative of : NIRMAN REALTY (as PARTNER), SOMENATH NIRMAN PRIVATE LIMITED (as Director)</p>			
2	<p><b>Name</b></p> <p>Mrs SATHI MONDAL Wife of Mr BIKASH MONDAL Date of Execution - 23/05/2022, , Admitted by: Self, Date of Admission: 23/05/2022, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>May 23 2022 2:03PM</p>	<p><b>Finger Print</b></p>  <p>LTI 23/05/2022</p>	<p><b>Signature</b></p>  <p>23/05/2022</p>
	<p>, BJ-402, Salt Lake City, Sector-II, City:- , P.O:- Sech Bhaban, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx2G,Aadhaar No Not Provided Status : Representative, Representative of : NIRMAN REALTY (as PARTNER), KEDARNATH NIRMAN PRIVATE LIMITED (as Director)</p>			



3	Name	Photo	Finger Print	Signature
	<b>Shri SARAT KUMAR MONDAL</b> Son of Late ABINASH CHANDRA MONDAL Date of Execution - 23/05/2022, , Admitted by: Self, Date of Admission: 23/05/2022, Place of Admission of Execution: Office			
		May 23 2022 2:03PM	LT1 23/05/2022	23/05/2022
, KRISHNAPUR, PURBAPARA, City:- , P.O:- KRISHNAPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2P,Aadhaar No Not Provided Status : Representative, Representative of : NIRMAL REALTY (as Partner), CHANDRA SEKHAR NIRMAN PRIVATE LIMITED (as Director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SOUMEN DEBNATH</b> Son of SATYA DEBNATH MANIK DANGA ROAD, City:- Not Specified, P.O:- GHOLA, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111			
	23/05/2022	23/05/2022	23/05/2022
Identifier Of Mrs PRAMILA JANA, Mr PARTHA JANA, Mrs MOUSUMI CHAKRABORTY, Mr BIKASH MONDAL, Mrs SATHI MONDAL, Shri SARAT KUMAR MONDAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs PRAMILA JANA	NIRMAN REALTY-1.90132 Dec,SOMENATH NIRMAN PRIVATE LIMITED-1.90132 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-1.90132 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-1.90132 Dec
2	Mr PARTHA JANA	NIRMAN REALTY-1.90132 Dec,SOMENATH NIRMAN PRIVATE LIMITED-1.90132 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-1.90132 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-1.90132 Dec
3	Mrs MOUSUMI CHAKRABORTY	NIRMAN REALTY-1.90132 Dec,SOMENATH NIRMAN PRIVATE LIMITED-1.90132 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-1.90132 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-1.90132 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mrs PRAMILA JANA	NIRMAN REALTY-0.0597743 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.0597743 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.0597743 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.0597743 Dec
2	Mr PARTHA JANA	NIRMAN REALTY-0.0597743 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.0597743 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.0597743 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.0597743 Dec
3	Mrs MOUSUMI CHAKRABORTY	NIRMAN REALTY-0.0597743 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.0597743 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.0597743 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.0597743 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mrs PRAMILA JANA	NIRMAN REALTY-0.124705 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.124705 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.124705 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.124705 Dec
2	Mr PARTHA JANA	NIRMAN REALTY-0.124705 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.124705 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.124705 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.124705 Dec
3	Mrs MOUSUMI CHAKRABORTY	NIRMAN REALTY-0.124705 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.124705 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.124705 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.124705 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mrs PRAMILA JANA	NIRMAN REALTY-0.275 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.275 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.275 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.275 Dec
2	Mr PARTHA JANA	NIRMAN REALTY-0.275 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.275 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.275 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.275 Dec
3	Mrs MOUSUMI CHAKRABORTY	NIRMAN REALTY-0.275 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.275 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.275 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.275 Dec



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs PRAMILA JANA	NIRMAN REALTY-1.90132 Dec,SOMENATH NIRMAN PRIVATE LIMITED-1.90132 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-1.90132 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-1.90132 Dec
2	Mr PARTHA JANA	NIRMAN REALTY-1.90132 Dec,SOMENATH NIRMAN PRIVATE LIMITED-1.90132 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-1.90132 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-1.90132 Dec
3	Mrs MOUSUMI CHAKRABORTY	NIRMAN REALTY-1.90132 Dec,SOMENATH NIRMAN PRIVATE LIMITED-1.90132 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-1.90132 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-1.90132 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mrs PRAMILA JANA	NIRMAN REALTY-0.0597743 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.0597743 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.0597743 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.0597743 Dec
2	Mr PARTHA JANA	NIRMAN REALTY-0.0597743 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.0597743 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.0597743 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.0597743 Dec
3	Mrs MOUSUMI CHAKRABORTY	NIRMAN REALTY-0.0597743 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.0597743 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.0597743 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.0597743 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mrs PRAMILA JANA	NIRMAN REALTY-0.124705 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.124705 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.124705 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.124705 Dec
2	Mr PARTHA JANA	NIRMAN REALTY-0.124705 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.124705 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.124705 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.124705 Dec
3	Mrs MOUSUMI CHAKRABORTY	NIRMAN REALTY-0.124705 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.124705 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.124705 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.124705 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mrs PRAMILA JANA	NIRMAN REALTY-0.275 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.275 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.275 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.275 Dec
2	Mr PARTHA JANA	NIRMAN REALTY-0.275 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.275 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.275 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.275 Dec
3	Mrs MOUSUMI CHAKRABORTY	NIRMAN REALTY-0.275 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.275 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.275 Dec,CHANDRA SEKHAR NIRMAN PRIVATE LIMITED-0.275 Dec



## Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road, Road Zone : (Atghara Crossing – Dosodrone) , Mouza: Dasadrone, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 217, LR Khatian No:- 1117	Owner:প্রমীলা জানা, Gurdian:গৌতম , Address:মিজ , Classification:বায়ু, Area:0.13000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 214, LR Khatian No:- 199	Owner:নন্দলাল জানা, Gurdian:হাজারী লাল জানা, Address:মিজ , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 218, LR Khatian No:- 199	Owner:নন্দলাল জানা, Gurdian:হাজারী লাল জানা, Address:মিজ , Classification:ডোবা, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 224, LR Khatian No:- 248	Owner:পূর্ণিমা জানা ., Gurdian:নন্দলাল জানা, Address:মিজ , Classification:ডাগা, Area:0.07000000 Acre,	Owner Name not selected by applicant.

On 23-05-2022

**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 : 4B (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:45 hrs on 23-05-2022, at the Office of the A.R.A. - II KOLKATA by Mr BIKASH MONDAL.

**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 6,33,55,238/-

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

Execution is admitted on 23/05/2022 by 1. Mrs PRAMILA JANA, Wife of Mr GOUTAM JANA, dashadrone, Maniktala Khelar Math, P.O: Gopalpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife, 2. Mr PARTHA JANA, Son of Mr GOUTAM JANA, ,dashadrone, Maniktala Khelar Math, P.O: Gopalpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 3. Mrs MOUSUMI CHAKRABORTY, Wife of Mr ASHIM CHAKRABORTY, ,30A, Nabanagar, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife

Indetified by Mr SOUMEN DEBNATH, , , Son of SATYA DEBNATH, MANIK DANGA ROAD, P.O: GHOLA, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Others

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

Execution is admitted on 23-05-2022 by Mr BIKASH MONDAL, Director, SOMENATH NIRMAN PRIVATE LIMITED, , Krishnapur, Purbapara, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102; PARTNER, NIRMAN REALTY, ,AB-421, Samarpally, Krishnapur, Flat No: G/A, City:- , P.O:- Krishnapur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Mr SOUMEN DEBNATH, , , Son of SATYA DEBNATH, MANIK DANGA ROAD, P.O: GHOLA, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Others

Execution is admitted on 23-05-2022 by Mrs SATHI MONDAL, Director, KEDARNATH NIRMAN PRIVATE LIMITED, , Krishnapur, Purbapara, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102; PARTNER, NIRMAN REALTY, ,AB-421, Samarpally, Krishnapur, Flat No: G/A, City:- , P.O:- Krishnapur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Mr SOUMEN DEBNATH, , , Son of SATYA DEBNATH, MANIK DANGA ROAD, P.O: GHOLA, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Others

Execution is admitted on 23-05-2022 by Shri SARAT KUMAR MONDAL, Director, CHANDRA SEKHAR NIRMAN PRIVATE LIMITED, , Krishnapur, Purbapara, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102; Partner, NIRMAN REALTY, ,AB-421, Samarpally, Krishnapur, Flat No: G/A, City:- , P.O:- Krishnapur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700102

Indetified by Mr SOUMEN DEBNATH, , , Son of SATYA DEBNATH, MANIK DANGA ROAD, P.O: GHOLA, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- , I = Rs 55/- , M(a) = Rs 21/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 101/-

**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 2532, Amount: Rs.100/-, Date of Purchase: 08/04/2022, Vendor name: J  
CHATTERJEE

7/02

**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 229805 to 229841

being No 190205562 for the year 2022.



Digitally signed by SATYAJIT BISWAS  
Date: 2022.06.08 14:02:23 -07:00  
Reason: Digital Signing of Deed.

*Signature*

(Satyajit Biswas) 2022/06/08 02:02:23 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)

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