8058/2022 (1) 7235/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AH 315931

ARA II

S/1971671/22

11-05
29/06/22

Additional Registrar of Assurances-II Kolkata

Certified that the Document is admitted to Registration. The Signature sheets and the endorsement sheets attached with this document are the part of this document.

Additional Registrar of Assurances II Kolkata

29 JUN 2022

DEVELOPMENT POWER AFTER
REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT, we, **[1] MRS. TANUJA JANA [PAN : AOEPJ9133R] [Aadhaar No. 3643 5088 1412]** wife of Mr. Uttam Jana, by faith – Hindu, by Occupation – Business, by Nationality – Indian and residing atDashadrone, Manik Tala Khelar Math, P.O. Rajarhat-Gopalpur, P.S. Baguiati, Kolkata – 700136, in the District of North 24 - Parganas, West Bengal, (2) **MR. UTTAM JANA [PAN : ANOPJ2679P] [Aadhaar No. 4779 8020 7585]** son of Late Nandalal Jana and Late Purnima Jana, by faith – Hindu, by Occupation – Retired, by Nationality – Indian, residing at Dasadrone, Manik Tala Khelar Math, P.O. Rajarhat-Gopalpur, P.S. Baguiati, Kolkata – 700136, the District of North 24 - Parganas, West Bengal, **[3] MRS. RIYA MAITY [PAN : CVGPM6662P] [Aadhaar No. 4855 7425 4533]** daughter of Mr. UttamJana, and wife of Mr. Debasis Maity by

19214

SOLD TO ..... Tripathi
OF ..... Advocate
RS. ..... Court Calcutta
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
NO 351RS20

- 6 JUN 2022

- 6 JUN 2022

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

29 JUN 2022

faith – Hindu, by Occupation – House wife, by Nationality – Indian, residing at Dasadrone, Manik Tala Khelar Math, P.O. Rajarhat-Gopalpur, P.S. Baguiati, Kolkata – 700136, in the District of North 24 – Parganas, and **[4] MS. RITUPARNA JANA [PAN : BCIPJ0191C] [Aadhaar No. 5024 8032 5920]** daughter of Mr. Uttam Jana, by faith – Hindu, by Occupation –Service, by Nationality – Indian, residing at Dasadrone, Manik Tala Khelar Math, P.O. Rajarhat-Gopalpur, P.S. Baguiati, Kolkata – 700136, in the District of North 24 - Parganas, West Bengal, 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-Parganaswith 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 il 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 24Parganas, **(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

29 JUN 2009

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 20 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 16 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, 1118, 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 Muncipal Corporation, in the District of North 24 Parganas. free from all encumbrances, charges, mortgages, liens, attachments etc. and we have absolute right, title and interest to sell, transfer, convey, assign, gift, mortgage and / or develop at our 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, 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, on certain terms and conditions recorded therein and the said Development Agreement has been executed on 29th **day of** June, **2022** and

NIRMAN REALTY
Partner

29 JUN 2022

registered in the office of the **Additional Registrar of Assurances, Kolklata** and recorded in **Book No.1, Deed No.** 190207230 **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, are appointing the said Developer as our true, authorized and lawful Attorney for our names and on our 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 un-paid 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.

NIRMAN REALTY
Partner

(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 my behalf and represent me 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 our 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 20 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 16 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, 1118, 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, 221, 223
On the South:	By R.S/L.R. Dag No. 206, 211, 212, 215, and 50ft. Wide Rajarhat Main Road,(Road Zone Atghara Crossing to Dasodrone)
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 29th day of June **Two Thousand and Twenty Two .**

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

WITNESSES:

1. SOUMEN DEBNATH
NETAJI PALLY, MANIKDANGARD,
GHOLA, KOL - 700111

2. Souvik Sarkar
Hoonaba, near Kal station, 743426

Tanuja Jana

Uttam Jana

Riya Maity
of
Rituparna Jana

PRINCIPALS

NIRMAN REALTY
Mondal
Partner

NIRMAN REALTY
Mondal
Partner

NIRMAN REALTY
Sathi Mondal
Partner

KEDARNATH NIRMAN PVT. LTD.
Sathi Mondal
Director

CHANDRASEKHAR NIRMAN PVT. LTD.
Mondal
Director

SOMENATH NIRMAN PVT. LTD.
Mondal
Director

ATTORNEY

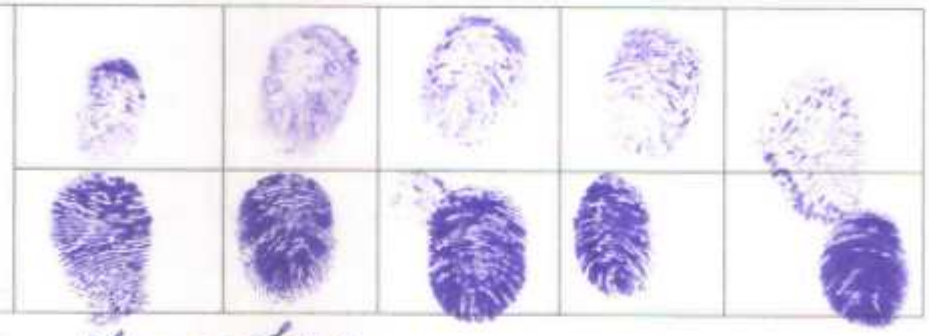
Drafted by:

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



ATTESTED: Tanuja Jana

ATTESTED: Uttam Jana

ATTESTED: Riya Maity

ATTESTED: Rituparna Jana

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

L.H. BOX- SMALL TO THUMB PRINTS

R.H. BOX-THUMB TO SMALL PRINTS

LH					
RH					

ATTESTED :-

LH					
RH					

ATTESTED :- Sathi Mondal

LH					
RH					

ATTESTED :-

Major Information of the Deed

Deed No :	I-1902-07235/2022	Date of Registration	29/06/2022
Query No / Year	1902-8001971671/2022	Office where deed is registered	
Query Date	29/06/2022 11:49:32 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	KRISHNA GOPAL TRIPATHI AB 130,NEW TOWN,Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700163, 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. 7,43,95,465/-	
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]:- 190207230/2022 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, , Ward No: 5 Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-217	LR-1118	Bastu	Bastu	16 Katha 13 Chatak 11 Sq Ft		6,20,69,650/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-214	LR-199	Bastu	Shali	6 Chatak 43 Sq Ft		16,03,483/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-218	LR-199	Bastu	Doba	14 Chatak 23 Sq Ft		33,45,286/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-224	LR-248	Bastu	Danga	2 Katha		73,77,046/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			33.2796Dec	0 /-	743,95,465 /-	
	Grand Total :				33.2796Dec	0 /-	743,95,465 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs TANUJA JANA Wife of Mr UTTAM JANA Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office	 29/06/2022	 LTI 29/06/2022	Tanuja Jana 29/06/2022
	,dashadrone, Manik Tala Khelar Math, City:- , P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx3R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr UTTAM JANA Son of Late NANDALAL JANA Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office	 29/06/2022	 LTI 29/06/2022	Uttam Jana 29/06/2022
	,dashadrone, Manik Tala Khelar Math, City:- , P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ANxxxxxx9P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office			
3	Name	Photo	Finger Print	Signature
	Mrs RIYA MAITY Wife of Mr DEBASIS MAITY Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office	 29/06/2022	 LTI 29/06/2022	Riya Maity 29/06/2022
	,dashadrone, Manik Tala Khelar Math, City:- , P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CVxxxxxx2P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Ms RITUPARNA JANA Daughter of Mr UTTAM JANA Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office	 29/06/2022	 LTI 29/06/2022	Rituparna Jana 29/06/2022
	,dashadrone, Manik Tala Khelar Math, City:- , P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BCxxxxxx1C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/06/2022 , Admitted by: Self, Date of Admission: 29/06/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**NIRMAN REALTY** AB-421, Suchetana Apartment, Samarpally, 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	**SOMENATH NIRMAN PRIVATE LIMITED** 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	**KEDARNATH NIRMAN PRIVATE LIMITED** 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	**CHANDRASEKHAR NIRMAN PRIVATE LIMITED** 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	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr BIKASH MONDAL (Presentant) Son of Shri SARAT KUMAR MONDAL Date of Execution - 29/06/2022, , Admitted by: Self, Date of Admission: 29/06/2022, Place of Admission of Execution: Office	 Jun 29 2022 12:25PM	 LTI 29/06/2022	B.mondal 29/06/2022

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.:: AIxxxxxx8J,Aadhaar No Not Provided Status : Representative, Representative of : NIRMAN REALTY (as Partner), SOMENATH NIRMAN PRIVATE LIMITED (as Director)

2	Name	Photo	Finger Print	Signature
	SATHI MONDAL Wife of Shri BIKASH MONDAL Date of Execution - 29/06/2022, , Admitted by: Self, Date of Admission: 29/06/2022, Place of Admission of Execution: Office	 Jun 29 2022 12:26PM	 LTI 29/06/2022	Sathi Mondal 29/06/2022

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)

3	Name	Photo	Finger Print	Signature
	Mr SARAT KUMAR MONDAL Son of Late ABINASH CHANDRA MONDAL Date of Execution - 29/06/2022, , Admitted by: Self, Date of Admission: 29/06/2022, Place of Admission of Execution: Office	 Jun 29 2022 12:26PM	 LTI 29/06/2022	29/06/2022

, 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 : NIRMAN REALTY (as Partner), CHANDRASEKHAR NIRMAN PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUMEN DEBNATH Son of Mr SATYA DEBNATH NETAJI PALLY,MANIK DANGA ROAD, City:- Not Specified, P.O:- GHOLA BAZAR, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700111			Soumen Debnath
	29/06/2022	29/06/2022	29/06/2022

Identifier Of Mrs TANUJA JANA, Mr UTTAM JANA, Mrs RIYA MAITY, Ms RITUPARNA JANA, Mr BIKASH MONDAL, SATHI MONDAL, Mr SARAT KUMAR MONDAL

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs TANUJA JANA	NIRMAN REALTY-1.73536 Dec,SOMENATH NIRMAN PRIVATE LIMITED-1.73536 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-1.73536 Dec,CHANDRASEKHAR NIRMAN PRIVATE LIMITED-1.73536 Dec
2	Mr UTTAM JANA	NIRMAN REALTY-1.73536 Dec,SOMENATH NIRMAN PRIVATE LIMITED-1.73536 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-1.73536 Dec,CHANDRASEKHAR NIRMAN PRIVATE LIMITED-1.73536 Dec
3	Mrs RIYA MAITY	NIRMAN REALTY-1.73536 Dec,SOMENATH NIRMAN PRIVATE LIMITED-1.73536 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-1.73536 Dec,CHANDRASEKHAR NIRMAN PRIVATE LIMITED-1.73536 Dec
4	Ms RITUPARNA JANA	NIRMAN REALTY-1.73536 Dec,SOMENATH NIRMAN PRIVATE LIMITED-1.73536 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-1.73536 Dec,CHANDRASEKHAR NIRMAN PRIVATE LIMITED-1.73536 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs TANUJA JANA	NIRMAN REALTY-0.0448307 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.0448307 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.0448307 Dec,CHANDRASEKHAR NIRMAN PRIVATE LIMITED-0.0448307 Dec
2	Mr UTTAM JANA	NIRMAN REALTY-0.0448307 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.0448307 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.0448307 Dec,CHANDRASEKHAR NIRMAN PRIVATE LIMITED-0.0448307 Dec
3	Mrs RIYA MAITY	NIRMAN REALTY-0.0448307 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.0448307 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.0448307 Dec,CHANDRASEKHAR NIRMAN PRIVATE LIMITED-0.0448307 Dec
4	Ms RITUPARNA JANA	NIRMAN REALTY-0.0448307 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.0448307 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.0448307 Dec,CHANDRASEKHAR NIRMAN PRIVATE LIMITED-0.0448307 Dec

Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs TANUJA JANA	NIRMAN REALTY-0.0935287 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.0935287 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.0935287 Dec,CHANDRASEKHAR NIRMAN PRIVATE LIMITED-0.0935287 Dec
2	Mr UTTAM JANA	NIRMAN REALTY-0.0935287 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.0935287 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.0935287 Dec,CHANDRASEKHAR NIRMAN PRIVATE LIMITED-0.0935287 Dec
3	Mrs RIYA MAITY	NIRMAN REALTY-0.0935287 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.0935287 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.0935287 Dec,CHANDRASEKHAR NIRMAN PRIVATE LIMITED-0.0935287 Dec
4	Ms RITUPARNA JANA	NIRMAN REALTY-0.0935287 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.0935287 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.0935287 Dec,CHANDRASEKHAR NIRMAN PRIVATE LIMITED-0.0935287 Dec

Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs TANUJA JANA	NIRMAN REALTY-0.20625 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.20625 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.20625 Dec,CHANDRASEKHAR NIRMAN PRIVATE LIMITED-0.20625 Dec
2	Mr UTTAM JANA	NIRMAN REALTY-0.20625 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.20625 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.20625 Dec,CHANDRASEKHAR NIRMAN PRIVATE LIMITED-0.20625 Dec
3	Mrs RIYA MAITY	NIRMAN REALTY-0.20625 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.20625 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.20625 Dec,CHANDRASEKHAR NIRMAN PRIVATE LIMITED-0.20625 Dec

4	Ms RITUPARNA JANA	NIRMAN REALTY-0.20625 Dec,SOMENATH NIRMAN PRIVATE LIMITED-0.20625 Dec,KEDARNATH NIRMAN PRIVATE LIMITED-0.20625 Dec,CHANDRASEKHAR NIRMAN PRIVATE LIMITED-0.20625 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, , Ward No: 5 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:- 1118	Owner:ভনুজা জানা, Gurdian:উত্তম , Address:নিজ , Classification:বাস্তু, Area:0.13000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 214, LR Khatian No:- 199	Owner:নন্দলাল জানা, Gurdian:হজারী লাল জানা, Address:নিজ , 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:হজারী লাল জানা, Address:নিজ , 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:নিজ , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190207235 / 2022

On 29-06-2022

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:15 hrs on 29-06-2022, 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 7,43,95,465/-

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

Execution is admitted on 29/06/2022 by 1. Mrs TANUJA JANA, Wife of Mr UTTAM JANA, ,dashadrone, Manik Tala Khelar Math, P.O: Rajarhat Gopalpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 2. Mr UTTAM JANA, Son of Late NANDALAL JANA, ,dashadrone, Manik Tala Khelar Math, P.O: Rajarhat Gopalpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Retired Person, 3. Mrs RIYA MAITY, Wife of Mr DEBASIS MAITY, ,dashadrone, Manik Tala Khelar Math, P.O: Rajarhat Gopalpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife, 4. Ms RITUPARNA JANA, Daughter of Mr UTTAM JANA, ,dashadrone, Manik Tala Khelar Math, P.O: Rajarhat Gopalpur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Service

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

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

Execution is admitted on 29-06-2022 by Mr SARAT KUMAR MONDAL, Director, CHANDRASEKHAR 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, Suchetana Apartment, Samarpally, 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 Mr SATYA DEBNATH, NETAJI PALLY,MANIK DANGA ROAD, P.O: GHOLA BAZAR, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Private Service

Execution is admitted on 29-06-2022 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, Suchetana Apartment, Samarpally, 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 Mr SATYA DEBNATH, NETAJI PALLY,MANIK DANGA ROAD, P.O: GHOLA BAZAR, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Private Service

Execution is admitted on 29-06-2022 by 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, Suchetana Apartment, Samarpally, 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 Mr SATYA DEBNATH, NETAJI PALLY,MANIK DANGA ROAD, P.O: GHOLA BAZAR, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700111, by caste Hindu, by profession Private Service

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 19214, Amount: Rs.100/-, Date of Purchase: 06/06/2022, Vendor name: J CHATTERJEE

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 278547 to 278566

being No 190207235 for the year 2022.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by SATYAJIT BISWAS
Date: 2022.07.08 14:31:05 -07:00
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2022/07/08 02:31:05 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)