

191

I 0214 / 2020

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA INDIA NON JUDICIAL

1/15
22/1/20

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 055942

131080/2020

Certified that the instrument is admitted to registration. The stamping should observe and the instrument should be registered on 22-1-2020. The instrument is registered in the Sub-Office.

Registrar, 131080/2020
District Sub-Registrar-II
North 24 Parganas, West Bengal

22 JAN 2020

**DEVELOPMENT POWER OF ATTORNEY
AFTER THE REGISTRATION OF
DEVELOPMENT AGREEMENT**

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 22nd day of January, 2020 (Two Thousand twenty) A.D.

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, **SRI RABINDRA NATH MITRA** (PAN - AEAPM5749J), son of Late Ratish Chandra Mitra, and **SMT RAMYANI MITRA** (PAN - AUQPM5226L), D/O Rabindra Nath Mitra, both are by faith - Hindu, by Nationality - Indian, by Occupation - Retired person & House wife, both are residing at 77 Vivekananda Road, P. O. - Beedon Street, P. S. - Girishpark, Kolkata - 700006, hereinafter called and referred to as the "**LAND OWNERS**", hereinafter called and referred to as the **LAND OWNER/ APPOINTER/ EXECUTANT** send greetings:-

WHEREAS Sri Rabindra Nath Mitra purchased a plot of land measuring 19.25 decimals or 11 Cottah 11 Chhataks more or less under the jurisdiction of Mouja-Ganganagar, JL No 49, RE Su No-1, Touji no 1562, RS Khatian No. 155, RS Dag No 234 under P.S.-Airport, ADSR - Bidhannagar, under Madhyamgram Municipality, Ward No. 26, Holding No 7 of Old Jessore Road from Santosh Kumar Ghosh S/O Lt. Hajer Chandra Ghosh by a deed of Sale which was registered at Sub Registrar Barasat recorded in Book No 1, Volume No 37, Pages from 168-171 being Deed No 2564 for the year 1970.

AND WHEREAS Sri Rabindra Nath Mitra purchased another plot of land measuring 8.25 decimals or 5 Cottah 00 Chhataks more or less under the jurisdiction of Mouja-Ganganagar, JL No 49, RE Su No-1, Touji no 1562, RS Khatian No. 155, RS Dag No 234 under P.S.-Airport, ADSR - Bidhannagar, under Madhyamgram Municipality, Ward no. 26 Holding No 7 of Old Jessore Rd from Kanchan Mala Das W/O Lt. Sudhir Kumar Das by a deed of Sale which was registered at Sub Registrar Barasat recorded in Book No 1, Volume No 48, Pages from 219-222 being Deed No 4055 for the year 1974.

AND WHEREAS after purchasing the total land measuring 16 Cottah 11 Chhataks or 27.5 decimals more or less, the land owner had mutated the land only 26.65 decimals as per his share before the BL & LRO at Madhyamgram (Barasat-II) in LR Khatian NO 223 and LR Dag 234.

AND WHEREAS the land owner Sri Rabindra Nath Mitra had sold out the land measuring 9 decimals or 5 Cottah 6 Chhatak 41 Sq.ft. out of 27.5 decimals to the Hrishikesh Jana and Smt. Snigdha Jana vide deed no 12864 for the year 2009 registered at ARA-II at Kolkata.

AND WHEREAS SRI RABINDRA NATH MITRA become the owner of 18.5 decimals of land at present under Mouja-Ganganagar, JL No 49, RE Su No-1, Touji no 1562, RS Khatian No. 155 LR Khatian No 223 RS & LR Dag NO 234 which is free from all encumbrances.

WHEREAS SMT RAMYANI MITRA became the owner of land measuring 15 decimals which are as follows:

WHEREAS Faim Mulla S/o Lt. Matiulla Mulla became the owner of land measuring 7.5 decimals under Mouza- Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, recorded in R.S. Khatian No. 130, L.R. Khatian No. 168, R.S. & L.R. Dag No. 235. He was enjoying the property without any interruption of others.

AND WHEREAS the said Faim Mullah S/o Lt. Matiulla Mulla sold and transferred the said land measuring 7.5 decimals to the Anil Chandra Ghosh S/o Krishna Chandra Ghosh by a deed of sale which was registered at S.R.O. Barasat recorded in Book No 1, Volume No 142, Pages from 92 to 94, being sale deed no 12749 of the year 1966.

AND WHEREAS Anil Chandra Ghosh S/o Krishna Chandra Ghosh also sold and transferred the said 7.5 decimals of land to the Md. Jalaluddin Mulla S/o Mostaj Ali Mulla by a deed of sale which was registered at S.R.O. Barasat recorded in Book No 1, Volume No 147, Pages from 74 to 76, being sale deed no 12904 of the year 1966.

AND WHEREAS Md. Mostaj Ali Mulla S/o Lt. Matiulla Mulla became the owner of another land measuring 7.5 decimals under Mouza-Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, recorded in R.S. Khatian No 130, R.S. Dag No. 235 and he was enjoying the said property without any interruption of others.

AND WHEREAS Md. Mostaj Ali Mulla S/O Lt. Matiulla Mulla became the owner of land measuring 7.5 decimals under Mouza-Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 130, R.S. Dag No. 235 and Md. Jalaluddin Mulla S/O Mostaj Ali Mulla became the owner of land measuring 7.5 decimals under Mouza-Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, R.S. Khatian No. 130, L.R. Khatian No. 168, R.S. & L.R. Dag No. 235. So they jointly became the owners of 15 decimals of land and they jointly sold the entire property i.e. 15 decimals of land to the Hazi Muhammad Amir Ali S/O Lt. Md. Amanullah by a deed of sale which was registered at S.R.O. Barasat recorded in Book No 1, Volume No 26, Pages from 152 to 154, being sale deed no 1765 of the year 1968.

AND WHEREAS after the death of Hazi Muhammad Amir Ali S/O Lt. Md. Amanullah, his Seven sons namely Md. Akkaj Ali, Md. Abbaj Ali, Md. Asraf Ali, Md. Atabuddin, Md. Matabuddin, Md. Belat Ali, Md Ibrahim Mandal and Four daughters namely Achhiya Khatun, Jobeda Khatun, Rijiya Khatun, Rabiya Khatun and only wife Anjaman Bibi became

the legal heirs and successors of the Hazi Muhammad Amir Ali S/O Lt. Md. Amanullah.

AND WHEREAS the said Md. Akkaj Ali and 11 Others jointly sold and transferred the 7.5 decimals out of 15 decimals of land under Mouza-Ganganagar, J.L. No. 49, Touji No 1562, Re. Su. No. 01, R.S. Khatian No. 130, R.S. Dag No. 235 to the Sri Rabindra Nath Mitra son of Late Ratish Chandra Mitra by deed of sale which was registered at S.R.O. Barasat recorded in Book No 1, Volume No 94, Pages from 44 to 49, being sale deed no 6179 of the year 1974 and remaining 7.5 decimals out of 15 decimals of land also sold and transferred by another sale deed to the Sri Rabindra Nath Mitra son of Late Ratish Chandra Mitra which was registered at S.R.O. Barasat recorded in Book No 1, Volume No 97, Pages from 17 to 21, being sale deed no 6180 of the year 1974.

AND WHEREAS Sri Rabindra Nath Mitra son of Late Ratish Chandra Mitra gifted the entire land measuring 15 decimals to his daughter namely SMT RAMYANI MITRA by a deed of gift which was registered at DSR-II at Barasat recorded in Book No -1, Volume No 1502-2019 Pages from 105892-105918 vide deed no 150203536 for the year 2019.

AND WHEREAS SMT RAMYANI MITRA become the owner of 15 decimals of land at present under Mouza- Ganganagar, J.L. No. 49, Touji No 1562, Re. Su. No. 01, R.S. Khatian No. 130, R.S. Dag No. 235 which is free from all encumbrances.

AND WHEREAS thus the Land Owners namely SRI RABINDRA NATH MITRA son of Late Ratish Chandra Mitra and SMT RAMYANI MITRA D/O Sri Rabindra Nath Mitra is absolutely seized and possessed or otherwise well and sufficiently entitled to the said property and the same is free from all encumbrances ALL THAT piece and parcel of land measuring

AND WHEREAS with a view to construct a Multi Storied Building (B+G+4) over the said second schedule of property the Appointers hereto entered into a Development Agreement, being No. - 150200204, dated - 22-01-2020, registered at the office of D. S. R. - II, North 24 Parganas, with **TILOTTAMA CONSTRUCTION**, a proprietorship firm, having its office at Nababharati, P. O. - Nabapally, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700126, represented by its sole proprietor **SRI DHIMAN DEBNATH (PAN - AGGPD8448P)**, son of Late Narayan Chandra Debnath, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Nababharati, P. O. - Nabapally, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700126, under some terms and conditions embodied therein.

AND WHEREAS the Developer requires an appropriate Power of Attorney for the authorization and conducting the development works with construction of a new Multi storied building smoothly without any hindrance from any corner whatsoever.

AND WHEREAS NOW THESE PRESENTS that We, the Appointers do hereby nominate constitute and appoint: **TILOTTAMA CONSTRUCTION**, a proprietorship firm, having its office at Nababharati, P. O. - Nabapally, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700126, represented by its sole proprietor **SRI DHIMAN DEBNATH (PAN - AGGPD8448P)**, son of Late Narayan Chandra Debnath, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at Nababharati, P. O. - Nabapally, P. S. - Barasat, District - North 24 Parganas, Kolkata - 700126, to be our true and lawful Attorney in our name and on our behalf and We authorize him to do the acts, deeds, matters and things in our name and on our behalf as mentioned hereinafter specifically.

AND WHEREAS it has been agreed in terms of the said Joint Venture Agreement that We shall appoint the Developer as my Attorney for the purposes herein stated.

1. To enter into hold and defend possession of the said property and every part thereof and also manage, maintain and administer the said property and every part thereof subject to a restriction of clauses regarding termination of agreement & consequences of termination.
2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan sanctioned, modified and/or altered by the Madhyamgram Municipality.
3. To appear and represent us before the necessary authorities including the Madhyamgram Municipality, Fire Brigade, Police Commisionarate, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, Airport Authority, National Highway Authority, Local B. L. & L. R. O., S.D.L.R.O and/or other authorities of Government of West Bengal and/ or any other authorities in connection with the mutation, conversion, amalgamation, sanction, modification and/or alteration of sanctioned Plan.
4. To pay fees obtain such other orders and permission from the necessary authorities as to be 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 necessary authorities and to appoint Engineers, Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
5. To receive the excess amount or fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.

6. To develop the said premises by making lawful construction of building thereon as per sanctioned plans which to be approved by the Madhyamgram Municipality and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the premises.
7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney incidental to and connected with the development work.
8. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof or save and except the Owner's allocation, details of which is in the Second Schedule of this indenture.
10. To appear and represent us before all authorities including those under the Madhyamgram Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.
11. To enter into agreement for sale of flats only developer's allocation, details of which is in the Third Schedule of this indenture, with the intending purchaser/ purchasers and nominee or nominees of the

attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers.

12. To apply for mutation and to record the name of respective flat Owner of the said premises and for that purpose to sign and execute all papers and documents as may be necessary from time to time.
13. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
14. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.
15. To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.
16. To advertise in the newspaper or anywhere for procuring Purchaser for selling the flats in the proposed lawful building.
17. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of us or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.
18. To comprise suits, appeals or other legal proceedings in any court, Tribunal or other authority whatsoever and to sign and verify applications thereof.
19. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

20. To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture, and in that effect and to sign and execute and register the Deed of Sale/ Conveyance in favour of the prospective purchaser or purchasers, nominee/nominees by writing our names thereto at its own risk and responsibilities.
21. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or taxes or cess or rents or taxes, Income taxes if any in respect of the said properties.
22. To execute and present the document or documents as required for the transfer of the said property to properties in any Registry Office or A.D.S.R. Office, D.R. Office, ARA Office at Kolkata and to admit the Execution thereof and to take back the said document after the registration of the same.
23. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge therefor.
24. To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our title of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance receivable by our attorney will not be demanded by us and at the same time We shall not be liable for any such transaction.
25. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbor's plot of land of the schedule property and / or any other

instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser/s in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging the project / flat / flats /garages/commercial areas from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and / or car parking spaces in the proposed building in favour of the intending purchaser/s relating to Developer's Allocation.

26. To apply, Sign, execute and submit any documents in the office at WBHIRA for registration of the project.
27. That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.
28. For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.
29. This Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of the developed building except the land Owner's allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owners and the developer and shall be limited within the four corners of the agreement.

Validity of the Power of Attorney : The Power of Attorney for development of the premises shall be valid till the subsistence of the agreement and till the entire development process, recovery of the completion of financial transaction involve thereby. This power of attorney is the part of the development agreement and for this the validity of this power of Attorney will be depended upon the fulfillment the terms and conditions of the development agreement from the part of the developer.

The Power of Attorney shall remain terminated in the event of death of any of the parties involve herein. In that event fresh Power of Attorney in the even terms will be executed by their legal Heirs with same terms and conditions.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Entire Land)

ALL THAT piece and parcel of Land measuring an area of 20 (twenty) Cottah 04 (Four) Chhataks 38 (Thirty eight) sq ft., or 33.5 decimals of land be the same a little more or less, under at Mouza-Ganganagar, J.L. No. 49, Touzi No. 1562, Re. Su. No. 01, RS Khatian No. 155, LR Khatian No 223, RS & LR Dag No 234 (recorded & Present Owner Rabindra Nath Mitra) area of land 18.5 decimals; R.S. Khatian No. 130, L.R. Khatian No. 223, RS & LR Dag 235 (recorded in the name of Rabindra Nath Mitra & Present owner Ramyani Mitra) area of land 7.5 decimals And R.S. Khatian No. 130, L.R. Khatian No. 168, R.S. & L.R. Dag No. 235 (recorded in the name of Faim Mulla & Present owner Ramyani Mitra) area of land 7.5 decimals which are under P.S.- Airport, A.D.S.R. Bidhannagar under Madhyamgram Municipality, Ward No. 26, Holding No. 7, Old Jessore

Road (Presently known as Ganganagar Road) upon which the newly proposed multistoried building (B + G + 4) in the name and style of TILOTTAMA NATURAL CITY is to be constructed in accordance with the building plan sanctioned from the Madhyamgram Municipality, which is butted and bounded as follows:-

- On the North : Bapi Das and Rabindra Nath Mitra.
- On the South : Hrishikesh Jana and Snigdha Jana .
- On the East : Rabindra Nath Mitra.
- On the West : Old Jessore Road(Ganganagar Road)

THE SECOND SCHEDULE ABOVE REFERRED TO
(Owner's Allocation)

LAND OWNER'S ALLOCATION: The Land Owners hereto in consideration of allowing the Developer to develop the said premises as stated in the First Schedule herein above by raising the construction of multi storied building over and above the same will be entitled to have the allocation in the manner as follows :-

It is agreed by and between the parties to this agreement that the Land Owners will be entitled to receive the 40% (Forty Percent) of the physical constructed area and the proposed multi storied (B + G + 4) building to be constructed together with proportionate undivided share of the land and common facilities and amenities as will be available in the new building

Together with undivided and impartible proportionate share of land, interest inducting the facilities of enjoyment the right of all common facilities.

THE THIRD SCHEDULE ABOVE REFERRED TO
(Developer's Allocation)

The Developer shall be entitled to get all Parts and portions of the proposed (B+G+4) multi storied building save and except the Owner's allocation mentioned in the Second Schedule and proportionate share of the said land fully described in the first schedule **TOGETHER WITH** common areas and facilities.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

Signed, sealed and Delivered in presents of following :-

WITNESSES :

1. *Md. Jahir Uddin*
Barasat

2. *Delip Kumar Saha*
Haldibhargavi - Barasat
Kal - 700 125

Drafted by :

Partha Pratim Mandal

Partha Pratim Mandal

Advocate

District Judges' Court, Barasat

Enrollment No. - WB/108/2001

Radinobrata Laha
Ramayani Mitra

**SIGNATURE OF
THE OWNERS/ APPOINTERS**

TILOTTAMA CONSTRUCTION
Shrinu D Sen
Proprietor

**SIGNATURE OF
THE ATTORNEY**

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

(1) Name : RABINDRA NATH MITRA

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Rabindra Nath Mitra
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : RAMYANI MITRA

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Ramyani Mitra
Signature of the Presentant

All the above fingerprints are of the above named person and attested by the said person.

(3) Name : DHIMAN DEBNATH

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



Dhiman Debnath
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

Major Information of the Deed






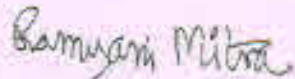
Deed No :	I-1502-00214/2020	Date of Registration	22/01/2020
Query No / Year	1502-1000131080/2020	Office where deed is registered	
Query Date	22/01/2020 1:33:41 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	PARTHA PRATIM MONDAL BARASAT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831103324, 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. 10,00,000/-	Rs. 2,23,17,713/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 150200204/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Airport, Municipality: NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar, Pin Code : 700132

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-234	LR-223	Bastu	Shali	18.5 Dec	4,00,000/-	1,23,24,707/-	Property is on Road , Project Name :
L2	LR-235	LR-223	Bastu	Shali	7.5 Dec	3,00,000/-	49,96,503/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-235	LR-168	Bastu	Shali	7.5 Dec	3,00,000/-	49,96,503/-	Property is on Road Adjacent to Metal Road, , Project Name :
TOTAL :					33.5Dec	10,00,000 /-	223,17,713 /-	
Grand Total :					33.5Dec	10,00,000 /-	223,17,713 /-	

Apal Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Shri Rabindra Nath Mitra (Presentant) Son of Late Ratish Chandra Mitra Executed by: Self, Date of Execution: 22/01/2020 , Admitted by: Self, Date of Admission: 22/01/2020 ,Place : Office	 22/01/2020	 LTI 22/01/2020	 22/01/2020
77 Vivekananda Road, P.O:- Beedon Street, P.S:- Girish Park, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AEAPM5749J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/01/2020 , Admitted by: Self, Date of Admission: 22/01/2020 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Ramyani Mitra Daugther of Rabindra Nath Mitra Executed by: Self, Date of Execution: 22/01/2020 , Admitted by: Self, Date of Admission: 22/01/2020 ,Place : Office	 22/01/2020	 LTI 22/01/2020	 22/01/2020
77 Vivekananda Road, P.O:- Beedon Street, P.S:- Girish Park, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUQPM5226L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/01/2020 , Admitted by: Self, Date of Admission: 22/01/2020 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TILOTTAMA CONSTRUCTION Nababharati, P.O - Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126 , PAN No.:: AGGPD8448P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shri Dhiman Debnath Son of Late Narayan Chandra Debnath Date of Execution - 22/01/2020, Admitted by: Self, Date of Admission: 22/01/2020, Place of Admission of Execution: Office	 Jan 22 2020 2:04PM	 L1 22/01/2020	 22/01/2020

Nababharati, P.O:- Nabapally, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGGPD8448P, Aadhaar No Not Provided Status : Representative, Representative of : TILOTTAMA CONSTRUCTION (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Md Jahir Uddin Son of Md Amzed Ali Bara, P.O:- Choto Jagulia, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 743294			
	22/01/2020	22/01/2020	22/01/2020

Identifier Of Shri Rabindra Nath Mitra, Smt Ramyani Mitra, Shri Dhiman Debnath

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Rabindra Nath Mitra	TILOTTAMA CONSTRUCTION-18.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Ramyani Mitra	TILOTTAMA CONSTRUCTION-7.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt Ramyani Mitra	TILOTTAMA CONSTRUCTION-7.5 Dec

Details as per Land Record

Dist: North 24-Parganas, P.S:- Airport, Municipality NORTH DUM DUM, Road: Ganganagar, Mouza: Ganganagar, Code : 700132

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 234, LR Khatian No:- 223	Owner: রবীন্দ্রনাথ মিত্র, Gurdian: রতীস চন্দর মিত্র, Address: নিজ , Classification: শপি, Area:0.26000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No - 235, LR Khatian No:- 223	Owner: রবীন্দ্রনাথ মিত্র, Gurdian: রতীস চন্দর মিত্র, Address: নিজ , Classification: শপি, Area:0.18360000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No - 235, LR Khatian No:- 168	Owner: ফইম মোরা, Gurdian: মতিউল্যা , Address: গোপালপুর , Classification: শপি, Area:0.07000000 Acre,	Owner Name not selected by applicant.

22-01-2020

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 13:15 hrs. on 22-01-2020, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Shri Rabindra Nath Mitra, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,23,17,713/-

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

Execution is admitted on 22/01/2020 by 1. Shri Rabindra Nath Mitra, Son of Late Ratish Chandra Mitra, 77 Vivekananda Road, P.O: Beedon Street, Thana: Girish Park, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Retired Person, 2. Smt Ramyani Mitra, Daughter of Rabindra Nath Mitra, 77 Vivekananda Road, P.O. Beedon Street, Thana: Girish Park, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife

Identified by Md Jahir Uddin, , Son of Md Amzed Ali, Bara, P.O: Choto Jagulia, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743294, by caste Muslim, by profession Business

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

Execution is admitted on 22-01-2020 by Shri Dhiman Debnath, PROPRIETOR, TILOTTAMA CONSTRUCTION (Sole Proprietorship), Nababharati, P.O:- Nabapally, P.S.- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700126

Identified by Md Jahir Uddin, , Son of Md Amzed Ali, Bara, P.O: Choto Jagulia, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743294, by caste Muslim, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

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 4184, Amount: Rs. 100/-, Date of Purchase: 22/01/2020, Vendor name: Haran Chandra Sadhu



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II NORTH 24-
PARGANAS
North 24-Parganas, West Bengal