

SL NO - 1554/23

I- 1521/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 999099

Endorsement sheet and signature sheet
attached with the document are part of
the document.

Addl. Dist. Sub-Registrar
Chandannagar, Hooghly

12 MAY 2023

**POWER OF ATTORNEY ON EXECUTION OF
DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS We, 1) **SRI PRADIP
KUMAR BANERJEE**, Son of Late Bijoy Kumar Banerjee,
by Caste Hindu, by Profession Retired Person, by Nationality
Indian, Residing at Moran Road, Mondal Bagan, P.O.
Gondalpara, P.S. Chandernagore, District Hooghly, Pin-712
136, **PAN - ADZPB4776C**, Aadhaar No. 7823 6734 0271,

2) SRI DIPAK KUMAR BANDYOPADHYAY, Son of Late Bijoy Kumar Banerjee, by Caste Hindu, by Profession Teacher, by Nationality Indian, Residing at 7/794, Katgola Lane, Chalkbazar, P.O. Hooghly, P.S. Chinsurah, Dist. Hooghly, Pin 712103, **PAN - AEBPB7207H**, Aadhaar No. 2555 6168 0962, do hereby nominate, constitute, appoint, engage, authorise and empower **M/S. SIDDESWARI REALATORS**, a Partnership Firm having its office at 306, Gopal Babu Road, P.O. Gondalpara, P.S. Chandernagore, Dist. Hooghly, Represented by its Partners - **(1) SRI DEBASIS SABUI**, Son of Late Murari Mohan Sabui, by Religion Hindu, by Profession Business, by Nationality Indian, Residing at Mangala Apartment, Flat No. FF-1, Rue-De-Carnot Street, Barabazar, P.O. & P.S. Chandernagore, District Hooghly, Pin 712 136, West Bengal, and **(2) SMT. SONALI MONDAL**, Wife of Sri Jayanta Kumar Mondal, by religion Hindu, by Profession Business, by Nationality Indian, Residing at Gopal Babu Road, Charmandirtala, P.O. Gondalpara, P.S. Chandernagore, Dist. Hooghly, as our true and lawful constituted Attorney to do all acts and things in our names and on our behalf in respect of construction of multi-storied (G+3) building according to the sanctioned plan from the Chandernagore Municipal Corporation, mentioned below in respect of the scheduled property mentioned hereunder.

WHEREAS all that piece and parcel of Bastu land measuring an area more or less 2 (two) Katta 9 (nine) Chattak 15 (fifteen) Sq.ft. or 0.043 Sahasrangsha property situated in Mouza Chandannagar, Sub-Division, Additional District Sub-Registry Office and P.S. Chandannagar, J.L. No. 1, Sheet No. 25, under R.S. Khatian No. 222, corresponding to L.R. Khatian No. 512/2 (Pradip Kumar Banerjee) & 2045 (Dipak Kumar Bandyopadhyay), R.S. Dag No. 354 (Part), corresponding to L.R. Dag No. 459, situated at Moran Road Holding No. 560, Ward No. 23, within the ambit of Chandannagar Municipal Corporation in the District of Hooghly, is the property hereby conveyed.

AND WHEREAS the property was originally belonged to 1) Sri Samarendra Kumar Mondal, 2) Sri Sudhangshu Kumar Mondal, 3) Sri Saraj Kumar Mondal, 4) Sri Subodh Kumar Mondal, all S/o. Late Debendra Nath Mondal, 5) Smt. Fakir Moni Mondal, W/o. Lt. Debendra Nath Mondal, 6) Smt. Kanaklata Mondal, W/o. Rashbehari Mondal, 7) Smt. Anima Saha, W/o.

Adinath Saha, 8) Smt. Sefali Mondal, W/o. Krishna Chandra Mondal, 9) Smt. Anita Saha, W/o. Pannalal Saha, 10) Sri Pankaj Kumar Mondal, 11) Sri Monaj Kumar Mondal, both S/o. Tapendra Krishna Mondal, 12) Smt. Menoka Saha, W/o. Nemai Chandra Saha, 13) Sri Suhrid Kumar Mondal, S/o. Lt. Debendra Nath Mondal, all of Gondalpara, P.O. Gondalpara, P.S. Chandernagore, Dist. Hooghly, who jointly sold the same in favour of Smt. Santi Bandyopadhyay, W/o. Sri Bijoy Kumar Bandyopadhyay, of Gondalpara, Monsatala, P.S. Chandernagore, Dist. Hooghly, by dint of a Registered Deed of Sale bearing No. 150 dated 24.01.1962 registered in the Jt. Sub-Registrar of Serampore at Chandernagore recorded in Book No. I, Volume 4 within pages 105 to 110 for the year 1962. After purchasing the same in the aforesaid manner said Smt. Santi Bandyopadhyay mutated her name in the L.R. Record of Rights and also in the Assessment Register of Chandernagore Municipal Corporation and thereafter she gifted out 0.013 Sahasrangsha out of 0.043 Sahasrangsha in favour of her son viz. Pradip Kumar Banerjee, being the Executant No. 1, by dint of a Registered Deed of Gift being No. 2003 dated 30.08.1994 registered in the office of A.D.S.R., Chandernagore, recorded in Book No. I Volume No. 39, within pages 278 to 289 for the year 1994. Thereafter said Smt. Santi Bandyopadhyay further gifted out remaining 1 Cottah 13 Chhatak or 0.030 Sahasrangsha in favour of her both sons viz. Pradip Kumar Banerjee & Dipak Kumar Bandyopadhyay, the present Executants hereof, by dint of a Registered Deed of Gift being No. 1636, executed on 24.05.2013 & registered on 27.05.2013 in the office of A.D.S.R., Chandernagore in Book No. I, CD Volume No. 6 within pages 1093 to 1109 for the year 2013.

AND WHEREAS during peaceful possession therein present executants hereof executed a Deed of Declaration bearing No. 141, dated 14.01.2019, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2019, within pages 5779 to 5789 for the year 2019 to rectify the correct L.R. Dag No as 459 in place of wrongly recorded L.R. Dag No. 492 in the Schedule of the Gift Deed bearing No. 1636/2013, duly executed by their mother.

AND WHEREAS said Pradip Kumar Banerjee, being executant No. 1 also transferred a piece of land measuring 2 Chhatak with 50 Sft. Pucca room

thereon from his portion in favour of brother Dipak Kumar Bandyopadhyay being Executant No. 2 of the referred address by execution of a Registered Deed of Gift bearing No. 187/2019, dated 14.01.2019, registered in the office of A.D.S.R., Chandannagar, recorded in Book No. I, Volume No. 0604-2019, within pages 6120 to 6135 , for the year 2019.

AND WHEREAS present executants thereafter mutated their names in the L.R. Record of Rights vide L.R. Khatian No. 512/2 & 2045 and also in the Assessment Register of Chandernagore Municipal Corporation and are in joint peaceful possession therein by payment of rents and taxes and the property is free from all sorts of encumbrances and attachments whatsoever.

AND WHEREAS the Attorney holder being the Partnership Firm duly represented by its partners approached the owners with an offer to develop the property mentioned in the schedule and has shown a plan for construction of multi-storied (G+3) building and the Developers offered some proposals to the Owners.

AND WHEREAS the Parties today already entered into one Registered Joint Venture Development Agreement being No. 1504 dated 12/05/202 registered at A.D.S.R., Chandernagore for developint the schedule below property by constructing G+3 Flat Building.

AND WHEREAS the executants mentioned above have acquired right, title, interest and possession of the property mentioned in the schedule and we hereby constitute, appoint, nominate and designate M/S. SIDDESWARI REALATORS, a Partnership Firm having its office at 306, Gopal Babu Road, P.O. Gondalpara, P.S. Chandernagore, Dist. Hooghly, Represented by its Partners - (1) SRI DEBASIS SABUI, Son of Late Murari Mohan Sabui, by Religion Hindu, by Profession Business, by Nationality Indian, Residing at Mangala Apartment, Flat No. FF-1, Rue-De-Carnot Street, Barabazar, P.O. & P.S. Chandernagore, District Hooghly, Pin 712 136, West Bengal, and (2) SMT. SONALI MONDAL, Wife of Sri Jayanta Kumar Mondal, by religion Hindu, by Profession Business, by Nationality Indian, Residing at Gopal Babu Road, Charmandirtala, P.O. Gondalpara, P.S. Chandernagore, Dist. Hooghly

as our lawful attorneys to do in the following acts, deeds and things regarding the schedule property mentioned hereunder in our names and on our behalf.

To develop the schedule property by constructing a multi-storied Building (G+3) according to the sanctioned building plan being No. SWS-OBPAS/1800/ 2022/0579 dated 10.01.2023 duly sanctioned by Chandernagore Municipal Corporation, at the cost of the Developer/Promoter M/S. SIDDESWARI REALATORS.

That we have already handed over the vacant possession of the schedule property to M/S. SIDDESWARI REALATORS and entrusted the work and the right to develop the schedule property.

To prepare the appropriate building plan by engaging their own nominated planner for construction of the proposed multi-storied (G+3) building as will be permitted by the Chandernagore Municipal Corporation authority in the name of M/S. SIDDESWARI REALATORS and to sign the building plan on our behalf.

To enter into the agreement for sale with the intending purchaser of the flats/garages/shops/part of the apartment to be constructed upon the schedule property at the highest market price and to accept the advance/earnest money from the intending purchasers in respect of 75% share of the total construction i.e. except the owners' allocation of entire second floor of the flat building to be constructed upon the schedule mentioned property as mentioned in the Joint Venture Agreement.

To sign and execute and register the sale deeds instruments and assurance and receipt of the consideration and present them before the Sub-Registrar or Registrar, to do all acts, deeds and things for registration of the deed of conveyance in respect of the developers allocation excepting the entire First Floor as Owners' allocation (Super built up Area 980 Sft.) of the proposed Flat (G+3) building to be constructed in the schedule property mentioned hereunder.

To institute, commence, prosecute, carry on or defend or resist all suits and other action and proceedings to be added as a part or being on suited or withdraw the same concerning our said property or revisional jurisdiction including special jurisdiction of the High Court under Article 226 of the Constitution of India before the Supreme Court, before the Rent Control, Income Tax, Sales Tax, Settlement (Khajna, Porcha), B.L. & L.R.O., Municipal Authority (building sanction plan, Municipal tax) under the State of West Bengal and all tribunal all government offices, municipalities and Police Station and to sign and verify and affirm all points written statements, affidavit, accounts, petitions, to accept service of all summons, notice and other judicial process, to execute any judgement, decree or orders and to appoint and engage any Solicitor, Advocate and to sign and execute any Vokalatnama of other authority to act and placed on our behalf.

To apply before the concerned Electricity office for necessary electrification of the proposed Building and also take and/or apply before the Chandernagore Municipal Corporation for necessary water connection, etc.

We hereby agree to ratify and confirm all and whatever other act or acts said attorney shall lawfully do, execute or perform or caused to be done, executed or performed in connection with the sale of the said property mentioned in the schedule hereunder and by virtue of this deed notwithstanding on express power on the behalf is hereunder provided.

Schedule of the property

All that piece and parcel of Bastu land measuring an area more or less 2 (two) Katta 9 (nine) Chattak 15 (fifteen) Sq.ft. or 0.043 Sahasrangsha property situated in Mouza Chandannagar, Sub-Division, Additional District Sub-Registry Office and P.S. Chandannagar, J.L. No. 1, Sheet No. 25, under R.S. Khatian No. 222, corresponding to L.R. Khatian No. 512/2 (Pradip Kumar Banerjee) & 2045 (Dipak Kumar Banerjee), R.S. Dag No. 354 (Part), corresponding to L.R. Dag No. 459, situated at Moran Road Holding No. 560, Ward No. 23, within the ambit of Chandannagar Municipal Corporation in the District of Hooghly.

Butted & Bounded by :

NORTH : Moran Road.
 SOUTH : Property of Smt. Pranati Banerjee.
 EAST : Municipal Road.
 WEST : Chandannagar Municipal Corporation Bye Lane.

IN WITNESSES WHEREOF, we, the executants, hereto and hereunder put our respective hands on this power of attorney before the witnesses on this the 12th day of May, 2023.

SIGNED SEALED & DELEVERED**In presence of Witnesses :**

1) Srikanta Kundu
 Chandannagar Court
 Hooghly

2) Soumitra Dhara
 Nischapaty Chandannagar
 Hooghly

Pradip Kumar Banerjee
 Dipak Kumar Bandyopadhyay

(SIGNATURE OF THE EXECUTANTS)

SIDDESWARI REALATORS

Debasis Saha
Partner

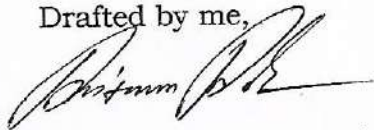
SIDDESWARI REALATORS

Sonali Mondal

Partner

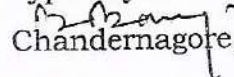
(SIGNATURE OF THE ATTORNEYS)

Drafted by me,













Advocate
 Chandannagar Court
 S. No. F/2599/2018

Typed by me :












 Chandernagore, Hooghly.

SPECIMEN FORM FOR TEN FINGERS PRINTS

LEFT HAND FINGER PRINT (EXECUTANT)				
Little	Ring	Middle	Fore	Thumb
				
RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little
				



Pradipt Kumar Banerjee
Pradipt Kumar Banerjee

LEFT HAND FINGER PRINT (EXECUTANT)				
Little	Ring	Middle	Fore	Thumb
				
RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little
				



Dipak Kumar Banerjee
Dipak Kumar Banerjee

SPECIMEN FORM FOR TEN FINGERS PRINTS



Debasita Sabuni

LEFT HAND FINGER PRINT (EXECUTANT)				
Little	Ring	Middle	Fore	Thumb
RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little



Sonali Mondal

Sonali Mondal.

LEFT HAND FINGER PRINT (EXECUTANT)				
Little	Ring	Middle	Fore	Thumb
RIGHT HAND FINGER PRINT				
Thumb	Fore	Middle	Ring	Little



ভারত সরকার

Government of India

Enrollment No.: 1040/20461/18385

To
Pradip Kumar Banerjee
প্রদীপ কুমার ব্যানার্জী

MORAN ROAD
Chandannagar
Gondalpara, Hooghly
West Bengal - 712137

11/01/2014



KL713190143FT

71319014



আপনার আধার সংখ্যা / Your Aadhaar No. :

7823 6734 0271

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

প্রদীপ কুমার ব্যানার্জী
Pradip Kumar Banerjee

পিতা : বিজয় কুমার ব্যানার্জী
Father : Bijoy Kumar Banerjee



জন্মতারিখ/DOB: 24/09/1948
পুরুষ / Male

7823 6734 0271



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
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গোদালপাড়া, হুগলী, পশ্চিমবঙ্গ

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toll free 200 4047



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www.uidai.gov.in

Pradip Kumar Banerjee

MOB: 6289787929

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADZPB4776C



नाम /NAME

PRADIP KUMAR BANERJEE

पिता का नाम /FATHER'S NAME

BIJOY KUMAR BANERJEE

जन्म तिथि /DATE OF BIRTH

24-09-1948

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.नं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.

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P-7,
Chowringhee Square,

Pradip Kumar Banerjee

MOB: 6289787929



ভারত সরকার
Unique Identification Authority of India
Government of India

Enrollment No. : 1040/20461/18385

To
Pradip Kumar Banerjee
প্রদীপ কুমার ব্যানার্জী
MORAN ROAD
Chandannagar
Gondalpara, Hooghly
West Bengal - 712137

11/01/2014



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আপনার আধার সংখ্যা / Your Aadhaar No. :

7823 6734 0271

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



প্রদীপ কুমার ব্যানার্জী
Pradip Kumar Banerjee
পিতা : বিজয় কুমার ব্যানার্জী
Father : Bijoy Kumar Banerjee

জন্মতারিখ/DOB: 24/09/1948
পুরুষ / Male

7823 6734 0271



আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

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Pradip Kumar Banerjee

MOB: 6289787929

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADZPB4776C



नाम /NAME

PRADIP KUMAR BANERJEE

पिता का नाम /FATHER'S NAME

BIJOY KUMAR BANERJEE

जन्म तिथि /DATE OF BIRTH

24-09-1948

हस्ताक्षर /SIGNATURE

Pradip Kumar Banerjee

B. Banerjee

आयकर आयुक्त, प.बं. XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
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चौरंगी स्क्वायर,
कलकत्ता - 700 069.

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Chowringhee Square,

Pradip Kumar Banerjee

MOB: 6289787929



ভারত সরকার
Government of India



দীপক কুমার বন্দ্যোপাধ্যায়
Dipak Kumar Bandyopadhyay
পিতা : বিজয় কুমার বন্দ্যোপাধ্যায়
Father : Bijoy Kumar Bandyopadhyay
জন্মতারিখ / DOB : 07/11/1958
পুরুষ / Male



2555 6168 0962

আধার - সাধারণ মানুষের অধিকার

Dipak Kumar Bandyopadhyay
9163839317



আধার

ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
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চুড়া (এম), হুগলী, হুগলী,
পশ্চিমবঙ্গ, 712103

Address
7/794, KATHGOLA LANE,
Hooghiy Chinsurah (M), Hooghly,
Hooghly, West Bengal, 712103

2555 6168 0962

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1800 300 1947

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स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEBPB7207H



नाम /NAME

DIPAK KUMAR BANDYOPADHYAY

पिता का नाम /FATHER'S NAME

BIJOY KUMAR BANERJEE

जन्म तिथि /DATE OF BIRTH

07-11-1958

हस्ताक्षर /SIGNATURE

Dipak Kumar Bandyopadhyay

CB Das

आयकर आयुक्त, प. ब. XI

COMMISSIONER OF INCOME-TAX, W.B. XI

Dipak Kumar Bandyopadhyay

9163839317

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी), पी-7, चौरंगी चवगाथर, कलकत्ता - 700 069.

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Calcutta- 700 069.

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नाम /NAME

DIPAK KUMAR BANDYOPADHYAY

पिता का नाम /FATHER'S NAME

BIJOY KUMAR BANERJEE

जन्म तिथि /DATE OF BIRTH

07-11-1958

हस्ताक्षर /SIGNATURE

Dipak Kumar Bandyopadhyay

[Handwritten Signature]

आयकर आयुक्त, प. व. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Dipak Kumar Bandyopadhyay

9163839317

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
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ভারত সরকার
Government of India



দীপক কুমার বন্দ্যোপাধ্যায়
Dipak Kumar Bandyopadhyay
পিতা : বিজয় কুমার বন্দ্যোপাধ্যায়
Father : Bijoy Kumar Bandyopadhyay
জন্মতারিখ / DOB : 07/11/1958
পুরুষ / Male



2555 6168 0962

আধার - সাধারণ মানুষের অধিকার

Dipak Kumar Bandyopadhyay
9163839317



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
7/794, কাঠগোলা লেন, হুগলী
চুড়া (এম), হুগলী, হুগলী,
পশ্চিমবঙ্গ, 712103

Address
7/794, KATHGOLA LANE,
Hooghly Chinsurah (M), Hooghly,
Hooghly, West Bengal, 712103

2555 6168 0962

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ALUPS4744E

नाम / NAME
DEBASIS SABUI

पिता का नाम / FATHER'S NAME
MURARI MOHAN SABUI

जन्म तिथि / DATE OF BIRTH
28-05-1968

हस्ताक्षर / SIGNATURE
Debasis Sabui

आयकर आयुक्त, प.सं.-XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

9/33/226300



ভারতীয় বিনিষ্টি পরিচয় প্রদান
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

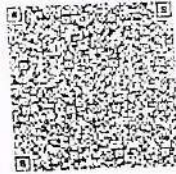
ভূমিকাভুক্তির আই ডি / Enrollment No. 1040/20675/13514

To
 Debasis Sabui
 দেবশীল সাবেই
 F/FA-1 MANGALA APARTMENT
 RUE- DE CARNOT
 BARABAZAR
 Chandannagar
 Chandannagar, Hooghly
 West Bengal - 712136
 9331226300

12/12/2013



KL686609203FT
 68660920



আপনার আধার সংখ্যা / Your Aadhaar No. :

8665 4351 2326

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



দেবশীল সাবেই
 Debasis Sabui
 পিতা : মুরান মোহন সাবেই
 Father : Muran Mohan Sabui

জন্মতারিখ/DOB 28/05/1968
 পুরুষ / Male

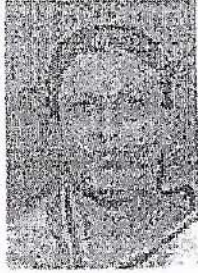
8665 4351 2326



আধার - সাধারণ মানুষের অধিকার

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEPPM3688H



नाम /NAME

SONALI MONDAL

पिता का नाम /FATHER'S NAME

TARAPADA PARAMANICK

जन्म तिथि /DATE OF BIRTH

12-12-1965

हस्ताक्षर /SIGNATURE

Sonali Mondal

B. Das

आयकर आयुक्त, प.व. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Sonali Mondal.

6291461284



भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No.: 1528/20250/10608

To
00
Sonali Mondal
GOPALBABU ROAD
Charmandirtala
Chandannagar
Gondalpara
Chinsurah - Magra Hoognly
West Bengal 712137
8017649954
86599895
14/12/2013
MD865998959FH



आपका आधार क्रमांक / Your Aadhaar No. :

8650 3652 2904

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



00
Sonali Mondal
पिता : 00
Father: Tarapada Pramanick
जन्म तिथि / DOB : 12/12/1965
महिला / Female



8650 3652 2904

मेरा आधार, मेरी पहचान

Sonali Mondal

Major Information of the Deed

Deed No :	I-0604-01521/2023	Date of Registration	12/05/2023
Query No / Year	0604-8001203990/2023	Office where deed is registered	
Query Date	12/05/2023 11:55:06 AM	A.D.S.R. CHANDANNAGAR, District: Hooghly	
Applicant Name, Address & Other Details	S Kundu Cgr Court, Thana : Chandannagar, District : Hooghly, WEST BENGAL, Mobile No. : 9830307511, Status :Attorney of Executant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 17,70,748/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 060401504/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Moran Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-25, , Holding No:560 Pin Code : 712137




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-459	LR-512/2	Bastu	Bastu	2 Katha 9 Chatak 15 Sq Ft	1/-	17,43,748/-	Property is on Road , Project Name :
Grand Total :					4.2625Dec	1 /-	17,43,748 /-	

Structure Details :



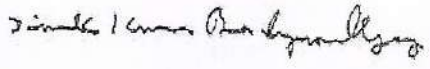
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

al Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Shri Pradip Kumar Banerjee (Presentant) Son of Late Bijoy Kumar Banerjee Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office	 12/05/2023	 LTI 12/05/2023	 12/05/2023

Moran Road, Mondal Bagan, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx6c, Aadhaar No: 78xxxxxxxx0271, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office






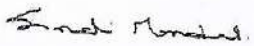
Name	Photo	Finger Print	Signature
Shri Dipak Kumar Bandyopadhyay Son of Late Bijoy Kumar Banerjee Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office	 12/05/2023	 LTI 12/05/2023	 12/05/2023

7/794, Katgola Lane, Chalkbazar, City:- , P.O:- Hooghly, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aexxxxxx7h, Aadhaar No: 25xxxxxxxx0962, Status :Individual, Executed by: Self, Date of Execution: 12/05/2023 , Admitted by: Self, Date of Admission: 12/05/2023 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Ms Siddeswari Realators 306, Gopal Babu Road, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137 , PAN No.:: abxxxxx7b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature				
1	Name Shri Debasis Sabui Son of Late Murari Mohan Sabui Date of Execution - 12/05/2023, , Admitted by: Self, Date of Admission: 12/05/2023, Place of Admission of Execution: Office	Photo  May 12 2023 1:16PM	Finger Print  LTI 12/05/2023	Signature  12/05/2023
Rue De Carnot Street, Barabazar, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxxx4e, Aadhaar No: 86xxxxxxxx2326 Status : Representative, Representative of : Ms Siddeswari Realators (as partners)				
2	Name Smt Sonali Mondal Wife of Shri Jayanta Kumar Mondal Date of Execution - 12/05/2023, , Admitted by: Self, Date of Admission: 12/05/2023, Place of Admission of Execution: Office	Photo  May 12 2023 1:16PM	Finger Print  LTI 12/05/2023	Signature  12/05/2023
Gopal Babu Road, Charmandirtala, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx8h, Aadhaar No: 86xxxxxxxx2904 Status : Representative, Representative of : Ms Siddeswari Realators (as partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Soutik Dhara Son of Shri Jhulan Krishna Dhara Nichupatty, City:- , P.O:- Chandannagar, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712136	 12/05/2023	 12/05/2023	 12/05/2023
Identifier Of Shri Pradip Kumar Banerjee, Shri Dipak Kumar Bandyopadhyay, Shri Debasis Sabui, Smt Sonali Mondal			

property for L1

om	To. with area (Name-Area)
Shri Pradip Kumar Banerjee	Ms Siddeswari Realators-2.13125 Dec
Shri Dipak Kumar Bandyopadhyay	Ms Siddeswari Realators-2.13125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Pradip Kumar Banerjee	Ms Siddeswari Realators-50.00000000 Sq Ft
2	Shri Dipak Kumar Bandyopadhyay	Ms Siddeswari Realators-50.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chandannagar, Municipality: CHANDANNAGAR MC, Road: Moran Road, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Chandannagar Sit No-25, , Holding No:560 Pin Code : 712137

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 459, LR Khatian No:- 512/2	Owner:প্রদীপ কুমার ব্যানার্জী, Gurdian:বিজয় কুমার, Address:মর্ডান রোড , চন্দোাননগর , Classification:বাস্ত, Area:0.02800000 Acre,	Owner Name not selected by applicant.

12-05-2023

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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:45 hrs on 12-05-2023, at the Office of the A.D.S.R. CHANDANNAGAR by Shri Pradip Kumar Banerjee, 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 17,70,748/-

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

Execution is admitted on 12/05/2023 by 1. Shri Pradip Kumar Banerjee, Son of Late Bijoy Kumar Banerjee, Moran Road, Mondal Bagan, P.O: Gondalpara, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712137, by caste Hindu, by Profession Retired Person, 2. Shri Dipak Kumar Bandyopadhyay, Son of Late Bijoy Kumar Banerjee 7/794, Katgola Lane, Chalkbazar, P.O: Hooghly, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, by caste Hindu, by Profession Service

Indetified by Shri Soutik Dhara, , , Son of Shri Jhulan Krishna Dhara, Nichupatty, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 12-05-2023 by Shri Debasis Sabui, partners, Ms Siddeswari Realators, 306, Gopal Babu Road, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Shri Soutik Dhara, , , Son of Shri Jhulan Krishna Dhara, Nichupatty, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-05-2023 by Smt Sonali Mondal, partners, Ms Siddeswari Realators, 306, Gopal Babu Road, City:- , P.O:- Gondalpara, P.S:-Chandannagar, District:-Hooghly, West Bengal, India, PIN:- 712137

Indetified by Shri Soutik Dhara, , , Son of Shri Jhulan Krishna Dhara, Nichupatty, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by profession Law Clerk

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 34, Amount: Rs.100.00/-, Date of Purchase: 02/05/2023, Vendor name: P K Santra

At

Swagata Tarafdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

of Registration under section 60 and Rule 69.
ed in Book - I
me number 0604-2023, Page from 34149 to 34164
ing No 060401521 for the year 2023.



Digitally signed by Swagata Tarafdar
Date: 2023.05.18 11:33:04 +05:30
Reason: Digital Signing of Deed.

at

(Swagata Tarafdar) 2023/05/18 11:33:04 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.

(This document is digitally signed.)
