

3710/23

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भारतीय गैर न्यायिक

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 770952

Certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document.

(Signature)
18/05/23
02:00 P.M.
9-8-1276529/23

पश्चिम बंगाल न्यायिक
संकेत, नॉर्थ 24 पार्गाना

(Signature)

पश्चिम बंगाल न्यायिक
संकेत, नॉर्थ 24 पार्गाना

18 MAY 2023

18 MAY 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, (1) SRI BIPLAB BISWAS (PAN-CQVPB9287K), son of Late Kumaresh Chandra Biswas, by Faith- Hindu, by Occupation- Service, by Nationality- Indian, residing at 7/30, Purbapally, P.O.-Sodepur, P.S.- Khardah, District- North 24 Parganas, Kolkata- 700110, West Bengal, (2) SRI PRADIP KUMAR BISWAS (PAN-CODPB8474C), son of Late Kumaresh Chandra Biswas, by Faith- Hindu, by Occupation-

Contd...P-2.

নং 1057 তারিখ 06/03/2023 100R

ক্রেতার নাম ও শাখা
স্টাম্প ভেঙার দাফতর
বিধান নম্বর, সনিকালক সনটি ১৭ ডি এস আর ও
স্টাম্প কয় টা
চালান নং মে:ট কট টাকা বরিশ
ক্রেতারি-বারাকপুর, ভেঙার-মিতা দস্ত

D. Sarkar
Advocate
Barrackpore Court

3 FEB 2023

998000



Anmol Kumar Dey
S/O. Lt. P.C. Dey
Subhas Nagar
Sodepur
Koi-700110.
[Voter ID] BAR2585466]

Additional District Sub-Registrar
Sodepur, North 24 Parganas

18 MAY 2023

Business, by Nationality- Indian, residing at 7/30, Purbapally, P.O.-Sodepur, P.S.- Khardah, District- North 24 Parganas, Kolkata-700110, West Bengal, (3)(i) **SRI PRASENJIT SEAL (PAN-GTKPS9954J)**, (3)(ii) **SRI ABHIJIT SEAL (PAN-ESBPS5207J)**, both sons of Late Shankari Sil, both by Faith- Hindu, by Occupation-Service, by Nationality- Indian, (3)(iii) **SEEMA KHAN (PAN-CFTPK6523C)**, daughter of Late Shankari Sil and Chittaranjan Seal, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at Teghoria, P.O.- Jugeberia, P.S.-Ghola, District- North 24 Parganas, Kolkata-700110, West Bengal, (4) **SMT. GAYATRI RANI ROY (PAN-AZKPR1961J)**, wife of Sri Gouranga Chandra Roy, by Faith- Hindu, by Occupation- Housewife, by Nationality- Indian, residing at Milangarh, P.O.-Natagarh, P.S.- Ghola, District- North 24 Parganas, Kolkata- 700113, West Bengal, (5) **SRI SUBRATA DAS (PAN-AUKPD8790J)**, son of Late Mita Das and Late Rabidra Chandra Das, by Faith- Hindu, by Occupation- Service, by Nationality- Indian, residing at 19, Barowaritola, P.O. & P.S.- Belgharia, District-North 24 Parganas, Kolkata-700056, **SEND GREETINGS.**

WHEREAS we have entered into a Development Agreement on 18 / 05 / 2023 executed by myself as the **LAND OWNERS** of the **ONE PART** and **M/S. SHIVAM REAL ESTATE & CONSTRUCTION COMPANY (PAN-BMPPS3115Q)**, a Proprietorship Firm, having its registered office at 167/1/1, Naskarpara Road, P.O. Ghosuri, P.S. Malipanchghora, Dist. Howrah- 711107, West Bengal, represented by its proprietor **SRI TARAK NATH SAROJ (PAN-BMPPS3115Q & Aadhaar No. 7154 7782 5114)**, son of Late Munarika Saroj, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 56, Madhab Babu Lane, Ghosuri, P.S. Malipanchghora, Dist. Howrah-711107, West Bengal, as the **DEVELOPER** of the **OTHER PART** on the plot of land, morefully and particularly described in the **FIRST SCHEDULE** of the said Development Agreement dated 18 / 05 / 2023 upon the terms and conditions contained in the said agreement, duly registered at A.D.S.R.O., Sodepur and recorded in **Book No.I, Being No. 3615** for the year 2023.

AND WHEREAS as per the said registered Development Agreement, We have agreed to give a Development Power of Attorney in favour of the Developer as it may direct to enable him to get the necessary building plan

Abhi Jit Seal

sanctioned by the Panihati Municipal Authority and to do all other acts, things necessary in connection with the Development of the said property for the proposed building scheme.

NOW KNOW YE AND THESE PRESENTS WITNESS that we, the **LAND OWNERS** herein do hereby nominate, constitute and appoint **SRI TARAK NATH SAROJ (PAN- BMPPS3115Q & Aadhaar No. 7154 7782 5114)**, son of Late Munarika Saroj, by Faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at 56, Madhab Babu Lane, Ghusuri, P.S. Malipanchghora, Dist. Howrah-711107, West Bengal, the proprietor of **M/S. SHIVAM REAL ESTATE & CONSTRUCTION COMPANY (PAN-BMPPS3115Q)**, a Proprietorship Firm, having its registered office at 167/1/1, Naskarpara Road, P.O. Ghusuri, P.S. Malipanchghora, Dist. Howrah- 711107, West Bengal, to be our true and lawful attorney to do and execute and perform all or any of the following acts, deeds, matters and things V I Z.

1. To prepare plans for development of the said property described in the schedule hereunder written and to submit the same to the concerned authorities for obtaining approval of the same.
2. To supervise the development work and to carry out and/or to get carried out through contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
3. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the said portion of the property.
4. To pay various deposits to the municipal corporation and other concerned authorities as may be necessary for the propose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits paid by our said attorney and to give valid and effectual receipts in our behalf in connection with the refund of such deposits.

5. To approach different authorities and office for the purpose of obtaining various permission and other service connections including water and Electricity for carrying out and completing the Development of the said property and construction of building thereon.
6. To apply from time to time for modification of the building plans in respect of the building to be constructed on the said portion of the property.
7. To appear before the Government department as also the Municipal Corporation and B.L. & L.R.O. and all concerned authorities for the purpose of obtaining necessary “ **No-Objection Certificate** ” and/or permission and/or mutation and conversion and/or sanction in regard to the carrying out construction of the said building and completion thereof.
8. To do all acts, deeds, matters and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land, which is morefully described in the schedule hereunder written.
9. To negotiate on terms and enter into agreement for sale or otherwise to deal with and dispose of the several units to be constructed and to receive consideration from the intending purchasers thereof and to give proper and lawful discharge for the same save and except the owner allocation stated in the said registered Development Agreement.
10. To sign and execute Sale Deed and Agreement for Sale or any other deed of deeds in respect of our under mentioned schedule of property **SAVE AND EXCEPT THE OWNER'S ALLOCATION** stated in the said registered Development Agreement and also to receive consideration money from the intending purchaser or purchasers and also to give valid receipt thereof on our behalf.
11. To appear and to act in any court or any Govt. Departments or Local Municipality and to sign, execute, verify and file plaints, written statements and petitions, appeals, revision and review petitions and accept services of all summons, notices and other process of law and to engaged Pleaders, Advocates, Solicitors and to discharge or terminate my appointments.

12. To appear and to present the Sale deed and Agreement for Sale or any other deed or deeds for registration and admit execution before the Additional District Sub-Registrar, Sodepur, North 24 Parganas and District Registrar, North 24 Parganas, Barasat or Registrar of Assurance, Kolkata or any other authority having jurisdiction for to have the said deed or deeds registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying our under mentioned schedule of property as fully and effectually as we could do the same ourselves **SAVE AND EXCEPT THE OWNERS' ALLOCATION AS STATED IN THE SAID REGISTERED DEVELOPMENT AGREEMENT.**
13. To issue letters and writings and/or undertakings as may be required from time to time by the local Municipal Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction work of buildings thereon.
14. To appoint pleaders, solicitors, advocate to appear and in any court or any Govt. Departments or local Municipality and to revoke such appointments and to substitute any others in their place and stead.
15. **GENERALLY TO DO AND PERFORM** all acts, deeds, matters and things necessary and covenant for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as we could do.
16. **AND WE HEREBY AGREE** to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents **AND WE HEREBY DECLARE** that we shall enforce this power of attorney within contractual period or its mutually extended period of time.

SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of a plot of Bastu land measuring more or less 5 Cottahas **TOGETHERWITH** Cemented flooring more or less 100 Sqft. Tile Shed structure standing thereon **TOGETHERWITH** all easement rights

appertaining thereto, lying and situated in Mouza- Rambhadrabati, J.L.No.7, R.S.No.60, Touzi No.223, comprised and contained in R.S.Dag No. 339, under R.S.Khatian No.64, corresponding to L.R.Dag Nos.1449, 1452, 1453, 1455, 1461, 1463, 1465, 1468, 1469, under L.R.Khatian No.37, within the jurisdiction of Panihati Municipality being Municipal Holding No. 31 (Old-241) of 7/30, Purbapally, under Ward No.22, under P.S.- Khardah, District-North 24 Parganas, which is butted and bounded as under :-

ON THE NORTH : 14 ft. wide Municipal Road.
ON THE SOUTH : Plot No.12.
ON THE EAST : 14 ft. wide Municipal Road.
ON THE WEST : Plot No.13.

IN WITNESSES WHEREOF, We have hereunto put our respective hands and seals on 18th day of May 2023.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF :

1. Susanta Sinha
87/A B.N. Goswami Road
Panihati - Kal-114

- (1) Bipul Biswas
- (2) Pradip Kr Biswas
- (3) Abhisit Seal
- (4) Poulami Seal
- (5) Seema Khan
- (6) Pradip Biswas
- (7) Subrata Das

Signature of the EXECUTANT.

2. Anam Kumar Das
Subbay Nagar
Sodepur
Ref-700110

Tarak Nath Saha
Shivam Real Estate & Construction Company
Signature of the ATTORNEY. Proprietor

DRAFTED AND PREPARED BY

Debasim Sarkar
(Sri Debasish Sarkar)
Advocate.
Barrackpore Court.
Enrolment No.W.B.-1028/1983.

TYPED BY ME :

Susanta Sinha
Purbapally, Sodepur, Kolkata- 110.

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARAGANAS
D.S.R. - BARASAT & R.A. - KOLKATA

1. STATUS: PRESENTANT
LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



FINGER PRINT

SIGNATURE *Biplob Biswas*

2. LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



FINGER PRINT
Biswas

SIGNATURE *Biswajit Kumar Biswas*

3. LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



LEFT HAND FINGER PRINT

SIGNATURE *Abhijit Seal*

4. LEFT HAND FINGER PRINT Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



FINGER PRINT

SIGNATURE *Biswajit Seal*

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARAGANAS

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

1. STATUS: PRESENTANT

LEFT HAND FINGER PRINT

Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Seema Khan

LEFT HAND FINGER PRINT

SIGNATURE Seema Khan

2. LEFT HAND FINGER PRINT

Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Subrata Das

LEFT HAND FINGER PRINT

SIGNATURE সুব্রতী কুমার

3. LEFT HAND FINGER PRINT

Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



LEFT HAND FINGER PRINT

SIGNATURE Subrata Das

4. LEFT HAND FINGER PRINT

Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



Tarak Nath Sanyal

LEFT HAND FINGER PRINT

SIGNATURE Tarak Nath Sanyal

Major Information of the Deed

Deed No :	I-1524-03631/2023	Date of Registration	18/05/2023
Query No / Year	1524-8001276594/2023	Office where deed is registered	
Query Date	18/05/2023 2:47:08 PM	A.D.S.R. SODEPUR, District: North 24-Pargana	
Applicant Name, Address & Other Details	D Sarkar Bkp,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831342300, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 35,00,000/-	Rs. 67,77,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152403615/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :









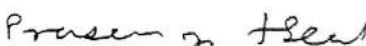
District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Purba Pally (Panihati Municipality),
Mouza: Rambhadrabati, , Ward No: 22, Holding No:241 Pin Code : 700110



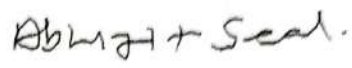
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1449	LR-37	Bastu	Bastu	5 Katha	34,73,000/-	67,50,001/-	Width of Approach Road: 14 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					8.25Dec	34,73,000 /-	67,50,001 /-	

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.	27,000/-	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	27,000 /-	27,000 /-	

Principal Details :



Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIPLAB BISWAS Son of Late Kumaresh Chandra Biswas Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	 18/05/2023
7/30, Purbapally, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: cqxxxxxx7k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr Pradip Kumar Biswas Son of Late Kumaresh Chandra Biswas Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	 18/05/2023
7/30, Purbapally, City:- Panihati, P.O:- Sodepur, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: coxxxxxx4c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr Prasenjit Seal Son of Late Chittaranjan Seal Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	 18/05/2023
Tegharia, Jugberia, City:- , P.O:- Jugberia, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: gtxxxxxx4j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr Abhijit Seal (Presentant) Son of Late Chittaranjan Seal Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	 18/05/2023



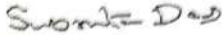
Teghoria, Jugberia, City:- , P.O:- Jugberia, P.S:-Ghola, District:-North 24-Parganas, West Bengal India, PIN:- 700110 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. esxxxxx7j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Seema Khan Daughter of Late Chittaranjan Seal Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	 18/05/2023

Teghoria, Jugberia, City:- , P.O:- Jugberia, P.S:-Ghola, District:-North 24-Parganas, West Bengal India, PIN:- 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, P No.:: cfxxxxxx3c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs Gayatri Rani Roy Wife of Mr Gourango Chandra Roy Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	 18/05/2023



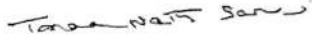


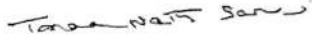


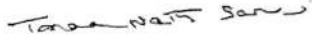
Milangarh, City:- Panihati, P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal India, PIN:- 700113 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, P No.:: azxxxxxx1j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Subrata Das Son of Rabindra Chandra Das Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office	 18/05/2023	 LTI 18/05/2023	 18/05/2023
Neelam Housing, Flat No. 1/2, City:- North Dum Dum, P.O:- Nimta, P.S:-Nimta, District:-North Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: auxxxxxx0j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 18/05/2023 , Admitted by: Self, Date of Admission: 18/05/2023 ,Place : Office			




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Ms. Shivam Real Estate & Construction Company 167/1/1, Naskarpara Road,, City:- , P.O:- Ghusuri, P.S:-Malipanchghara, District:-Howrah, West Bengal, India, PIN:- 711107 , PAN No.:: bmxxxxxx5q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Tarak Nath Saroj Son of Late Munarika Saroj Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office </td> <td>  May 18 2023 3:44PM </td> <td>  LTI 18/05/2023 </td> <td>  18/05/2023 </td> </tr> </tbody> </table> 56, Madhab Babu Lane, City:- , P.O:- Ghusuri, P.S:-Malipanchghara, District:-Howrah, West Bengal, India, PIN:- 711107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bmxxxxxx5q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ms. Shivam Real Estate & Construction Company (as Proprietor)	Name	Photo	Finger Print	Signature	Mr Tarak Nath Saroj Son of Late Munarika Saroj Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office	 May 18 2023 3:44PM	 LTI 18/05/2023	 18/05/2023
Name	Photo	Finger Print	Signature						
Mr Tarak Nath Saroj Son of Late Munarika Saroj Date of Execution - 18/05/2023, , Admitted by: Self, Date of Admission: 18/05/2023, Place of Admission of Execution: Office	 May 18 2023 3:44PM	 LTI 18/05/2023	 18/05/2023						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amal Kumar Dey Son of Late P C Dey Subhas Nagar, City:- , P.O:- Sodepur, P.S.-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700110	 18/05/2023	 18/05/2023	 18/05/2023
Identifier Of Mr BIPLAB BISWAS, Mr Pradip Kumar Biswas, Mr Prasenjit Seal, Mr Abhijit Seal, Mrs Seema Khan, Gayatri Rani Roy, Mr Subrata Das, Mr Tarak Nath Saroj			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BIPLAB BISWAS	Ms. Shivam Real Estate & Construction Company-1.17857 Dec
2	Mr Pradip Kumar Biswas	Ms. Shivam Real Estate & Construction Company-1.17857 Dec
3	Mr Prasenjit Seal	Ms. Shivam Real Estate & Construction Company-1.17857 Dec
4	Mr Abhijit Seal	Ms. Shivam Real Estate & Construction Company-1.17857 Dec
5	Mrs Seema Khan	Ms. Shivam Real Estate & Construction Company-1.17857 Dec
6	Mrs Gayatri Rani Roy	Ms. Shivam Real Estate & Construction Company-1.17857 Dec
7	Mr Subrata Das	Ms. Shivam Real Estate & Construction Company-1.17857 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BIPLAB BISWAS	Ms. Shivam Real Estate & Construction Company-14.28571400 Sq Ft
2	Mr Pradip Kumar Biswas	Ms. Shivam Real Estate & Construction Company-14.28571400 Sq Ft
3	Mr Prasenjit Seal	Ms. Shivam Real Estate & Construction Company-14.28571400 Sq Ft
4	Mr Abhijit Seal	Ms. Shivam Real Estate & Construction Company-14.28571400 Sq Ft
5	Mrs Seema Khan	Ms. Shivam Real Estate & Construction Company-14.28571400 Sq Ft
6	Mrs Gayatri Rani Roy	Ms. Shivam Real Estate & Construction Company-14.28571400 Sq Ft
7	Mr Subrata Das	Ms. Shivam Real Estate & Construction Company-14.28571400 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Purba Pally (Panihati Municipality), Mou: Rambhadrabati, Ward No: 22, Holding No:241 Pin Code : 700110

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1449, LR Khatian No:- 37	Owner:কুমারেশ চন্দ্র বিশ্বাস, Gurdian:অন্নদা চরন, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Owner Name not selected by applicant.

On 18-05-2023

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 : (g) of Indian Stamp Act 1899.

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

Presented for registration at 14.00 hrs on 18-05-2023, at the Office of the A.D.S.R. SODEPUR by Mr Abhijit Seal, 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 67,77,001/-

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

Execution is admitted on 18/05/2023 by 1. Mr BIPLAB BISWAS, Son of Late Kumaresh Chandra Biswas, 7/30, Purbapally, P.O: Sodepur, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Service, 2. Mr Pradip Kumar Biswas, Son of Late Kumaresh Chandra Biswas, 7/30, Purbapally, P.O: Sodepur, Thana: Khardaha, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Business, 3. Mr Prasenjit Seal, Son of Late Chittaranjan Seal, Teghar Jugberia, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Others, 4. Mr Abhijit Seal, Son of Late Chittaranjan Seal, Teghoria, Jugberia, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Others, 5. Mrs Seema Khan, Daughter of Late Chittaranjan Seal, Teghoria, Jugberia, P.O: Jugberia, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife, 6. Mrs Gayatri Rani Roy, Wife of Mr Gourango Chandra Roy, Milangarh, P.O: Natagarh, Thana: Ghola, , City/Town: PANIHATI, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession House wife, 7. Mr Subrata Das, Son of Rabindra Chandra Das, Neelam Housing, Flat No. 1/2, P.O: Nimta, Thana: Nimta, , City/Town: NORTH DUM DUM North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Others

Indetified by Mr Amal Kumar Dey, , Son of Late P C Dey, Subhas Nagar, P.O: Sodepur, Thana: Khardaha, , North 2 Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Business

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

Execution is admitted on 18-05-2023 by Mr Tarak Nath Saroj, Proprietor, Ms. Shivam Real Estate & Construction Company, 167/1/1, Naskarpara Road,, City:- , P.O:- Ghusuri, P.S:-Malipanchghara, District:-Howrah, West Bengal, India, PIN:- 711107

Indetified by Mr Amal Kumar Dey, , Son of Late P C Dey, Subhas Nagar, P.O: Sodepur, Thana: Khardaha, , North 2 Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21 00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1057, Amount: Rs.100.00/-, Date of Purchase: 06/03/2023, Vendor name: M Dutta



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2023, Page from 129323 to 129340
being No 152403631 for the year 2023.



Digitally signed by DEBJANI HALDER
Date: 2023.05.24 11:59:58 +05:30
Reason: Digital Signing of Deed.

(Debjani Halder) 2023/05/24 11:59:58 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)