

02995/20 VC-519/20

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AE 002601

15/12/20
 4/25
 8/16928/20

Certified that the document is admitted to registration. The signature sheets and the embossed stamp sheets attached with the document are the part of this document.

District Sub-Registrar-III
 Alipore, South 24-parganas

21 DEC 2020

DEVELOPMENT POWER OF ATTORNEY

[After Registration of Development Agreement]

KNOW ALL MEN BY THESE PRESENTS I, SMT SIMA BHATTACHARJEE
 alias **SMT SIMA RANI BHATTACHARJEE (PAN: BTXPB0073R) (Aadhaar**
No.3230 0516 9418) wife of Late Ram Narayan Bhattacharjee, by faith -
 Hindu, by occupation - Housewife, by Nationality - Indian, residing at 1/29,
 Jahura Bazar Lane, P.O. Kasba, P.S. Kasba, Kolkata - 700 042, **SEND**
GREETINGS.

Cont'd...P/2

WHEREAS one Sri Biraj Chandra Mondal took settlement of the property measuring more or less 26.25 acre under C.S. Dag No.417 of Khatian No.133 under Mouza – Madurdaha and land containing an area about 14.01 acre under C.S. Dag No.405 of Khatian No.133 under Mouza – Madurdaha, Police Station the then Tollygunge thereafter Jadavpur at present Kasba, District South 24 Paranas from the then Zamindar namely Ganendra Nath Dey Sarkar having its residence at Baishnabghata for the interest of himself and also for the interest of his two Co-sharers namely Debendra Nath Mondal and Lalit Mohan Mondal by way of two separate pattas and the said Biraj Chandra Mondal and his aforesaid two Co-sharers were the joint possession of the property.

AND WHEREAS subsequently while said Biraj Chandra Mondal was in joint possession of the aforesaid property along with his two Co-sharers namely Debandra Nath Mondal and Lalit Mohan Mondal as an absolute Owners of thereof subsequently while they were jointly signed and possessed the same partitioned the said property by way of a registered Deed of Amicable Partition dated 06.08.1954. The said Deed of Partition was duly registered in the District Sub-Registrar Office at Alipore and recorded in Book No.I, Volume No.86, Pages 272 to 282, Being No.5530 for the year 1954.

AND WHEREAS by virtue of the aforesaid Deed of Partition said Biraj Chandra Mondal become the absolute Owner of the property being land measuring 15.81 acre out of 26.25 acre under C.S. Dag No.417 of Khatian No.133 under Mouza –

Madurdaha, District South 24 Parganas was In joint possession of the property being land measuring about .95 Satak along with the aforesaid allotted property to him.

AND WHEREAS said Biraj Chandra Mondal got his .59 Satak of property of .95 Satak in joint possession In his 10 annas share along with his aforesaid Co-sharers.

AND WHEREAS the name of the said Biraj Chandra Mondal was recorded his name in the R.S. record of right as an absolute Owner's thereof being land measuring about 15.83 acre and the property measuring about .59 Satak in ejmali along with this aforesaid Co-sharers.

AND WHEREAS while the said Biraj Chandra Mondal was in possession of the aforesaid property as an absolute Owner's thereof died intestate on 31.10.1964 leaving behind him, his two sons namely Sri Tarani Kanta Mondal and Sri Banamali Mondal and one daughter namely Smt Akadashi Polley as his legal heirs or representatives who become the joint owners of the aforesaid property in respect of their share therein according to the provision of Hindu Law of Succession.

AND WHEREAS the aforesaid sons and daughter of the deceased Biraj Chandra Mondal while they were in joint possession of the aforesaid property left by the deceased Biraj Chandra Mondal developed the aforesaid property by way of plotting the same into several plots of land with a scheme to sell the plot to any intending Purchaser or Purchasers.

AND WHEREAS in pursuance to the said scheme Smt Sima Rani Bhattacharjee herein the party of the First Part / Owner purchased a plot of land being Scheme Plot No.16, measuring about 10(Ten) Cottahs be the same a little more or less, by a registered Deed of Conveyance dated 15.11.1968 from the aforesaid legal heirs of the deceased Sri Biraj Chandra Mondal namely Sri Tarani Kanta Mondal, Sri Banamali Mondal and Smt Akadoshi Polley free from all sorts of encumbrances with the then property valuable consideration mentioned therein.

AND WHEREAS the said Deed of Conveyance dated 15.11.1968 has been duly registered in the office of Sub-Registration office at Alipore and recorded in Book No.I, Volume No.125, Pages 120 to 125, Being No.6782 for the year 1968.

AND WHEREAS after purchase the said Smt Sima Rani Bhattacharjee herein the Owner of these present was / is in possession of the said property by raising a kachha structure therein and enjoying the same after mutation her name with the 24-Parganas collector and by paying taxes thereof.

AND WHEREAS subsequently the said Smt Sima Rani Bhattacharjee transferred / gifted a plot of land measuring 2(Two) Cottahs 15(Fifteen) Chiuttaks 25(Twenty Five) sq. ft. be the same a little more or less, lying and situated at and comprised in R.S. Dag No.423 under R.S. Khatian No.142 in Mouza – Madurdaha, J.L. No.12, R.S. No.212, Touzi No.2998, P.S. Tiljala now Anandapur, now within the local limits of the Kolkata Municipal Corporation under Ward No.108, registering jurisdiction S.R. Alipore in the District of South 24 Parganas

to her three sons namely (1) Sri Krishnendu Bhattacharjee, (2) Sri Dipendu Bhattacharjee and (3) Sri Purnendu Bhattacharjee, by a registered Gift Deed which was executed on 26.08.2011, registered at the office of D.S.R. III, Alipore, South 24 Parganas and recorded its In Book No.I, Volume No.14, Pages from 4185 to 4199, Being No.06721 for the year 2011.

AND WHEREAS after execution of Gift Deed the said Smt Sima Rani Bhattacharjee is the Owner of the remaining area of land measuring 7(Seven) Cottahs 0(Zero) Chittak and 20(Twenty) sq. ft. be the same a little more or less and thereafter she applied for mutation in the record of the Calcutta Municipal Corporation now also known as the Kolkata Municipal Corporation and said authority of the C.M.C./K.M.C. has allotted her the Premises No.1824, Madurdaha, Kolkata 700 107 under K.M.C. Ward No.108, morefully described In Schedule – A hereunder written and enjoying the said premises free from all encumbrances.

AND WHEREAS I have been seized and possessed of or otherwise well and sufficiently entitled to as the absolute Owner in respect of all that piece and parcel of land measuring of an area of land 7(Seven) Cottahs 0(Zero) Chittak and 20(Twenty) square feet, more or less, lying and situates at and comprised in Municipal Premises No.1824, Madurdaha, P.S. Tiljala now Anandapur, Kolkata – 700 107, within the jurisdiction of Sub – Registry office Alipore, within the District of South 24 Parganas and Ward No.108 within the Kolkata Municipal Corporation, which is more fully and specifically described in the Schedule herein below free from all encumbrances, charges, liens, attachments lispensens.

AND WHEREAS while thus being absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Schedule below property, I have decided to develop the said Schedule below property being, **ALL THAT PIECE AND PARCEL OF LAND** measuring 7(Seven) Cottahs 0(Zero) Chittak and 20(Twenty) square feet of land be the same or a little more or less, which is more fully and specifically described in the Schedule hereunder and hereinafter referred to as the **SAID PROPERTY** by constructing a multi storied building with lift thereon consisting of several flat / flats, office room / commercial spaces, car parking space, Apartments.

AND WHEREAS for the said Development I have neither financial resources and time to arrange for or to take effective steps to arrange new construction on the aforesaid Schedule property.

AND WHEREAS while thus being absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Schedule property, I have decided to develop the same through any recognized Developer and accordingly I have entered into a registered Development Agreement on 14.12.2020, D.S.R-III, Alipore, recorded in vide Deed No. 160302688 for the year 2020 with **M/s. APARNITA REALTY** a Proprietorship Firm, having its office at 132, Madurdaha, P.O. E.K.T.P., P.S. - Anandapur, Kolkata -700107, represented by its **Proprietor SRI ATTREYO DAS (PAN: BSFPD3919R) (Aadhaar No.7768 1604 9301)** son of Sri Arghya Das, by faith - Hindu, by occupation - Business, by Nationality

Indian, residing at 132, Madurdaha, P.O. E.K.T.P., P.S. Tiljala now Anandapur, Kolkata – 700 107, as my true and lawful Attorney for me and my behalf to do, perform, execute and exercise or any of such or several acts, deeds, power and authority, matter and things for proposed constructions on the aforesaid property more fully and specifically described in the Schedule property herein below and to sell the respective flats, car parking spaces and / or apartments, of the proposed building under Developer's Allocation to the Intending purchaser or purchasers only after handing over to the Owner Smt Sima Bhattacharjee alias Smt Sima Rani Bhattacharjee.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT I, SMT SIMA BHATTACHARJEE alias **SMT SIMA RANI BHATTACHARJEE** (PAN: BTXPB0073R) (Aadhaar No.3230 0516 9418) wife of Late Ram Narayan Bhattacharjee, by faith – Hindu, by occupation – Housewife, by Nationality – Indian, residing at 1/29, Jahura Bazar Lane, P.O. Kasba, P.S. Kasba, Kolkata – 700 042, do appoint **SRI ATTREYO DAS** (PAN: BSFPD3919R) (Aadhaar No.7768 1604 9301) son of Sri Arghya Das, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 132, Madurdaha, P.O. E.K.T.P., P.S. Tiljala now Anandapur, Kolkata – 700 107 **Proprietor** of M/s. **APARNITA REALTY** as my true and lawful Attorney for me to Act jointly and severally and in my name to Act jointly and severally and to perform execute all or any of the several acts, deeds, powers, authorities, matter and things hereinafter mentioned: -

-:: [8] ::-

- [1] To work, manage, control and supervise the management of all and administer the landed properties belonging to me mentioned in the Schedule below and to develop the same in any nature whatsoever as may be necessary for the purpose of construction of the said proposed multi storied building with lift thereon for commercial / residential purpose in the said property.
- [2] To construct proposed multi storied ownership building with lift on the schedule mentioned land at the cost of my said Attorney and for that purpose my said Attorney can engage Architects, Lawyers, Engineers, Building Contractors, Plumbing and Sanitary Contractors, Accountants, Supervisors and other employees according to the needs as may be necessary from time to time.
- [3] To construct the said proposed multi storied building with lift as per plan and design prepared by the Architect Engineer appointed by the Developers on my Schedule mentioned land after demolition of existing structure thereon.
- [4] To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and out goings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the said agreement.

Cont'd...P/9

[5] To deal and correspond with the Municipal Authority or any other authority including all its Department or any officers or Authorities concerned regarding the building plan in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things viz.

a] To apply for or obtain sanction, revalidation with further alteration or addition or modification as my said Attorney may require.

b] To deal with the Assessment Department of the Municipal Corporation and to get the assessment from the Municipal Corporation of the said property.

[6] To deal with the correspondence with the Calcutta Electrical Supply Corporation or any other Authority for obtaining Electric connections and to put up and supply of electricity to the buildings that may be constructed on the said property and for this purpose to sign all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities for the purpose of development of the aforesaid property.

[7] To commence, carry out and complete and / or cause to be commenced and completed construction work at their entire cost on the said property in accordance with the sanctioned plan / plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations which are made by the KMC and / or any other competent Authority or Authorities for the time being are strictly obtained.

-:: [10] ::-

[8] To apply for refund or deposits made or to be made with the Kolkata Municipal Corporation, Calcutta Electric Supply Corporation / State Electricity Board and other concerned authorities and receive the said refunds.

[9] To pay remunerations of all persons and organizations to be appointed for the purpose of said proposed multi storied building with lift from the fund of my said Attorney.

[10] To make payment of all materials to be purchased for the said construction of the said proposed multi storied building with lift from my Attorneys' own fund.

[11] To apply for sanction of permits and Licence as may be necessary for the purpose of construction of said proposed multi storied building with lift and also to get sanction of the Building plan in favour of me duly signed by me or my said Attorney.

[12] To sell, convey or transfer all or any of the complete flat in the said proposed multi storied building with lift to be constructed on my schedule mentioned land along with right title and interest thereto to any person / persons for any consideration whatsoever except the area of Owner's portion which should be handed over to the Owner in complete condition in all respect.

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[13] To execute any agreement for sale and / or to present any document for registration of the flat, garage to any intending purchaser from the Developer's share of allocation of the aforesaid purpose or purposes and to cause to be stamped, registered or authenticated as the case may be and present for any document whether by me or in favour of the intending purchaser / purchasers and admit the same and registration thereof excepting the Owner's portion.

[14] To swear affidavit in any Court of law or before any Magistrate, Notary Public or before any authority empowered to administer oath and to apply before the Competent authority under the Land Ceiling and Regulation Act, if required, and to apply before the Income Tax Officer for Income Tax clearance certificate for sale of the flat to be constructed in the said ownership multi storied building with lift on my behalf.

[15] To receive or agree to receive the consideration money for the sale of the said flat/s from the intending Purchaser or Purchasers. To enter into any agreement for any kind of transfer, by nature or mortgage, sale taking loan from any other financial institute against their allocation or whatsoever nature either in part or in full portion of Developer's share and execute all such necessary papers records and documents in my behalf only except the Owner's allocated share.

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[16] To appear before any Sub-Registrar officer, District Registrar officer, Registrar of Assurance Calcutta or any where as required for the purpose of sale transaction of the said ownership flat, To sale and execute the deed of conveyance of the Developer's allocation portion to the prospective buyers of the flat/s on my behalf after giving allocation to the Owner but they shall execute and register the agreement for sale in favour of any Intending Purchaser/s on behalf of me only for Developer's share of allocation, If necessary.

[17] To cause mutation where necessary, effected in the Revenue, Record, Municipality, the Kolkata Municipal Corporation or other local authority or other Agents to effectuate the aforesaid purposes.

[18] To deliver possession of the flat/s to intending purchasers as well as Original Owner's of the said property.

[19] To represent on my behalf to carry on correspondences with all the Government officers, Lawful Authorities, Local Bodies, Kolkata Municipal Corporation, Registration officers, Courts, Tribunals and other Forums for perusing vindicating and defending my right and claim in connection with the development of the mentioned property.

Cont'd....P/13

[20] To Invite applications from the intending Purchasers of the flats to be constructed on our schedule mentioned property and take advance as earnest money from the Purchasers In respect of the flats to be constructed of Developers' share only and to sign all the relevant papers and documents on my behalf without any kind of damages of me.

[21] To arrange publicity for purchasing the constructing flats on my behalf through the leading News Papers and / or through any other medium my said Attorney may think fit and proper in respect of Developers' allocation only.

[22] In connection with all relating to the said property to take action against persons or occupiers etc. if any, in any court to represent me in any Court of Law and to sign all applications, plaints, written statements, affidavits, review, appeal petitions on our behalf from time to time be found necessary, proper and / or enter into any agreement relating to said development of property or to refer the same to arbitration or to otherwise deal with the same as effectively to all intends and purposes aforesaid to appoint Advocate(s), Solicitors and Counsel and to sign Vakalatnama and / or authorization on my behalf, but at their entire risk and as to costs.

[23] To make applications to the authorities of the Kolkata Municipal Corporation for making availability of water connection, drainage / sewerage connection, electricity and also boundary declaration, K.M.C. Gift / declaration,

affidavit etc. on the said property that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.

[24] To make application and appear to the authority of B.L. & L.R.O. for record, mutation and conversion my below schedule property by my said Attorney and sign all necessary papers and documents for the same on behalf of me.

[25] All charges and expenses of and incidental to any act, Deed matter or thing done or caused to be done by my said Attorney in exercise of any power or powers herein contents shall be borne and paid and provided for by my said Attorney alone and I shall not be responsible for the same and the said Attorney shall indemnify and keep indemnified our estate and effects from and against the payments of the aforesaid costs, charges, that may have to be paid by my Attorney doing or causing to be done any act, Deed, matter or thing by virtue of these presents.

[26] To do any act, Deed or thing, as my said Attorney may deem fit and proper and necessary in the best interest of me and in best interest of the said property.

[27] To sign, transfer forms, documents and writing for transferring the property in the records of Government or Municipal Authorities and other public Authorities and to do all other acts in connection therewith.

[28] And generally to do and caused to be done all acts, Deeds, matters and things as my said Attorney shall think fit and proper for the purpose of sale of flats, office room, commercial spaces, car parking spaces and enjoyment and the development of the said property, as apply and effectual as I could have personally done.

THE SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring or containing 7(Seven) Cottahs 0(Zero) Chittak and 20(Twenty) Sq. ft. be the same a little more or less alongwith 200 sq. ft. Tile shed Structure; lying and situates at and comprised in R.S. Dag No.423 under R.S. Khatian No.142 in Mouza – Madurdaha, J.L. No.12, R.S. No.212, Touzi No.2998, P.S. Tiljala now Anandapur, being Municipal Premises No.1824, Madurdaha, Kolkata – 700 107, within the local limits of the Kolkata Municipal Corporation under Ward No.108, registering jurisdiction S.R. Alipore in the District of South 24 Parganas together with all easement right thereto which is butted and bounded by :-

ON THE NORTH :: BY LAND OF PLOT NO.C/15B ;
ON THE SOUTH :: BY LAND OF PLOT NO.C/16(P) ;
ON THE EAST :: BY 16'-6" WIDE ROAD ;
ON THE WEST :: BY LAND OF PLOT NO.C/9 ;

-:: [16] ::-

THE SCHEDULE ABOVE REFERRED TO :

PART - I

[ALLOCATION OF SPACE TO THE OWNER]

It has been agreed by and between the land Owner and the Developer that the Owner will get from the Developer the 50% constructed area and common service area in the newly constructed G+III storied building with lift i.e. Entire First floor, One 2BHK flat in South-West side on the Third floor, and remaining portion i.e. 50% of 3BHK flat on Third floor on the North East Side, which is to be jointly sold out by both the parties together, and 50% Constructed area on the Ground floor except one commercial space measuring more or less 225 sq. ft. built-up area of the said building as per KMC sanctioned plan alongwith undivided proportionate share of land which is free from all encumbrances and Rs.2,00,000/- (Rupees Two Lakh) only as non refundable money / forfeited money. The amount shall be paid by the Developer to the Owner at the time of registration of Development Agreement.

PART - II

[ALLOCATION OF SPACE TO THE DEVELOPER]

The Developer shall be entitled to the remaining 50% constructed area and common service area in the newly constructed G+III storied building with lift i.e. Entire Second floor, One 2BHK flat in South-East side on Third floor and remaining portion of 50% of 3BHK flat on Third floor and 50% Constructed area on Ground floor and one commercial space measuring more or less 225 sq. ft. built-up area of the said building as per KMC sanctioned plan alongwith undivided proportionate share of land.

Cont'd....P/17.

OR HOWSOEVER OTHERWISE the said land hereditaments and premises and every party thereof **TOGETHER WITH** all sorts of easements rights and ingress and every part there of.

IN WITNESS WHEREOF we have hereunto set and subscribed our hand on the 15th day of December, 2020.

SIGNED SEALED AND DELIVERED
At Kolkata in the presence of:

[1] *Dipendee Bhattacharya*
A-9, Ruby Park, Kolkata-78
P.S. - Kasba
Pin- 700078.

Sirna Bhattacharya

SIGNATURE OF THE EXECUTANT

I Accept the Power

[2] *Prasanna Bhattacharya*
91/29B, Bose Pukur Road
P.O. Kasba . P.S. Kasba
Cal-700042

Attnaygo Das

Signature of the Constituted Attorney

Drafted by:

W.B. Madhava

ADVOCATE
HIGH COURT, KOLKATA
KOLKATA- 700 001.

W.B. 632/75

SPECIMEN FORM FOR TEN FINGERPRINTS



Gima Bhattacharjee

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Gima Bhattacharjee



Atreyo Das

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Atreyo Das 8017529032



Rabindra Pradhan

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Rabindra Pradhan

Major Information of the Deed

Deed No.	I-1603-02789/2020	Date of Registration	21/12/2020
Query No./Year	1603-8001693811/2020	Office where deed is registered	
Query Date	15/12/2020 1:39:07 PM		1603-8001693811/2020
Applicant Name, Address & Other Details	RABINDA PRADHAN Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mob ile No. : 9051446 Status :Others		
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. 1,97,18,102/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160302688/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Madurdaha Road Zone : (Not Adjacent E. M. Bye pass -- Hossianpur/Mukundapur) , , Premises No: 1824, , Ward No: 108 Pin C : 700107

Sch No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 20 Sq Ft		1,96,58,102/-	Width of Appro Road: 17 Ft., , Project Name :
Grand Total :				11.5958Dec	0/-	196,58,102/-	

Structure Details :

Sch No.	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	0/-	60,000/-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs SIMA BHATTACHARJEE, (Alias: Mrs SIMA RANI BHATTACHARJEE) Wife of Late RAM NARAYAN BHATTACHARJEE 1/29, JAHURA BAZAR LANE, P.O:- KASBA, P.S:- Kasb District:-South 24-Parganas, West Bengal, India, PIN - 700042 Sex: Female, By Caste: Hindu, Occupation wife, Citizen of: India, PAN No.:: BTxxxxxx3R, Aadhaar No: 32xxxxxxxx9778, Status :Individual, Executed t Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 15/12/2020 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>APARINITA REALTY 132, MADURDAHA, P.O:- E K T P, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700 PAN No.:: BSxxxxxx9R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representa</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr ATTREYO DAS (Presentant) Son of Mr ARGHYA DAS 132, MADURDAHA, P.O:- E K T P, P.S:- Tiljala, District:-South 24-Pargan West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: I PAN No.:: BSxxxxxx9R, Aadhaar No: 77xxxxxxxx9301 Status : Representative, Representative of APARINITA REALTY (as PROPRIETOR)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr RABINDRA PRADHAN Son of Late A K PRADHAN VILLAGE - MALANCHA, P.O:- MANIKABASAN, P.S:- Ramnagar, District:-Purba Midnapore, West Bengal, India, PIN - 721453</p>			
Identifier Of Mrs SIMA BHATTACHARJEE, Mr ATTREYO DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SIMA BHATTACHARJEE	APARINITA REALTY-11.5958 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SIMA BHATTACHARJEE	APARINITA REALTY-200.00000000 Sq Ft

On 15-12-2020

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

Presented for registration at 16:25 hrs on 15-12-2020, at the Private residence by Mr ATTREYO DAS .

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 F 1,97,18,102/-

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

Execution is admitted on 15/12/2020 by Mrs SIMA BHATTACHARJEE, Alias Mrs SIMA RANI BHATTACHARJEE of Late RAM NARAYAN BHATTACHARJEE, 1/29, JAHURA BAZAR LANE, P.O: KASBA, Thana: Kasba, , South 24 Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession House wife

Indetified by Mr RABINDRA PRADHAN, , Son of Late A K PRADHAN, VILLAGE - MALANCHA, P.O: MANIKULAKSHMI, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721453, by caste Hindu, by profession Lawyer

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

Execution is admitted on 15-12-2020 by Mr ATTREYO DAS, PROPRIETOR, APARINITA REALTY, 132, MADURDAHA, P.O:- E K T P, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700107

Indetified by Mr RABINDRA PRADHAN, , Son of Late A K PRADHAN, VILLAGE - MALANCHA, P.O: MANIKULAKSHMI, Thana: Ramnagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721453, by caste Hindu, by profession Lawyer



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH
PARGANAS

South 24-Parganas, West Bengal

On 21-12-2020

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 100 (g) of Indian Stamp Act 1899.

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

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Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH
PARGANAS

South 24-Parganas, West Bengal

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West Bengal.

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