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D-1809/2023



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

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9 6301575/23  
A  
13/3/23

**DEVELOPMENT POWER OF ATTORNEY**  
**after Registering the Development Agreement**

KNOW ALL MEN THESE PRESENTS THAT WE, 1. MR. SUBHAS NATH, Son of Late Harinarayan Nath, 2. MR. BAPI MONDAL, 3. SRI SUSHANTA MONDAL, Both Sons of Sri Kalipada Mondal, 4. MRS SEFALI MONDAL, Wife of Sri Bapi Mondal, 5. MR. SOURAV NATH, 6. MOUSUMI NATH, Both son / daughter of Sri Sribash Nath, All By faith - Hindu, By Nationality - Indian, By Occupation - Business, housewife & Student, No. - 1, 5 & 6 Residing at Radhagobinda Pally, P.O. - Sonarpur, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, No. - 2, 3 & 4 Residing at Vivekananda Pally, P.O. - Sonarpur, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, hereinafter called and referred to as the **PRINCIPALS**.

13 MAR 2023

UTTARA CONSTRUCTION

Sulhas Nath

Partner

709 10-03-2023  
নং- তাং- মূল্য 100/-  
খরিদদার- Uttara Construction  
সং- A P Nagar, Sonarpur, Kal-150  
শঙ্কর কুমার সরকার  
স্ট্যান্স ভেণ্ডার  
মোনারপুর এ্যা. ডি. এস. আর. অফিস  
দক্ষিণ 28 পরগণা



Sub Dist. Sub Registrar  
Sonarpur  
South 24 Parganas

3 MAR 2023

Debashis Maitra  
S/o of Amalya Maitra  
Chandpur, Sonarpur  
KOL- 700150  
Business

21/03/2023

UTTARA CONSTRUCTION

**SEND GREETINGS : - -**

**WHEREAS** the said present owners / vendors purchased a plot of land measuring 4 Cottah 15 Chittacks 39 Sq. Ft. more or less from Vaishakhi Chawdhuri and Mahima Chawdhury by way of a registered sale deed which was registered at the office of D.S.R. IV at Alipore and recorded in Book No. - I, Volume No. - 1604 - 2018, Pages from 33917 to 33947 and Being No. - 160401151 for the year 2018.

**AND WHEREAS** the said present owners / vendors purchased another plot of land measuring 4 Cottah 25 Sq. Ft. more or less from the said Vaishakhi Chawdhuri and Mahima Chawdhury by way of a registered sale deed which was registered at the office of D.S.R. IV at Alipore and recorded in Book No. - I, Volume No. - 1604 - 2018, Pages from 38539 to 38569 and Being No. - 160401321 for the year 2018.

**AND WHEREAS** the said present owners / vendors became the absolute owner of the aforesaid land by way of two different sale deed and also recorded their names in the L.R. Settlement records vide L.R. Khatian Nos. - 5146, 5147, 5148, 5160, 5165, 5167, 5168, 5169, 5170, 5175, 5182, 5183 and enjoy their every right title and interest over the said land by paying rents to the appropriate authority regularly.

**AND WHEREAS** the said present owners / vendors also mutated their names in the local limits of Rajpur - Sonarpur Municipality vide Municipal Holding No. - 2448, Gorkhara, under Ward No. - 11, under P.S. - Sonarpur. District - South 24 Parganas, Kolkata - 700 150.

**AND WHEREAS** the said present vendors after recorded their names in the L.R. Settlement records and in the Rajpur - Sonarpur Municipality they wanted to construct a G+III storied building on the said land and for that reason they sanctioned a Building Plan from the local limits of Rajpur - Sonarpur Municipality vide building Plan No. - 237/CB/11/21 dated on 24.03.2021.

**AND WHEREAS** the present landlord being desires to develop the below schedule land by construction of building, being unable for want of funds expertise and man power approached the developer of the Second part for the development of the schedule land by construction of building comprising of flats/ units, covered space and garage and shop and other amenities, if any interms of Building Plan sanctioned by the Rajpur - Sonarpur Municipality.

**WHEREAS** The principals are the absolutely seized and possessed of the FIRST Schedule property and by way of development agreement dated 19.03.23 registered in the office of A.D.S.R. Sonarpur and recorded in Being No. 1798 for the year 2023. The principal have already granted exlucssively right of development of the said First Schedule property in favour of **UTTARA CONSTRUCTION**, a partnership construction firm, having its registered office at Uttara Apartment Ground floor 1466, narayanpur road, AP Nagar Chandmari, P.O. & P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150 represented by its Partners 1. **MR. SUBHAS NATH**, Son of Late Harinarayan Nath, 2. **MR. BAPI MONDAL**, Son of Sri Kalipada Mondal, Both By faith - Hindu, By Nationality - Indian, By Occupation - Business, No. 1 Residing at Radhagobinda Pally, P.O. - Sonarpur, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, No. - 2 Residing at Vivekananda Pally, P.O. - Sonarpur, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, in consideration of Schedule property hereunder written and the owner will liable to get the second schedule property hereunder written.

**AND WHEREAS** for the purpose of Development of the said First Schedule property and for the purpose of giving effect to implementation of the said development agreement the principals are desires of appointing, nominating and constituting the said attorney **UTTARA CONSTRUCTION**, a partnership construction firm, having its registered office at Uttara Apartment Ground floor 1466, narayanpur road, A P Nagar Chandmari, P.O. & P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150 represented by its Partners **1. MR. SUBHAS NATH**, Son of Late Harinarayan Nath, **2. MR. BAPI MONDAL**, Son of Sri Kalipada Mondal, Both By faith - Hindu, By Nationality - Indian, By Occupation - Business, No. 1 Residing at Radhagobinda Pally, P.O. - Sonarpur, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, No. - 2 Residing at Vivekananda Pally, P.O. - Sonarpur, P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, to be our true and lawfull ATTORNEY for in our name and on our behalf to do and execute and performs or cause to be done, executed and performed all or any of the following acts, deeds and things on behalf of the principals.

- 1) To look after, manage, supervise, conduct and do all and every acts, deeds, matters and things necessary for developing the schedule property and to represent us in all meetings, discussions in respect of the said property.
- 2) To arrange Developer portion registration of the said property on our behalf.
- 3) To approve on our behalf the draft deeds of conveyance in respect of the Third Schedule property.
- 4) To sell flats, Car parking space etc to any intending purchaser /s after completion of the said New building as per sanctioned building plan of the **Rajpur - Sonarpur Municipality** and to receive money from sale proceeds from the said purchaser at the

discretion of our attorney in respect of schedule property hereunder written to be constructed on our behalf and to execute and sign any agreement for sale and deed of conveyance in favour of the any intending purchaser and to grant money receipt on my behalf.

- 5) To sign, execute, appear, present and registered any deed of conveyance, agreement for sale in favour of the intending purchaser in the appropriate registry office and to sign and execute on our behalf in respect of the schedule property only and the rest of the proposed building will remain all along unsold and will remain exclusively for and on behalf of the principals or us.
- 6) To execute affirm and sign all other declarations, papers, documents and/or instrument to be filed before the lawful authority as may be required for registration of the deed of conveyance on our behalf.
- 7) To appear and represent us before the B.L.&L.R.O and Municipality or any other statutory authority.
- 8) To attend the hearing for mutation and for assessment of said property before the Rajpur Sonarpur Municipality Tribunal and to deposit Municipality Taxes and others fees on our behalf.
- 9) To pay electricity bill of the said property and to file any type before the CESC or any Electricity Board and to hearing, this will arise out of such application.
- 10) To appoint engineers, achitects and their agents and sub contractor and the said attorney think fit and proper and to make payment of their fees, charges of such architects, engineers and their agents and their sub contractors.

- 11) To pay all cost and expenses for the development of the said land and for construction and completion of the flat/unit according to the said sanctioned building plan to be sanctioned by the local Municipality.
- 12) To sign and verify plaints, affidavits written statements, petition of claims, objections, memorandum of appeal and petition and application of all kinds and to file them in any court/s or office authority if necessary.
- 13) To appoint any advocate or any other legal practitioner/Advocate/Solicitor Firm.
- 14) To institute, conduct or prosecute or defend any suit or legal proceeding that may be necessary in connection with the aforesaid property.
- 15) To sign all documents on our behalf in connection with the First schedule property.
- 16) GENERALLY for us and to our name and on our behalf to do and transact in respect of the aforesaid property as well as in respect of the matters mentioned hereinbefore as fully and effectually to all intends and purposes as are right or could do, if personally present and possible.
- 17) To receive, realize and recover earnest money, part payments, advance payments, consideration money and other payments from different persons or parties on account of sale and/or transfer and/or leasing out or letting out or otherwise disposing of the land

of flats built-up spaces and other spaces newly constructed building from such person or party as the said Attorney shall think proper in respect of the Third schedule property mention in the Development Agreement.

- 18) To do everything for amalgamation of the said first schedule property with any adjoining property on our behalf.

**AND** We are hereby ratify and confirm and agree to ratify and confirm any act or deed that may be done or used to be done by us said attorney by virtue of the power hereby conferred and all such acts of deeds shall and binding upon us as if the same has been done by us personally.

**AND WE HERBY EVERY AND UNDERTAKE** to retify and confirm all and whatsoever our said attorney under this power of attorney shall do in that behalf herein before contained shall lawfully do or performed or exercise, authorities and liberties hereby conferred upon, under and by virtue of this present.

**THE SCHEDULE REFERRED TO ABOVE**

(Description of the land and Premises)

**ALL THAT** piece and parcel of Bastu land measuring about 9 (Nine) Cottahs 19 (Nineteen) Sq. Ft. more or less which was lying and situated in Mouza-Gorkhara, J.L.No. - 22, Holding No - 2448, comprised in R.S. & L.R. Dag No. 1095 & 1096, under R.S. Khatian No. - 264, L.R. Khatian Nos. - 5146, 5147,



5148, 5160, 5165, 5167, 5168, 5169, 5170, 5175, 5182, 5183 Municipal Ward  
No. - 11, under the Rajpur - Sonarpur Municipality, Police Station - Sonarpur,  
District South 24 Parganas.

**BUTTED AND BOUNDED**

- ON THE NORTH :- 16 ft wide common passage.
- ON THE SOUTH :- R. S Dag No - 1096.
- ON THE EAST :- Ghasiara Mouza
- ON THE WEST :- R. S Dag No - 1095, 1096 & 8 ft wide common passage.

**IN WITNESS WHERE** of with the Executants hereunto set and  
subscribes our hand and seal on this the 13<sup>th</sup> day of March  
2023.

**SIGNED SEALED & DELIVERED**  
**IN PRESENCE OF:-**

**WITNESSES**

1. Debashis Nath  
chandpur, Sonarpur  
K01 - 700150

Subhas Nath  
Bopi Mondal  
Susanta Mondal  
Bisali Mondal  
Sourav Nath.  
Mousumi Nath.

2. *[Handwritten signature]*  
Advocate  
Baruipur civil court  
Enrolment no. - 2015 2532199

**SIGNATURE OF THE EXECUTANT**

Subhas Nath  
Bopi Mondal

**SIGNATURE OF THE ATTORNEY**












UTTARA

**Drafted and Identified By :**












Amr Kumar Patra  
Advocate

Partner












Baruipur civil court  
Enrolment no. - 2015 2532199

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 RIGHTHAND LEFTHAND					
					






NAME ..... SIGNATURE.....

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 RIGHTHAND LEFTHAND					
					

NAME ..... SIGNATURE *Bapi Mondal* .....

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 RIGHTHAND LEFTHAND					
					

NAME ..... SIGNATURE *Susanta Mondal* .....

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 RIGHTHAND LEFTHAND					
					

NAME ..... SIGNATURE *Sejali Mondal* .....

NAME.....

SIGNATURE.....

					RIGHTHAND LEFTHAND
PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

NAME.....

SIGNATURE.....

					RIGHTHAND LEFTHAND
PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

NAME.....

SIGNATURE.....

*Houssem Nash*

					RIGHTHAND LEFTHAND
PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER




NAME.....

SIGNATURE.....

*Souvan Nath*

					RIGHTHAND LEFTHAND
PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



## Major Information of the Deed

Deed No :	I-1608-01809/2023	Date of Registration	13/03/2023
Query No / Year	1608-8000639575/2023	Office where deed is registered	
Query Date	10/03/2023 6:36:05 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Arun Kumar Patra Baruipur Civil Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700150, Mobile No. : 9830821672, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 12,10,000/-	Rs. 1,07,50,350/-		
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]:- 160801798/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Vivekananda Pally, Mouza: Gorkhara-(022), Pin Code : 700150

Sch No	Plot Number	Khatlan Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1095	LR-5175	Bastu	Shali	13 Chatak 14 Sq Ft	1,00,000/-	9,88,350/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1095	LR-5167	Bastu	Shali	13 Chatak 14 Sq Ft	1,00,000/-	9,88,350/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-1095	LR-5182	Bastu	Shali	13 Chatak 14 Sq Ft	1,00,000/-	9,88,350/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-1095	LR-5168	Bastu	Shali	13 Chatak 14 Sq Ft	1,00,000/-	9,88,350/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-1095	LR-5170	Bastu	Shali	13 Chatak 14 Sq Ft	1,00,000/-	9,88,350/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :

	R-1096	LR-5147	Bastu	Bastu	10 Chatak 35 Sq Ft	1,00,000/-	8,00,250/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-1096	LR-5146	Bastu	Bastu	10 Chatak 34 Sq Ft	1,00,000/-	7,98,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-1096	LR-5148	Bastu	Bastu	10 Chatak 34 Sq Ft	1,00,000/-	7,98,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L10	LR-1096	LR-5160	Bastu	Bastu	10 Chatak 34 Sq Ft	1,00,000/-	7,98,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L11	LR-1096	LR-5183	Bastu	Bastu	10 Chatak 34 Sq Ft	1,00,000/-	7,98,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L12	LR-1096	LR-5165	Bastu	Bastu	10 Chatak 34 Sq Ft	1,00,000/-	7,98,600/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
<b>TOTAL :</b>					<b>13.5209Dec</b>	<b>11,00,000 /-</b>	<b>97,35,000 /-</b>	






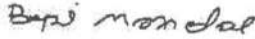


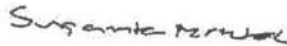
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Vivekananda Pally, Mouza: Gorkhara-(022), Pin Code : 1095



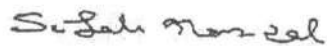






Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L6	LR-1095	LR-5169	Bastu	Shali	13 Chatak 14 Sq Ft	1,00,000/-	9,88,350/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>14.8936Dec</b>	<b>12,00,000 /-</b>	<b>107,23,350 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L7, L8, L9, L10, L11, L12	100 Sq Ft.	10,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>10,000 /-</b>	<b>27,000 /-</b>	

**Principal Details :**







Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Subhas Nath (Presentant)</b> Son of Late Harinarayan Nath Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office			
	13/03/2023	LTI 13/03/2023	13/03/2023	
Radhagobinda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx6c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office				
2	<b>Name</b> <b>Mr Bapi Mondal</b> Son of Mr Kalipada Mondal Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office			
	13/03/2023	LTI 13/03/2023	13/03/2023	
Vivekananda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx5d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office				
3	<b>Name</b> <b>Mr Susanta Mondal</b> Son of Mr Kalipada Mondal Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office			
	13/03/2023	LTI 13/03/2023	13/03/2023	
Vivekananda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cbxxxxxx2a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office				

Name	Photo	Finger Print	Signature
<b>Smt Sefali Mondal</b> Wife of Mr Bapi Mondal Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office	 13/03/2023	 LTI 13/03/2023	 13/03/2023
Vivekananda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bhxxxxx0n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Mr Sourav Nath</b> Son of Mr Sribash Nath Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office	 13/03/2023	 LTI 13/03/2023	 13/03/2023
Radhagobinda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: azxxxxx5e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
<b>Mousumi Nath</b> Daughter of Mr Sribash Nath Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office	 13/03/2023	 LTI 13/03/2023	 13/03/2023
Radhagobinda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: anxxxxx6a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/03/2023 , Admitted by: Self, Date of Admission: 13/03/2023 ,Place : Office			




#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Uttara Construction</b> Uttara Apartment Ground Floor, 1466, Narayanpur Road, A P Nagar, Chand Mari, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.:: aaxxxxx7c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Subhas Nath</b> Son of Late Hari Narayan Nath Date of Execution - 13/03/2023, , Admitted by: Self, Date of Admission: 13/03/2023, Place of Admission of Execution: Office	 Mar 13 2023 12:32PM	 LTI 13/03/2023	 13/03/2023
Radhagobinda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Uttara Construction (as Partner)				
2	<b>Name</b> <b>Mr Bapi Mondal</b> Son of Mr Kalipada Mondal Date of Execution - 13/03/2023, , Admitted by: Self, Date of Admission: 13/03/2023, Place of Admission of Execution: Office	 Mar 13 2023 12:34PM	 LTI 13/03/2023	 13/03/2023
Radhagobinda Pally, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx5D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Uttara Construction (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Debashis Maitra</b> Son of Mr Amulya Maitra Chandpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	 13/03/2023	 13/03/2023	 13/03/2023
Identifier Of Mr Subhas Nath, Mr Bapi Mondal, Mr Susanta Mondal, Smt Sefali Mondal, Mr Sourav Nath, Mousumi Nath, Mr Subhas Nath, Mr Bapi Mondal			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Subhas Nath	Uttara Construction-13 Chatak 14 Sq Ft
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Smt Sefali Mondal	Uttara Construction-10 Chatak 34 Sq Ft
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Mr Susanta Mondal	Uttara Construction-10 Chatak 34 Sq Ft
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	Mr Bapi Mondal	Uttara Construction-10 Chatak 34 Sq Ft
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mousumi Nath	Uttara Construction-13 Chatak 14 Sq Ft
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sourav Nath	Uttara Construction-13 Chatak 14 Sq Ft
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt Sefali Mondal	Uttara Construction-13 Chatak 14 Sq Ft
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Bapi Mondal	Uttara Construction-13 Chatak 14 Sq Ft
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Susanta Mondal	Uttara Construction-13 Chatak 14 Sq Ft
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Subhas Nath	Uttara Construction-10 Chatak 35 Sq Ft
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr Sourav Nath	Uttara Construction-10 Chatak 34 Sq Ft
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mousumi Nath	Uttara Construction-10 Chatak 34 Sq Ft
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Subhas Nath	Uttara Construction-16.66666667 Sq Ft
2	Mr Bapi Mondal	Uttara Construction-16.66666667 Sq Ft
3	Mr Susanta Mondal	Uttara Construction-16.66666667 Sq Ft
4	Smt Sefali Mondal	Uttara Construction-16.66666667 Sq Ft
5	Mr Sourav Nath	Uttara Construction-16.66666667 Sq Ft
6	Mousumi Nath	Uttara Construction-16.66666667 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Vivekananda Pally, Mouza: Gorkhara-(022), Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1095, LR Khatian No:- 5175	Owner:সুভাষ নাথ, Gurdian:হরিনারায়ন নাথ, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1095, LR Khatian No:- 5167	Owner:মৌসুমী নাথ, Gurdian:প্রিবাস নাথ, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1095, LR Khatian No:- 5182	Owner:সৌরভ নাথ, Gurdian:প্রিবাস , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 1095, LR Khatian No:- 5168	Owner:শেফালী মন্ডল, Gurdian:বাপি মন্ডল, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 1095, LR Khatian No:- 5170	Owner:বাপী মন্ডল, Gurdian:কালিপদ মন্ডল, Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 1096, LR Khatian No:- 5147	Owner:সুভাষ নাথ, Gurdian:হরিনারায়ন নাথ, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 1096, LR Khatian No:- 5146	Owner:সৌরভ নাথ, Gurdian:প্রিবাস নাথ, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 1096, LR Khatian No:- 5148	Owner:মৌসুমী নাথ, Gurdian:প্রিবাস নাথ, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 1096, LR Khatian No:- 5160	Owner:শেফালী মন্ডল, Gurdian:বাপি মন্ডল, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 1096, LR Khatian No:- 5183	Owner:সুশান্ত মন্ডল, Gurdian:কালিপদ মন্ডল, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 1096, LR Khatian No:- 5165	Owner:বাপী মন্ডল, Gurdian:কালিপদ মন্ডল, Address:নিজ , Classification:বাস্ত, Area:0.01000000 Acre,	Owner Name not selected by applicant.

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Vivekananda Pally, Mouza: Arkhara-(022), Pin Code : 1095

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L6	LR Plot No:- 1095, LR Khatian No:- 5169	Owner:সুশান্ত মন্ডল, Gurdian:কালিপদ মন্ডল, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160801809 / 2023

On 10-03-2023

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 1,07,50,350/-



Arindam Chakraborty  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SONARPUR  
South 24-Parganas, West Bengal

On 13-03-2023

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:17 hrs on 13-03-2023, at the Office of the A.D.S.R. SONARPUR by Mr Subhas Nath , one of the Executants.

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

Execution is admitted on 13/03/2023 by 1. Mr Subhas Nath, Son of Late Harinarayan Nath, Radhagobinda Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 2. Mr Bapi Mondal, Son of Mr Kalipada Mondal, Vivekananda Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 3. Mr Susanta Mondal, Son of Mr Kalipada Mondal, Vivekananda Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 4. Smt Sefali Mondal, Wife of Mr Bapi Mondal, Vivekananda Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife, 5. Mr Sourav Nath, Son of Mr Sribash Nath, Radhagobinda Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 6. Mousumi Nath, Daughter of Mr Sribash Nath, Radhagobinda Pally, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Student

Identified by Mr Debashis Maitra, , Son of Mr Amulya Maitra, Chandpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 13-03-2023 by Mr Subhas Nath, Partner, Uttara Construction, Uttara Apartment Ground Floor, 1466, Narayanpur Road, A P Nagar, Chand Mari, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Identified by Mr Debashis Maitra, , Son of Mr Amulya Maitra, Chandpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Execution is admitted on 13-03-2023 by Mr Bapi Mondal, Partner, Uttara Construction, Uttara Apartment Ground Floor, 1466, Narayanpur Road, A P Nagar, Chand Mari, City:- , P.O:- Sonarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Identified by Mr Debashis Maitra, , Son of Mr Amulya Maitra, Chandpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Payment of Fees

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

ment of Stamp Duty

ertified 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 709, Amount: Rs.100.00/-, Date of Purchase: 10/03/2023, Vendor name: Sankar Kumar Sarkar



**Arindam Chakraborty**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SONARPUR**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2023, Page from 40669 to 40690

being No 160801809 for the year 2023.



AR

Digitally signed by ARINDAM  
CHAKRABORTY

Date: 2023.03.21 17:04:16 +05:30

Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2023/03/21 05:04:16 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SONARPUR

West Bengal.

(This document is digitally signed.)