

70910/2023

I-6106/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



11-12
11/05/23

3/1191304/2023

Additional Registrar of Assurances
Kolkata

Certified that the Documents submitted to Registration the Surety on Shwai and the endorsement shall be valid to this document are the part of the document.

Additional Registrar of Assurances - Kolkata

11 MAY 2023

DEVELOPMENT POWER OF ATTORNEY

(After executing Development Agreement)

THIS DEVELOPMENT POWER OF ATTORNEY is made the 11..th day of May, 2023 (Two thousand Twenty-Three) in the Christian era.

DREAM BRICKS DEVELOPERS

(Signature)
Partner

Partner

पश्चिमबङ्ग

(Signature)

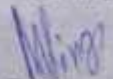
KNOWN ALL MEN BY THESE PRESENTS,

I, SRI GADAI KARMAKAR, (having Pan No. AFTPK2347E, Aadhaar Card No. 4480 6078 7299, Voter's I. Card No. BWC0526673), son of Late Haladhar Karmakar, by occupation - Service, by faith- Hindu, by Nationality - Indian, residing at 35/1, Olaichandi First Lane, P.O. & P.S. Nimta, District- North 24-Parganas, Kolkata-700049, do hereby send these **GREETINGS:-**

WHEREAS One Sri Jyotirmay Roy was the absolute owner as Rayat Mokrari Satya Danga Land measuring about 32 (Thirty Two) Satak in Mouza- Dakshin Nimta, Under Touzi No. 1140, J. L. No. 8. Khatian No. 1490, Hal Khatian Nos. 910, 1794, C. S. Dag No. 3570(P) by virtue of purchase through two Sale Bengali Deed No. 883 for the year 1953 registered on 18/02/1953 and another Deed No. 3315 for the year 1953 registered on 28/02/1953, at the office of Sub Registrar, Cossipore-Dum Dum, North 24-Pargnans was seized and possessed thereof free from any encumbrances

AND WHEREAS One Sri Birendra Chandra Mitra now deceased purchased measuring 4 (Four) Cottahs Danga Land in Mouza- Dakshin Nimta, Under Touzi No. 1140, J. L. No. 8. Khatian No. 1490, Hal Khatian Nos. 910, 1794, C. S. Dag No. 3570(P) from the then owner Sri Jyotirmoy Roy out of his land measuring about 32 (Thirty Two) Satak Danga Land which is morefully described in the Schedule 'A' hereunder written by virtue of purchase a Sale Bengali Deed No. 3318 for the year 1953 registered on 25/05/1953 recorded in the Book No. 1, Volume No. 40, Pages 246 to 248 at the office of Sub Registrar, Cossipore-Dum Dum, North 24-Pargnans was seized and possessed thereof free from any encumbrances

DREAM BRICKS DEVELOPERS


Partner

Partner



AND WHEREAS while so seized and possessed said Birendra Chandra Mitra died intestate on or about in the year 1959 and prior his death, his wife died in the year 1943 leaving behind him surviving his two sons Namely Sri Ranjit Kumar Mitra and Sri Prabir Kumar Mitra and one daughter Smt. Abha Basu Chowdhury hereunto as his only heirs and successors as per Hindu law of Succession Act and accordingly by way of inheritance they have jointly become the absolute owners in respect of the property having entitled to 1/3rd share each equally as aforesaid left by said deceased Birendra Kumar Mitra and have been seizing and possessing the said property without any interruption from any corner and free from any encumbrances.

AND WHEREAS while so seized and possessed thereof said Smt. Abha Basu Chowdhury daughter of deceased Birendra Kumar Mitra transferred her 1/3rd share out of said 4 Cottahs land by way of gift to her brothers said Sri Ranjit kumar Mitra and Sri Prabir Kumar Mitra jointly by a registered Gift being Deed No. 105 for the year 1987 recorded under Book No. 1, Volume No. 20, Pages 477 to 482 dated on 10.03.1987 registered in the Office of Addl. District Sub-Registrar, Cossipore, Dum Dum, and North 24 Parganas.

AND WHEREAS by virtue of said Deed of Gift dated 10.03.1987 executed by said Smt. Abha Basu Chowdhury, her brothers Said Sri Ranjit Kumar Mitra and Sri Prabir Kumar Mitra became the joint owner in respect of Land measuring 4 Cottahs having entitled to 1/2 share each and were seized and possessed thereof without any interruption from any corner and free from any encumbrances. Duly recorded their names in the record of North Dum Dum Municipality under Holding No. 73 (33) Olai chandi 1st Lane within ward No. 29, P.S. Nimta, District: North 24-Parganas under Assessment No. 1200900890806.

AND WHEREAS while so seized and possess thereof said Ranjit Kumar Mitra and Prabir Kumar Mitra in respect of said property measuring about 4

DREAM BRICKS DEVELOPERS

Partner

Partner

Cottahs of Danga Land erected thereon a single storied dwelling house for their own residence purpose and enjoyed the said premises throughout their life.

AND WHEREAS while so seized and possess thereof said Prabir Kumar Mitra died intestate on 25.07.2015 and his wife Shikha Mitra predeceased him on 20.08.2009 living behind one son Shri Shiva Prasad Mitra and one daughter Smt. Debarati Chakraborty who jointly became the owner of $\frac{1}{2}$ share equivalent to undivided 2 Cottahs out of said 4 Cottahs Danga Land left by their father said Prabir Kumar Mitra by way of inheritances and were in peaceful possession thereof.

AND WHEREAS while in peaceful possession said Smt. Debarati Chakraborty out of natural love and affection gifted her undivided $\frac{1}{2}$ share equivalent 1 (One) Cottahs out of 2 Cottahs Danga Land unto her brother said Shiva Prasad Mitra by a registered Deed of Gift being No. 190207100 for the year 2019 entered in Book No. I, Volume No. 1902/2019 Pages from 179829 to 279852 dated 11.12.2019 registered in Additional Registrar of Assurance Office -II Kolkata, West Bengal.

AND WHEREAS by virtue of said Deed of Gift dated 11.12.2019 executed by said Smt. Debarati Chakraborty, her brother Said Sri Shiva Prasad Mitra became the sole owner in respect of undivided 2 Cottahs Land out of 4 Cottahs having entitled to $\frac{1}{2}$ share each with Said Sri Ranjiti Kuamr Mitra and were jointly seized and possessed thereof without any interruption from any corner and free from any encumbrances.

AND WHEREAS thus by way of inheritance and gift said Sri Ranjit Kumar Mitra and Sri Shiva Prasad Mitra jointly become the owner in respect of 4 Cottahs Danga land having entitled to $\frac{1}{2}$ share each comprised in Dag No. 3570 recorded under khatian No. 1470 at Mouza- Dakshin Nimta including the land as using common Passage on the Western side of the said land and building.

DREAM BRICKS DEVELOPERS

Partner

Partner

AND WHEREAS out of said 4 Cottahs of Danga Land and building the land measuring 8 Chittaks 10 Square Feet was used and still using as common passage lying on the Western side and remaining land measuring about 3 Cottahs 7 Chittaks 25 Square feet be the same or little more or less become the owner in respect of 4 Cottahs Danga land having entitled to $\frac{1}{2}$ share each comprised in Dag No. 3570 recorded under khatian No. 1470 at Mouza- Dakshin Nimta including the land as using common Passage on the Western side of the said land and building free from any encumbrances.

AND WHEREAS during his peaceful possession said Sri Ranjit Kumar Mitra and Sri Shiva Prasad Mitra jointly transferred and sold ALL THAL land measuring 3 Cottahs 7 Chittacks 25 Square feet be the same or little more or less together with one storied building measuring 700 Square feet existing thereon with existing easement rights along with right to ingress and egress from the Olaichandi First Lane from North side and common Passage lying on the Western side situated at Mouza Dakshin Nimta under Khatian No. 1490 in C. S. Dag No. 3570(P) Corresponding to R. S.& L. R. Dag No. 3570/5608(P), Touzi No. 1140, J. L. No. 8, Holding No. 73(33) Olai Chandi First Lane, within Ward No. 29, P.S. Nimta District : North 24-Parganas unto and in favour of the Executant herein by way of one Registered Deed dated 02/03/2020 which was registered at A.D.S.R- Belgharia, North 24-Parganas, recorded in Book No. I, Volume No.1526/2020, Pages from 27491 to 27520 being No. 152600847 for the year of 2020 and thereafter getting the aforesaid land and building the Executant herein have acquired absolute ownership of the aforesaid land duly getting mutated his name in the Record of L. R. vide L. R. Khatian No. 7653 as well as in the recorded of North Dum Dum Municipality having Holding No. 73(33), Olai Chandi First Lane within ward No. 29 under Assessed ID No. 5416 by paying Taxes regularly and has been peacefully seizing and possessing over the same without any interruption from any corner

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and the said land is free from any encumbrances, interference, lien, attachment, mortgage, hypothecation etc. and the owner herein having a good, clear and free marketable title in respect of the said land and building having absolute right of the schedule property

AND WHEREAS I, the Executant herein, thus become joint owners and being beneficial owners, are exclusively and sufficiently entitled to sell, transfer and assign in respect of the said property and have a good and marketable right, title and interest therein.

AND WHEREAS the Owner/Executant herein have decided to develop the demised property by constructing a new **G+II** storied building and car-Parking space / garage shops after demolishing their present existing structure.

AND WHEREAS the Owner/ the executant herein due to paucity of fund and lack of experience in making the construction while had been searching of a suitable Developer and subsequently contacted the present Attorney/developer herein, who agreed to construct a **G+II** storied building at the said demised property subsequently the owner/Executant herein being interested to the proposal made by the developer/Attorney to avoid future complications in any manner mutually entered into a Development Agreement on 11th day of May, 2023 which was registered at the office of ARA-II, Kolkata.

AND WHEREAS since I am engaged with my respective works, it has become very difficult for me to maintain and look after and /or manage, control and develop the affairs of the said property morefully described in the Schedule below and as such it has become necessary and expedient for me to appoint a competent person/Developer on my behalf for the said purpose. Accordingly I, the Executant, do hereby jointly appoint, nominate and constitute:-



DREAM BRICKS DEVELOPERS, (Pan No. AAKFD6441N) a Partnership Firm, having its office at 48/2, Udaipur Road, Sukriti Apartment, Ground Floor, Flat No. A, P.O. & P.S. Nimta, District- 24-Parganas (North), Kolkata - 700049, represented by its Partners Namely 1) **SRI MANJEET SINGH**, (having Pan No. BGPPS9296A, Aadhaar No. 2871 3147 0812, Voter's I. Card No. XVM1800176), son of Late Bant Singh, by faith - Sikh, by occupation - business, by Nationality- Indian, residing at 48, Udaypur Road, Sukriti Apartment, Ground Floor, Flat No-A, P.O. & P.S. Nimta, District- 24-Parganas (North), Kolkata - 700049, and 2) **SRI SUDIP DEY**, (having Pan No. AJZPD5679A Aadhaar No. 6325 9245 0532, Voter's I. Card No. BWC3306511), son of Sri Subhas Chandra Dey, by faith - Hindu, by occupation - business, by Nationality- Indian, residing at 57, Olaichandi Second Lane, P.O. & P.S. Nimta, District-North 24-Parganas, Kolkata-700049, as my true and lawful Attorney in my name and on my behalf to do, execute all or any of the acts, deeds or things in respect of our specific landed property entirety or the portions morefully described in the Schedule hereunder those are to say: -

NOW THESE PRESENTS WITNESSETH AS FOLLOWS:-

1. To APPEAR and act in my name and on my behalf in any Court of law or any office and to sign and verify or swear affidavit on any Plaint, Written Statement, Petition, Claim, or Objection, Memorandum of Application etc. of all kinds and file those in such relevant places time to time.
2. To APPOINT any Advocate, Pleader or revenue agent or any legal practitioner in my name and on my behalf whereupon.
3. To NEGOTIATE on terms for and to agree and to sell the Apartment developed in my said property described in the schedule written below in respect of developer's allocation to any intending purchaser or purchasers at such present

market price which my Attorney in their discretion thinks fit and proper, to agree upon and to enter into any agreement or agreements for such sale with any intending purchaser or purchasers and / or to cancel and/or repudiate the same in respect of developer's allocation only as mentioned in the development agreement.

4. To RECEIVE from the intending purchaser or purchasers any Earnest money and/or advance or advances and also the balance or purchase money and to give good, valid receipt and discharge for the same which will protect the purchaser/purchasers without seeing the application of the money in respect of developer's allocation only as mentioned in the development agreement.

5. UPON such receipt of consideration as aforesaid in my name and on my acts to sign, execute and deliver Deed or Deeds of sale, Conveyance in respect of developer's allocation only except owner's allocation as mentioned in the development agreement in favour of the intending purchaser or purchasers and / or their nominee or nominees.

6. To PRESENT such Deed or Deeds of sale, Conveyance or Conveyances before the Registering Authority for registration, admit execution thereof as well as the receipt of consideration money before the Registering Authority in respect of developer's allocation.

7. It is also made clear and recorded that by this Development Power of Attorney, my said Attorney shall also have Power or Authority to comply with the terms and conditions contained in the said Registered Development Agreement being deed no. I - 06/03 / 2023, Dated 11 / 05 / 2023, duly registered at the office of ARA-II, Kolkata executed by me in favour of said Attorney in

06/03/2023

respect of the said property described in the schedule below or any portion or portions thereof as my said Attorney thinks fit and proper.

8. To do any act, deed or thing, as my said Attorney being my Developer may deem fit and proper and necessary in the best interest of myself and in the best interest of the said property and development thereof in terms of development agreement.

9. For any of the purposes mentioned hereinabove to sign all applications, building plan, papers, undertakings, terms and conditions as may be required from time to time, at their own cost.

10. To advertise in the newspapers or hanging sign board for the sale of residential flats and car parking space within the share of developer's allocation as particularly described in the development agreement, to enter into agreements for the sale with the intending purchasers and agree to sell at and for such price or consideration and upon such terms and conditions as my said Attorney shall deem fit and proper and for the same to execute all such writings as may be necessary AND to receive advance or earnest money against booking of flats within the share of developer's allocation, from the intending purchasers.

AND GENERALLY to do all other acts, deed and things which my Attorney shall consider necessary for the transferring and / or conveying the said property to such purchaser or purchasers as fully and effectually in all respects as I do the same myself.

I, do hereby y make it emphatically clear that the said acts, things and deeds as may be done, executed and performed by my lawful Attorney during subsistence of the POWER shall always be deemed to have been done, executed and performed by me as if we remained personally present at the material time and all

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these acts, things and deeds shall for all times to come be deemed to have been confirmed and ratified by me in all practical purpose and I do hereby indemnify and keep indemnified all these acts on the basis of these presents from or against any loss and damage whatsoever.

**SCHEDULE REFERRED TO ABOVE AS THE PROPERTY TO BE
DEVELOPED**

ALL THAT piece and parcel of land physically measuring **3 (Three) Cottahs 7 (Eight) Chittacks 25 (Twenty Five) Square feet** out of 4 Cottahs 'Bastu' in nature together with existing 700 Sq. Ft. pucca building, with existing easement rights along with right to ingress and egress from the Olai chandi First Lane from North side and common Passage lying on the Western side situated at Mouza Dakshin Nimta under Khatian No. 1490, R. S. Khatian Nos. 910 (area of 3 Three Cottahs), 1794 (7 Seven Chittacks 25 Twenty five Square feet), in C. S. Dag No. 3570 (P) Corresponding to R. S.& L. R. Dag No. 3570/5608, recorded under L. R. Khatian No. 7653, Touzi No. 1140, J. L. No. 8, Holding No. 73(33) Olai Chandi First Lane, within Ward No. 29 of North Dum Dum Municipality P.S. Nimta District : North 24-Parganas, Kolkata- 700049, within the Jurisdiction of formerly ADSR- Cossipore Dum Dum now under ADSR- Belgharia, North 24-Parganas, proportionate rent for the plot being only payable to the Collector, North 24-Parganas, Govt. of West Bengal, which is butted and bounded as under:-

ON THE NORTH : 12 Ft. wide Olaichandi First Lanee.

ON THE SOUTH : Land of others Dag.

ON THE EAST : H/O Jyotirmoy Ray.

ON THE WEST : 6 Feet wide Common Passage.

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

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF WITNESSES:-

1. *Najist Singh*
MOHISPOTA GHOLA
700113

2. *Samir Prantik*
Barasat Judges Court
Barasat
No. 124

ਸਤਿਨਾਮੁ ਕਰਤਾ

SIGNATURE OF THE EXECUTANT

We accept this development power of attorney

1. *Maujiet Singh*

2. *Dudip Dey*

SIGNATURE OF THE ATTORNEY

Drafted by:

Amar Dutta

(Amar Dutta)

Advocate, Enl. No. F. 262/248/96.









Barasat Judges' Court,

Composed by:

A. *Dutta*, Habra

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

(1) Name : QADAI KARMAKAR











LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



গদাই কার্মাকার
ডান হাত

গদাই কার্মাকার
Signature of the Presentant
Executant/Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name : MANJEET SINGH











LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Manjeet Singh
ডান হাত

Manjeet Singh
Signature of the Presentant
All the above fingerprints are of the above named person and attested by the said person.

(3) Name : SUDIP DEY

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



Sudip Dey
ডান হাত

Sudip Dey
Signature of the Presentant

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

Major Information of the Deed

Deed No :	I-1902-06106/2023	Date of Registration	11/05/2023
Query No / Year	1902-8001191304/2023	Office where deed is registered	
Query Date	11/05/2023 12:31:03 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	AMAR DUTTA BARASAT COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830548431, 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. 3/-	Rs. 32,85,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190206103/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



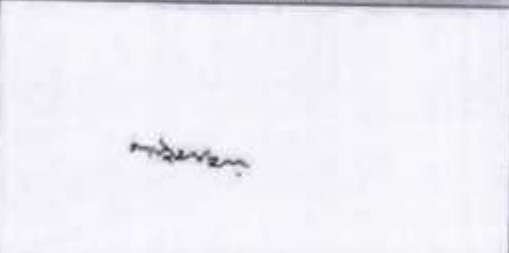
District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Olai Chandl Lane, Mouza: Dakshin Nimta, , Ward No: 29, Holding No:73 33 Pin Code : 700049

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-3570/5608	RS-910	Bastu	Bastu	3 Katha	1/-	24,30,002/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-3570/5608	RS-1794	Bastu	Bastu	7 Chatak 25 Sq Ft	1/-	3,82,500/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					5.7292Dec	2 /-	28,12,502 /-	
Grand Total :					5.7292Dec	2 /-	28,12,502 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	700 Sq Ft.	1/-	4,72,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	1 /-	4,72,500 /-	



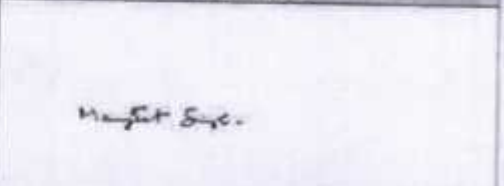
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri GADAI KARMAKAR (Presentant) Son of Late Haladhar Karmakar Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office	Photo  11/05/2023	Finger Print  LTI 11/05/2023	Signature  11/05/2023
35/1, Olachandi First Lane, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx7E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	DREAM BRICKS DEVELOPERS 48/2, Udaypur Road, Sukriti Apartment, Ground Floor, Flat No.A, City:- Barrackpore, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 , PAN.No.:: AAxxxxxx1N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri MANJEET SINGH Son of Late Bant Singh Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office	Photo  May 11 2023 12:36PM	Finger Print  LTI 11/05/2023	Signature  11/05/2023
48, Udaypur Road, Sukriti Apartment, Ground Floor, Flat No-A, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx6A,Aadhaar No Not Provided Status : Representative, Representative of : DREAM BRICKS DEVELOPERS (as Partner)				



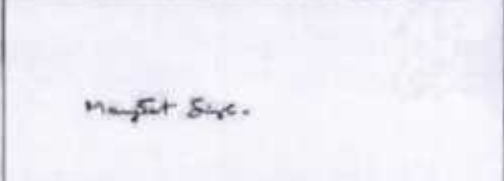
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri GADAI KARMAKAR (Presentant) Son of Late Haladhar Karmakar Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office	 <small>11/05/2023</small>	 <small>LTI 11/05/2023</small>	 <small>11/05/2023</small>
35/1, Olachandi First Lane, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx7E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/05/2023 , Admitted by: Self, Date of Admission: 11/05/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	DREAM BRICKS DEVELOPERS 48/2, Udaypur Road, Sukriti Apartment, Ground Floor, Flat No.A, City:- Barrackpore, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 , PAN No.:: AAxxxxxx1N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			



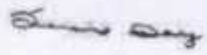
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri MANJEET SINGH Son of Late Bant Singh Date of Execution - 11/05/2023, , Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office	 <small>May 11 2023 12:34PM</small>	 <small>LTI 11/05/2023</small>	 <small>11/05/2023</small>
48, Udaypur Road, Sukriti Apartment, Ground Floor, Flat No-A, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Sikh, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx6A,Aadhaar No Not Provided Status : Representative, Representative of : DREAM BRICKS DEVELOPERS (as Partner)				

DREAM BRICKS DEVELOPERS

Manjeet Singh
Partner

Partner

Name	Photo	Finger Print	Signature
Shri SUDIP DEY Son of Shri Subhas Chandra Dey Date of Execution - 11/05/2023, Admitted by: Self, Date of Admission: 11/05/2023, Place of Admission of Execution: Office	 May 11 2023 12:36PM	 L11 11/05/2023	 11/05/2023
57, Olachandi Second Lane, City:- Barrackpore, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- AJxxxxxx9A, Aadhaar No Not Provided Status : Representative, Representative of : DREAM BRICKS DEVELOPERS (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMIR BANIK Son of Late RANGALAL BANIK BARASAT COURT, City:- Not Specified, P.O:- BARASAT, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700124	 11/05/2023	 11/05/2023	 11/05/2023
Identifier Of Shri GADAI KARMAKAR, Shri MANJEET SINGH, Shri SUDIP DEY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri GADAI KARMAKAR	DREAM BRICKS DEVELOPERS-4.95 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri GADAI KARMAKAR	DREAM BRICKS DEVELOPERS-0.779167 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri GADAI KARMAKAR	DREAM BRICKS DEVELOPERS-700.00000000 Sq Ft

DREAM BRICKS DEVELOPERS

M. Singh
Partner

Partner

Endorsement For Deed Number : I - 190206106 / 2023

On 11-05-2023

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 : 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 12:34 hrs on 11-05-2023, at the Office of the A.R.A. - II KOLKATA by Shri GADAI KARMAKAR , Executant.

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 32,85,002/-

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

Execution is admitted on 11/05/2023 by Shri GADAI KARMAKAR, Son of Late Haladhar Karmakar, 35/1, Olaichandi First Lane, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Service

Identified by Mr SAMIR BANIK, , Son of Late RANGALAL BANIK, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-05-2023 by Shri MANJEET SINGH, Partner, DREAM BRICKS DEVELOPERS, 48/2, Udaypur Road, Sukriti Apartment, Ground Floor, Flat No.A, City:- Barrackpore, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Identified by Mr SAMIR BANIK, , Son of Late RANGALAL BANIK, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 11-05-2023 by Shri SUDIP DEY, Partner, DREAM BRICKS DEVELOPERS, 48/2, Udaypur Road, Sukriti Apartment, Ground Floor, Flat No.A, City:- Barrackpore, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Identified by Mr SAMIR BANIK, , Son of Late RANGALAL BANIK, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 101.00/- (E = Rs 21.00/- , I = Rs 55.00/- , M(a) = Rs 21.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 101.00/-

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 1675, Amount: Rs.100.00/-, Date of Purchase: 06/05/2023, Vendor name: H C SADHU

frg
Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

DREAM BRICKS DEVELOPERS

M. Singh
Partner

Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 193012 to 193030

being No 190206106 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.05.15 12:09:10 -07:00
Reason: Digital Signing of Deed.

Handwritten initials or mark.

(Satyajit Biswas) 2023/05/15 12:09:10 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

DREAM BRICKS DEVELOPERS
Mirza
Partner Partner

(This document is digitally signed.)