


1126/2024

I-01129/2024.

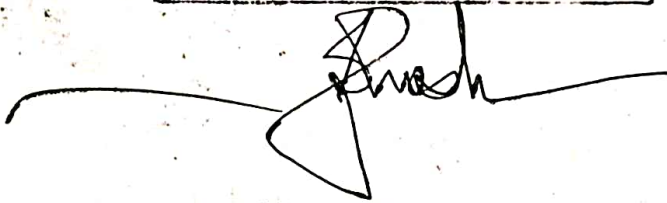


पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 495288


 8/357094/24
 28/2/24
 Mr-3621781602/

Certified that the Document is Admitted to Registration. The Signature Sheet/Sheets The Endorsement Sheet/Sheets Attached with this Document are the Part of this Document.



Additional District Sub-Registrar
Barasat, North 24 Parganas

(28 FEB 2024)

28 FEB 2024

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS,

..2..

কস্টিক নং 986 তারিখ 7/2/24
মলা ১০৭
ক্রেতা : P. K. BANDYOPADHYAY
সিকানা : Advocate
High Court, Calcutta
ভেণ্ডার : Ranjita Pal
লাইসেন্স প্রাপ্ত ভেণ্ডার
কাশিপুর দমদম এ. ডি. এস. আর. অফিস

ভেণ্ডারের নাম - রঞ্জিতা পাল
ক্রেতার নাম :- ব্যারাদ
তারিখ : 05 FEB 2024
স্টাম্প খরিশের তারিখ
টি.ডি. নং মোট কত টাকার
স্টাম্প খরিশ করা হইয়াছে। 120000



Additional District Sub-Registrar
Barasat, North 24 Parganas
28 FEB 2024

Sonuk Hasan
Shor Abdul Ichaii
Barasat Court
P.O.P.S - Barasat
K.O. - 700124
Vid. 4EW 20001592

:2:

We, (1) **SRI MALAY BHADRA**, (PAN – ASQPB9972Q and Voter ID No. CKW1188598), son of Late Subhas Bhadra, by occupation Business, residing at 2, Chandighar, Madhyamgram, P.O. Madhyamgram Bazar, P.S. Madhyamgram, Kolkata – 700130, District: North 24-Pargans, West Bengal, (2) **SRI AMAL MAJHI**, (PAN – AVNPM6647D and Voter ID No. CKW5331632), son of Sri Harekanta Majhi, by occupation Business, residing at 3, Chandighar, Madhyamgram, P.O. Madhyamgram Bazar, P.S. Madhyamgram, Kolkata – 700130, District: North 24-Pargans, West Bengal, (3) **SMT. NUPUR MAJHI**, (PAN – CADPM6208F and Voter ID No. CKW5331640), wife of Sri Amal Majhi, by occupation Housewife, residing at 3, Chandighar, Madhyamgram, P.O. Madhyamgram Bazar, P.S. Madhyamgram, Kolkata – 700130, District: North 24-Pargans, West Bengal, (4) **SMT. MANIKA ROY**, (PAN – ARFPR6539R and Voter ID No. CKW4137733), wife of Sri Joydeep Roy, by occupation Housewife, residing at Biresh Pally (South), P.O. Madhyamgram, P.S. Madhyamgram, Kolkata – 700129, District: North 24-Pargans, West Bengal, (5) **SRI RAJESH DUTTAGUPTA**, (PAN – AKJPID4508K and Voter ID No. WB/13/090/0849576), son of Late Ranjit Dutttagupta, by occupation Business, residing at Biresh Pally (South), P.O. Madhyamgram, P.S. Madhyamgram, Kolkata – 700129, District: North 24-Pargans, West Bengal, AND (6) **SMT. ANJANA BHADRA**, (PAN – BISBPB6834K and Voter ID No. CKW3392164), wife of Sri Molay Bhadra, by occupation Housewife, residing at 2, Chandighar, Madhyamgram, P.O. Madhyamgram Bazar, P.S. Madhyamgram, Kolkata – 700130, District: North 24-Pargans, West Bengal, all are by faith Hindu, hereinafter referred to as the **‘PRINCIPALS’ DO HEREBY SENT BY GREETINGS.**

That we are absolutely seized and possessed of and sufficiently entitled **ALL THAT** piece and parcel of bastu land measuring **ALL THAT** piece and parcel of land measuring **25 Cottahs 7 Chittacks 15 sq.ft.** more or less together

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with 1000 Sq.Ft. one storied standing thereon lying and situated at Holding No. 159/12, Biresh Pally (South), Kolkata – 700129, comprised in Mouza – Chakraghata, J.L. No. 26, R.S. No. 164, Touzi No. 146, R.S. Dag No. 742/911 under R.S. Khatian Nos. 104 & 385, R.S. Dag No. 742/909 under R.S. Khatian No. 20, L.R. Dag Nos. 4351 & 4377 under L.R. Khatian No. 3227, 3228, 3426, 3616, 3617 & 3619, within municipal limits of Madhyamgram Municipality, Ward No. 23, P.S. Barasat at present Madhyamgram, District: 24-Parganas within the Jurisdiction of Addl. District Sub Registration office Barasat, more particularly described in the Schedule hereunder below written and hereafter referred to as the SAID PROPERTY free from all encumbrances and charges.

WHEREAS we are busy in our various jobs, so we need some one to look after our aforesaid property.

AND We, (1) SRI MALAY BHADRA, (PAN – ASQPB9972Q and Voter ID No. CKW1188598), son of Late Subhas Bhadra, by occupation Business, residing at 2, Chandighar, Madhyamgram, P.O. Madhyamgram Bazar, P.S. Madhyamgram, Kolkata – 700130, District: North 24-Pargans, West Bengal, (2) SRI AMAL MAJHI, (PAN – AVNPM6647D and Voter ID No. CKW5331632), son of Sri Harekanta Majhi, by occupation Business, residing at 3, Chandighar, Madhyamgram, P.O. Madhyamgram Bazar, P.S. Madhyamgram, Kolkata – 700130, District: North 24-Pargans, West Bengal, (3) SMT. NUPUR MAJHI, (PAN – CADPM6208F and Voter ID No. CKW5331640), wife of Sri Amal Majhi, by occupation Housewife, residing at 3, Chandighar, Madhyamgram, P.O. Madhyamgram Bazar, P.S. Madhyamgram, Kolkata – 700130, District: North 24-Pargans, West Bengal, (4) SMT. MANIKA ROY, (PAN – ARFPR6539R and Voter ID No. CKW4137733), wife of Sri Joydeep Roy, by occupation Housewife, residing at Biresh Pally (South), P.O. Madhyamgram, P.S. Madhyamgram, Kolkata – 700129, District: North 24-Pargans, West Bengal,

..4..

(5) **SRI RAJESH DUTTAGUPTA**, (PAN – AKJPID4508K and Voter ID No. WB/13/090/0849576), son of Late Ranjit Duttagupta, by occupation Business, residing at Biresb Pally (South), P.O. Madhyamgram, P.S. Madhyamgram, Kolkata – 700129, District: North 24-Pargans, West Bengal, AND (6) **SMT. ANJANA BHADRA**, (PAN – BISBPB6834K and Voter ID No. CKW3392164), wife of Sri Molay Bhadra, by occupation Housewife, residing at 2, Chandighar, Madhyamgram, P.O. Madhyamgram Bazar, P.S. Madhyamgram, Kolkata – 700130, District: North 24-Pargans, West Bengal, all are by faith Hindu, **DO HEREBY NOMINATE CONSTITUTE APPOINT** in our names and on our behalf of any two Partners of the M/S. SANGORA REALESTATES, a Partnership firm having its office at 90/189/1/1, P.K. Guha Road, P.O. & P.S. Dum Dum, Kolkata – 700 028, District of North 24-Parganas, represented by its Partners namely (1) **SRI BISHAL SAHA**, (PAN – KDEPS7578J and Aadhaar No. 539998988882 and Voter ID No. RXC1882851), son of Sri Gopal Saha, by faith - Hindu, by occupation business, by nationality – Indian, residing at 189/1, P.K. Guha Road, P.O. & P.S. Dum Dum, Kolkata – 700028, District of North 24-Parganas, West Bengal, (2) **ABDUL RASHED MONDAL**, (PAN – BEOPM9179M and Aadhaar No. 940091549534 and Voter ID No. GGC2116994), son of Abdul Mazid Mondal, by faith - Islam, by occupation Business, by nationality – Indian, residing at Mondalganthe, KaiKhali, P.O. & P.S. Airport, Kolkata – 700052, District: North 24-Parganas, West Bengal, AND (3) **SRI DEWKI NANDAN AGARWAL**, (PAN – AFQPA6548A and Aadhaar No. 858436901315 and ID No. BWC2395655), son of Late Giridhari Lal Agarwal, by faith - Hindu, by occupation Business, by nationality – Indian, residing at 36, Post Office Road, P.O. & P.S. Dum Dum, Kolkata-700028, District: North 24-Parganas, West Bengal, as our Attorney to do the following acts, deeds and things in respect of **ALL THAT** piece and parcel of bastu land measuring **ALL THAT** piece and parcel of land measuring **25 Cottahs 7 Chittacks 15 sq.ft. more**

Bishal Saha

or less together with **1000 Sq.Ft.** one storied standing thereon lying and situated at Holding No. **159/12, Biresh Pally (South)**, Kolkata – 700129, comprised in Mouza – Chakraghata, J.L. No. 26, R.S. No. 164, Touzi No. 146, R.S. Dag No. 742/911 under R.S. Khatian Nos. 104 & 385, R.S. Dag No. 742/909 under R.S. Khatian No. 20, L.R. Dag Nos. 4351 & 4377 under L.R. Khatian No. 3227, 3228, 3426, 3616, 3617 & 3619, within municipal limits of Madhyamgram Municipality, Ward No. 23, P.S. Barasat at present Madhyamgram, District : 24-Parganas, within the jurisdiction of Additional District Sub Registration office Barasat, hereinafter called the '**SAID PROPERTY**'.

1.... To negotiate on terms for and to agree and to enter into and to conclude any agreement/ agreements for sale in respect of the **Developer's allocation** of it lying and situated at portion of Holding No. **159/12, Biresh Pally (South)**, Kolkata – 700129, within the municipal limits of Madhyamgram Municipality, P.S. Barasat at present Madhyamgram, Ward No. 23, District : North 24-Parganas, fully described in the Schedule herein below with any intending Purchaser or Purchasers as such price or prices as may be agreed by us and /or to cancel and/or repudiate the same and to receive money and/or consideration against proper receipt.

2.. To receive from intending Purchaser or Purchasers (**from Developer's allocation**) any earnest money and/or advance or advances and also the balance of purchase money after executing or signing the such sale deed or deeds and to give good valid receipt and discharge of the same which will protect the intending purchaser or purchasers in our names and on our behalf.

3.. Upon such receipt as aforesaid in our names and as our act and deed to sign execute and to deliver any deed or deeds of sale conveyance and conveyances of any one or more in respect of the said property or any portion of (**from Developer's allocation**) it in favour of such intending purchaser or purchasers or their nominee or nominees of assignee.

:6:

4.. To sign and to execute all Deed of Conveyances, **(from Developer's allocation)** instruments and assurances which our Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as we could do ourselves, if personally present.

5.. To present any such deed or deeds of sale, conveyance or conveyances **(from Developer's allocation)** or other documents for registration when executed by him in our names and on our behalf the Addl. District Sub-Registrar and District Registrar having authority for and to have them registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of **(from Developer's allocation)** it which our said Attorney shall consider necessary for the transferring and/or conveying the said property or portion of it to such Purchaser or Purchasers as fully and effectually in all respect as we could do the same ourselves and except the owner's allocation as described in the **Development Agreement dated 28.02.2024, registered at A.D.S.R. Barasat copied in Book – I, Being No. 1126 for the years 2024.**

6.. To effect mutation of holding in the office of the Collector and/or Municipal records.

7.. To negotiate on terms for and to do all acts to sign obtain sanction or re-sanction site plan and building plan and completion certificate, revised site and building Plan from the Madhyamgram Municipality and to construct building as per sanctioned building plan of Holding No. **159/12, Biresh Pally (South)**, Kolkata – 700129, within the municipal limits of Madhyamgram Municipality, Ward No. 23, P.S. Barasat at present Madhyamgram, District: North 24-Parganas, which is fully described in the Schedule herein below.

8.. To appear for and represent us before any Officer, Collector, Magistrate, Judge, Munsif and in all Government Offices, Municipality in all matters and things relating to our aforesaid property which is fully described in the Schedule herein below or its affairs.

..7..

Bishal Saha

- 9.. To appear for and represent us in all the Courts, Civil, Criminals or Revenues, Original Revisional or Appellate and to sign execute verify and file plaint, written statement and petitions and also to present appeals in any Courts and to accept services of all summons notices and other process of law.
- 10.. To appoint engage on our behalf Pleaders, Advocates or Solicitors, whenever our said Attorney shall think proper to do so and to disturb and /or terminate his or their appointment.
- 11.. To sign verify and file applications for execution of decree or order of any Court.
- 12.. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise any to do all the acts that may necessary in connection with any of such cases.
- 13.. To do all acts and deeds and to obtain all necessary permission or clearance from the appropriate authority for sale of the aforesaid property or portion of it at our own cost.
- 14.. To do all acts and things which are necessary and which will deem fit by our aforesaid Attorney.

A N D We do hereby by this Development Power of Attorney agree to ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with the sale Developer's allocation of the aforesaid property or portion of its and other acts under and by virtue of this Development Power of Attorney shall be valid and binding on us to all intents and purposes as if done by us personally. **And this Power of Attorney is revocable.**

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of land measuring **25 Cottahs 7 Chittacks 15 sq.ft.** more or less together with **1000 Sq.Ft.** one storied standing thereon lying and situated at Holding No. **159/12, Biresh Pally (South), Kolkata – 700129,** comprised in Mouza – Chakraghata, J.L. No. 26, R.S. No. 164, Touzi No. 146, R.S. Dag No. 742/911 under R.S. Khatian Nos. 104 & 385, R.S. Dag No. 742/909 under R.S. Khatian No. 20, L.R. Dag Nos. 4351 & 4377 under L.R. Khatian No. 3227, 3228, 3426, 3616, 3617 & 3619,

L. R. DAG NO.	L.R. KHATIAN NO.	LAND ARA
4377	3227	1 Cottah 2 Chittacks 0 sq.ft.
4351	3228	4 Cottah 12 Chittacks 15 sq.ft.
4377	3228	4 Cottah 12 Chittacks 15 sq.ft.
4351	3426	3 Cottahs 0 Chittack 0 sq.ft.
4377	3426	3 Cottahs 0 Chittack 0 sq.ft.
4351	3617	1 Cottah 4 Chittack 0 sq.ft.
4377	3617	1 Cottah 4 Chittack 0 sq.ft.
4351	3616	1 Cottah 4 Chittack 0 sq.ft.
4377	3616	1 Cottah 4 Chittack 0 sq.ft.
4351	3619	1 Cottah 14 Chittacks 15 sq.ft.
4377	3619	1.5 Cottah 6 Chittacks 15 sq.ft.
Total area		25 Cottahs 7 Chittacks 15 sq.ft.

within municipal limits of Madhyamgram Municipality, P.S. Barasat at present Madhyamgram, Ward No. 23, District: 24-Parganas, Jurisdiction of Addl. District Sub Registration office Barasat along with all rights of common passages and right of egress and ingress and butted and bounded by :

- On the North by : 20' ft. wide Road;
 On the South by : Property of Sankar Sarkar & Mithun Das;
 On the East by : Property of Shyamal Benerjee
 On the West by : Property of Anil Bhattacharjee & Raju Poddar;

:9:

IN WITNESS WHEREOF the Executants and Attorney have hereto set and subscribed their respective hands and seals on this the 2^{8th} day of February, Two Thousand Twenty Four (2024).

SIGNED SEALED AND DELIVERED

In the presence of :-

1) Dilip Mallik
Rajendra Nagari
Kot 49

Malay Bhadra
Anil Majhi
Nugur Majhi

Monika Roy
Rajesh Dutta Gupta
Anjana Bhadra.

Somnik Hosen
Bajosen 200124

2) No. 700124

SANGORA REAL ESTATES

Bishal Saha
PARTNER

PRINCIPALS

SANGORA REAL ESTATES

Abdul Rasheed Mondal
PARTNER

SANGORA REAL ESTATES

Dewhi nandan Agrawal
PARTNER

ATTORNEY

Prepared by :

P.K. Bandyopadhyay

Advocate.

High Court, Calcutta
File No. W.B. 2653/1999

Major Information of the Deed

Deed No :	I-1503-01129/2024	Date of Registration	28/02/2024
Query No / Year	1503-8000557094/2024	Office where deed is registered	
Query Date	28/02/2024 3:52:49 PM	A.D.S.R. BARASAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SARUK HASAN Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9123613123, 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. 6,00,000/-	Rs. 3,62,78,602/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150301126/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Bireshpally Road, Mouza: Chakra Ghata, Pin Code : 700130



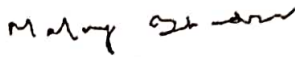


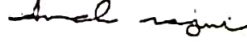


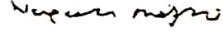
Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-4377	LR-3227	Bastu	Bastu	1 Katha 2 Chatak	50,000/-	15,73,318/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-4351	LR-3228	Bastu	Bastu	4 Katha 12 Chatak 15 Sq Ft	50,000/-	66,72,033/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-4377	LR-3228	Bastu	Bastu	4 Katha 12 Chatak 15 Sq Ft	50,000/-	66,72,033/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-4351	LR-3426	Bastu	Bastu	3 Katha	50,000/-	41,95,515/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-4377	LR-3426	Bastu	Bastu	3 Katha	50,000/-	41,95,515/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :






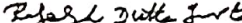



L6	LR-4351	LR-3617	Bastu	Bastu	1 Katha 4 Chatak	50,000/-	17,48,131/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-4377	LR-3617	Bastu	Bastu	1 Katha 4 Chatak	50,000/-	17,48,131/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-4351	LR-3616	Bastu	Bastu	1 Katha 4 Chatak	50,000/-	17,48,131/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-4377	LR-3616	Bastu	Bastu	1 Katha 4 Chatak	50,000/-	17,48,131/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L10	LR-4351	LR-3619	Bastu	Bastu	1 Katha 14 Chatak 15 Sq Ft	50,000/-	26,51,332/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
L11	LR-4377	LR-3619	Bastu	Bastu	1.5 Katha 6 Chatak 15 Sq Ft	50,000/-	26,51,332/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
			TOTAL :		42.0063Dec	5,50,000 /-	356,03,602 /-	
Grand Total :					42.0063Dec	5,50,000 /-	356,03,602 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11	1000 Sq Ft.	50,000/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	50,000 /-	6,75,000 /-	

Principal Details :



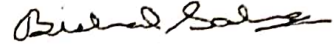





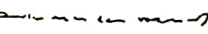
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri MALAY BHADRA Son of Late SUBHAS BHADRA Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office	 28/02/2024	 Captured LTI 28/02/2024	 28/02/2024
	2,CHANDIGARH,MADHYAMGRAM, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ASxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office			
2	Name Shri AMAL MAJHI Son of Late HAREKANTA MAJHI Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office	 28/02/2024	 Captured LTI 28/02/2024	 28/02/2024
	3,CHANDIGARH,MADHYAMGRAM, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AVxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office			
3	Name Smt NUPUR MAJHI Daughter of Late HAREKANTA MAJHI Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office	 28/02/2024	 Captured LTI 28/02/2024	 28/02/2024
	3,CHANDIGARH,MADHYAMGRAM, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:- North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: CAxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office			

	Name	Photo	Finger Print	Signature
4	Smt MANIKA ROY Daughter of Shri JOYDEEP ROY Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office		 Captured	 28/02/2024
SOUTH BIRESH PALLY, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: ARxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office				
5	Smt RAJESH DUTTAGUPTA Son of Late RANJIT DUTTAGUPTA Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office		 Captured	 28/02/2024
SOUTH BIRESHPALLY, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700129 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AKxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office				
6	Smt ANJANA BHADRA Wife of Shri MOLAY BHADRA Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office		 Captured	 28/02/2024
2,CHANDIGARH,MADHYAMGRAM, City:- , P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 100130 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: BSxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office				



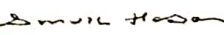
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SANGORA REALESTATES 90/189/1/1 P.K GUHA ROAD, City:- , P.O:- DUMDUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AFxxxxxx1E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name BISHAL SAHA (Presentant) Son of GOPAL SAHA Date of Execution - 28/02/2024, , Admitted by: Self, Date of Admission: 28/02/2024, Place of Admission of Execution: Office	 Feb 28 2024 4:20PM	 Captured LTI 28/02/2024	 28/02/2024
189/1 PK GUHA ROAD, City:- , P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: KDxxxxx8J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SANGORA REALESTATES (as PARTNER)				
2	Name ABDUL RASHED MONDAL Son of ABDUL MAZID MONDAL Date of Execution - 28/02/2024, , Admitted by: Self, Date of Admission: 28/02/2024, Place of Admission of Execution: Office	 Feb 28 2024 4:21PM	 Captured LTI 28/02/2024	 28/02/2024
MONDALGATHI,KAIKHALI, City:- , P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxx9M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SANGORA REALESTATES (as PARTNER)				
3	Name Shri DEWKI NANDAN AGARWAL Son of Late GIRIDHARI LAL AGARWAL Date of Execution - 28/02/2024, , Admitted by: Self, Date of Admission: 28/02/2024, Place of Admission of Execution: Office	 Feb 28 2024 4:21PM	 Captured LTI 28/02/2024	 28/02/2024
36 POST OFFICE ROAD, City:- , P.O:- DUMDUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700128, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxx8A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SANGORA REALESTATES (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
SARUK HASAN Son of Mr ABDUL KHALIL , BARASAT COURT, City:- Not Specified, P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124		 Captured	

28/02/2024

28/02/2024

28/02/2024

Identifier Of Shri MALAY BHADRA, Shri AMAL MAJHI, Smt NUPUR MAJHI, Smt MANIKA ROY, Smt RAJESH DUTTAGUPTA, Smt ANJANA BHADRA, BISHAL SAHA, ABDUL RASHED MONDAL, Shri DEWKI NANDAN AGARWAL



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri MALAY BHADRA	SANGORA REALESTATES-1.85625 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Smt ANJANA BHADRA	SANGORA REALESTATES-3.12812 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	Smt ANJANA BHADRA	SANGORA REALESTATES-3.12812 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri AMAL MAJHI	SANGORA REALESTATES-7.87188 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri AMAL MAJHI	SANGORA REALESTATES-7.87188 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt NUPUR MAJHI	SANGORA REALESTATES-4.95 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Smt NUPUR MAJHI	SANGORA REALESTATES-4.95 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Smt MANIKA ROY	SANGORA REALESTATES-2.0625 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Smt MANIKA ROY	SANGORA REALESTATES-2.0625 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Smt RAJESH DUTTAGUPTA	SANGORA REALESTATES-2.0625 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Smt RAJESH DUTTAGUPTA	SANGORA REALESTATES-2.0625 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri MALAY BHADRA	SANGORA REALESTATES-166.6666667 Sq Ft
2	Shri AMAL MAJHI	SANGORA REALESTATES-166.6666667 Sq Ft
3	Smt NUPUR MAJHI	SANGORA REALESTATES-166.6666667 Sq Ft
4	Smt MANIKA ROY	SANGORA REALESTATES-166.6666667 Sq Ft
5	Smt RAJESH DUTTAGUPTA	SANGORA REALESTATES-166.6666667 Sq Ft
6	Smt ANJANA BHADRA	SANGORA REALESTATES-166.6666667 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Barasat, Municipality: MADHYAMGRAM, Road: Bireshpally Road, Mouza: Chakra Ghata, Pin Code : 700130

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4377, LR Khatian No:- 3227	Owner:মলয় ভদ্র, Gurdian:সুভাষ , Address:নিজ , Classification:বাড়, Area:0.01780000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 4351, LR Khatian No:- 3228	Owner:অমল মাধি, Gurdian:হরেকান্ত , Address:নিজ , Classification:বাড়, Area:0.03640000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 4377, LR Khatian No:- 3228	Owner:অমল মাধি, Gurdian:হরেকান্ত , Address:নিজ , Classification:বাড়, Area:0.12000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 4351, LR Khatian No:- 3426	Owner:নুপুর মাধি, Gurdian:অমল , Address:নিজ , Classification:বাড়, Area:0.08830000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 4377, LR Khatian No:- 3426	Owner:নুপুর মাধি, Gurdian:অমল , Address:নিজ , Classification:বাড়, Area:0.01250000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 4351, LR Khatian No:- 3617	Owner:মণিকা রায়, Gurdian:জয়দীপ রায়, Address:নিজ , Classification:বাড়, Area:0.02060000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 4377, LR Khatian No:- 3617	Owner:মণিকা রায়, Gurdian:জয়দীপ রায়, Address:নিজ , Classification:বাড়, Area:0.02060000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 4351, LR Khatian No:- 3616	Owner:রাজেশ দত্তগুপ্ত, Gurdian:রমিত দত্তগুপ্ত, Address:নিজ , Classification:বাড়, Area:0.02060000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 4377, LR Khatian No:- 3616	Owner:রাজেশ দত্তগুপ্ত, Gurdian:রমিত দত্তগুপ্ত, Address:নিজ , Classification:বাড়, Area:0.02060000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 4351, LR Khatian No:- 3619	Owner:অঞ্জনা ভদ্র, Gurdian:মলয় ভদ্র, Address:নিজ , Classification:বাড়, Area:0.03410000 Acre,	Owner Name not selected by applicant.
L11	LR Plot No:- 4377, LR Khatian No:- 3619	Owner:অঞ্জনা ভদ্র, Gurdian:মলয় ভদ্র, Address:নিজ , Classification:বাড়, Area:0.02850000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150301129 / 2024

On 28-02-2024

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 16:07 hrs on 28-02-2024, at the Office of the A.D.S.R. BARASAT by BISHAL SAHA ,.

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 3,62,78,602/-

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

Execution is admitted on 28/02/2024 by 1. Shri MALAY BHADRA, Son of Late SUBHAS BHADRA, 2.CHANDIGARH,MADHYAMGRAM, P.O: MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business, 2. Shri AMAL MAJHI, Son of Late HAREKANTA MAJHI, 3.CHANDIGARH,MADHYAMGRAM, P.O: MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession Business, 3. Smt NUPUR MAJHI, Daughter of Late HAREKANTA MAJHI, 3.CHANDIGARH,MADHYAMGRAM, P.O: MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession House wife, 4. Smt MANIKA ROY, Daughter of Shri JOYDEEP ROY, SOUTH BIRESH PALLY, P.O: MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by Profession House wife, 5. Smt RAJESH DUTTAGUPTA, Son of Late RANJIT DUTTAGUPTA, SOUTH BIRESH PALLY, P.O: MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700129, by caste Hindu, by Profession Business, 6. Smt ANJANA BHADRA, Wife of Shri MOLAY BHADRA, 2.CHANDIGARH,MADHYAMGRAM, P.O: MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 100130, by caste Hindu, by Profession House wife

Indetified by SARUK HASAN, , , Son of Mr ABDUL KHALIL, , BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

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

Execution is admitted on 28-02-2024 by BISHAL SAHA, PARTNER, SANGORA REALESTATES, 90/189/1/1 P.K GUHA ROAD, City:- , P.O:- DUMDUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by SARUK HASAN, , , Son of Mr ABDUL KHALIL, , BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Execution is admitted on 28-02-2024 by ABDUL RASHED MONDAL, PARTNER, SANGORA REALESTATES, 90/189/1/1 P.K GUHA ROAD, City:- , P.O:- DUMDUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by SARUK HASAN, , , Son of Mr ABDUL KHALIL, , BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Execution is admitted on 28-02-2024 by Shri DEWKI NANDAN AGARWAL, PARTNER, SANGORA REALESTATES, 90/189/1/1 P.K GUHA ROAD, City:- , P.O:- DUMDUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by SARUK HASAN, , , Son of Mr ABDUL KHALIL, , BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Muslim, by profession Law Clerk

Payment of Fees

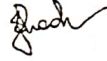
Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 986, Amount: Rs.100.00/-, Date of Purchase: 07/02/2024, Vendor name: R PAUL



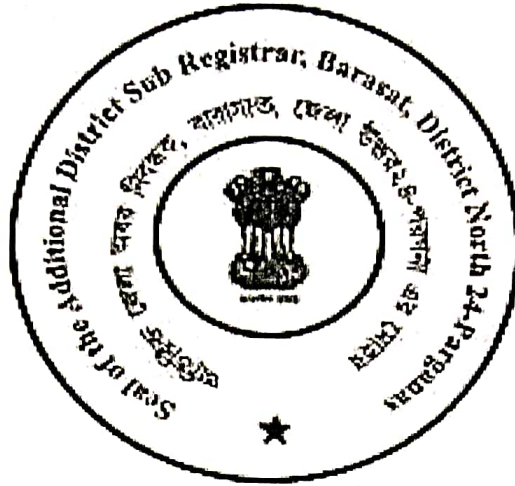
Srijani Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1503-2024, Page from 77455 to 77482

being No 150301129 for the year 2024.



Srijani Ghosh

Digitally signed by Srijani Ghosh
Date: 2024.04.16 11:11:28 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 16/04/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARASAT
West Bengal.