

2262

I-02104/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 572225

This is to certify that the above
 mentioned sheet / sheets & a
 endorsement sheet / sheets
 attached with this document
 on the basis of this document

Additional District Sub-Registrar
 Sodepur, North 24-Parganas

17 APR 2019

DEVELOPMENT POWER OF ATTORNEY

1. DATE : 17th / April / 2019
2. Place : Rahara, Kolkata - 700 118

TO ALL TO WHOM THESE PRESENTS SHALL COME that,

No. 1721. 1009.
Date 10.04.2019.
Sold to Tapan Chandra Das.
Address. Seidhan Civil Court.
Vendor. Seidhan Civil Court
KALORE AHMEDNAGAR
KOL-14.



Additional District Sub-Registrar
Sodepur, North 24 Parganas
17 APR 2019

Sandip Das
S/o Sandip Das
Rk. Pany, family, etc.
P.S. - Kharak, 1201-114.

3.1. SMT. BULU RANI DUTTA , Daughter of Late Biswanath Dutta, by Religion - Hindu, by Occupation - House wife, residing at Village & Post - Kalyannagar, Via - Panshila, P.S. - Khardah, Kolkata - 700 112, Pan no. - BIKPD2825G, Mob. No.- 8697059676.

3.2. SMT. NILU DUTTA SARKAR , , Wife of Sri Hari Pada Sarkas, by Religion - Hindu, by Occupation - Teacher, Residing at South Bandipur (Govt. Colony.) , Nil Ganj Road, P.O. - Rahara, P.S. - Khardah, Kolkata - 700 118. Pan no. - BIDPD5635E, Mob. No.- 8335959897

3.3. SMT. SHILU DATTA CHOWDHURY , , Wife of Sri Ardhendu Datta Chowdhury , by Religion - Hindu, by Occupation - House wife , Residing at 44, Vivekananda Sarani , P.O. - Sodepur, P.S. - Khardah, Kolkata - 700 110. Pan no - AZWPD2636C, Mob. No.- 9681345804

3.4. SMT. ILA DUTTA , , Wife of Sri Tapan Saha , by Religion Hindu, by Occupation - House wife . Residing at Village & Post - Kalyannagar, Via - Panshila, P.S. - Khardah, Kolkata - 700 112, Pan no. - DAGPD8346M , Mob. No.- 9874843586

3.5 SMT. RINKU MAJUMDER , Wife of Sri Ranjan Majumder , by Religion - Hindu, by Occupation - House wife. Residing at Village & Post - Kalyannagar, Via - Panshila, P.S. - Khardah, Kolkata - 700 112, Pan no. - CCPPMM2182N, Mob. No.- 9883040997

A. We are the joint Owners in respect of Undivided homestead Bastu land measuring more or less 9 Cottahs 12 Chhitaks 29.5 Square feet Togwtherwith undivided old dilapidated Pucca & Kacca structure out of the total homestead Bastu land measuring more or less 19 Cottahs 09 Chhitaks 14 Square feet with old dilapidated Pucca Kacca structure lying and situates at Holding no.- 5/516 , Old Calcutta Road, P.O. - Kalyannagar, Via Panshila , within the Khardah Municipality , Ward no. - 7, comprised and contained

in L.R. Dag nos. -1150, L.R. Khatian no. - 490 , under Mouza - Kerulla, District North 24 Parganas, within the Office of A.D.S.R. Office at Sodepur, which is more clearly stated and described in the First Schedule herein below and hereinafter called and referred to as "Said Premises"

B. By a registered Development Agreement on 17/04/2019 . registered in the Office of A.D.S.R. at Sodepur being no. I-15240 2092. for the year 2019 made between us therein referred to as the Landowners of the One Part and "PIONEER ASSOCIATES", Pan no. - AAMFP7725R a Partnership Firm. Registered under the Registrar of Firms. W.B. pursuant to the Indian Partnership Act, 1932 (Act IX of 1932) having its Office at Khardah, 12A/1/35 , Khardah Station Road , P.O. & P.S. - Khardah, Dist.- North 24 Parganas, Kolkata - 700 117, hereinafter called and referred to as the "DEVELOPER", represented by its partners namely 1) SRI KANTI RANJAN DAS , Son of Late Nalini Kanta Das , by Religion - Hindu , by Occupation - Business , residing at 1 no. Suryasen Nagar, P.O. & P.S. - Khardah , District. - North 24 Parganas , Kolkata - 700 117 . Pan no. - ADSPD7299P , Mob. No. - 9874666097 and 2) SRI GOPAL DAS , Son of Late Narayan Chandra Das, by Religion Hindu, by Occupation Business , residing at "KIRONALAY", Sasadhara Tarafdar Road, P.O. Sulechar, P.S. Khardah, District North 24 Parganas, (permanent address at 23, Dr. Gopal Chatterjee Road, P.O. Sulechar, P.S. Khardah, District North 24 Parganas , Kolkata - 700 115 . Pan no. - AGAPD0725H, Mob. No. - 9123898230 and we agreed to grant power of attorney in favour of the said Developer.

C. In pursuant of the said Development Agreement, we are desirous of appointing "Pioneer Associates" to be our true and lawful attorney in our place and stead to do, perform, sell and execute all or any acts, deeds and things relating to or concern with the Said Premises on the terms and conditions hereinafter mentioned.

Bulu Rani Dutta

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSETH

That We 1). Smt. Bulu Rani Dutta, 2). Smt. Nilu Dutta Sarkar, 3). Smt. Shilu Datta Chowdhury, 4). Smt. Ila Dutta and 5). Smt. Rinku Majumder are the joint Owners herein , jointly doth hereby nominate, constitute and appoint the said "*Pioneer Associates*", to be our true and lawful Attorney, in our names and on our behalf to execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things as mentioned hereinafter:

1. To maintain, manage and administer the Said Premises and every part thereof fully mentioned in the Schedule hereunder written in accordance with the terms and conditions mentioned in the said Development Agreement.
2. To enter into and defend the possession of the Said Premises and every part thereof.
3. To sign and submit all papers, applications and documents for having the separation, amalgamation of the Said Premises along with other lands and mutation, conversion if necessary, and record the same in all public records and with all authorities B.L & L.R.O, including the Khardah Municipality, in respect of the Said Premises and to deal with such authority and authorities in any manner to have such separation, amalgamation, mutation and conversion effected.
4. To engage and appoint Architects and Consultants, cause preparations of building plans, sign such plan or plans and appear before the Khardah Municipality and other authorities and Government Department and/or Officers for sanction of the said plan and all amendments thereof.
5. To sign all the relevant papers and documents including all plans and designs to develop the Said Premises and to appear before all

necessary authorities, including Municipalities, Fire Brigade and/or any other Competent Authority/ies, B.L. & L.R.O., Courts of any jurisdiction and Police etc.

6. To borrow money to create charge, mortgage, mortgage by deposit of Title Deed or Deeds of the individual Unit / Flat / Shops / Garage / all other Utility constructed portion or any part of them lying on the new Building under the occupation of the Developer to borrow any loan and for taking financial assistance from any financial institution or bank or body corporate(s) or from any person and/or persons on any terms and conditions as our Attorney shall think fit and proper for construction of buildings and structures on the Said Premises in terms of the said Development Agreement save & except the mortgaging the allocation of the Owners' Share in terms of the said Development Agreement in the project & the said attorney always indemnify that any liability on the aspects of financial nature as aforesaid shall be fully & satisfactorily borne by my said attorney only, without encumbering our interest, title whatsoever in the said project.
7. To apply for and obtain electricity, water, gas, sewerage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the Municipalities and or other authorities.
8. To negotiate for sale and/or transfer of the Developer's Allocation of the Said Premises with buildings and structures or portions thereof together with the undivided proportionate share in the Said Premises from the Developer's Allocation at such price and on such terms and conditions as our said attorney may deem fit and proper.
9. To execute Agreement for Sale, Deed of Exchange, Deed of Lease, Deed of Conveyance or other necessary papers/documents relating to transfer of the Developer's Allocation in the Said Premises with

necessary authorities, including Municipalities, Fire Brigade and/or any other Competent Authority/ies, B.L. & L.R.O., Courts of any jurisdiction and Police etc.

5. To borrow money to create charge, mortgage, mortgage by deposit of Title Deed or Deeds of the individual Unit / Flat / Shops / Garage / all other Utility constructed portion or any part of them lying on the new Building under the occupation of the Developer to borrow any loan and for taking financial assistance from any financial institution or bank or body corporate(s) or from any person and/or persons on any terms and conditions as our Attorney shall think fit and proper for construction of buildings and structures on the Said Premises in terms of the said Development Agreement save & except the mortgaging the allocation of the Owners' Share in terms of the said Development Agreement in the project & the said attorney always indemnify that any liability on the aspects of financial nature as aforesaid shall be fully & satisfactorily borne by my said attorney only, without encumbering our interest, title whatsoever in the said project.
7. To apply for and obtain electricity, water, gas, sewerage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the Municipalities and or other authorities.
8. To negotiate for sale and/or transfer of the Developer's Allocation of the Said Premises with buildings and structures or portions thereof together with the undivided proportionate share in the Said Premises from the Developer's Allocation at such price and on such terms and conditions as our said attorney may deem fit and proper.
9. To execute Agreement for Sale, Deed of Exchange, Deed of Lease, Deed of Conveyance or other necessary papers/documents relating to transfer of the Developer's Allocation in the Said Premises with

- buildings and structures and to receive the earnest/rent/premium/entire consideration amount and to give a proper and valid discharges for the same.
10. To appear before any Office of Registrar or Sub-Registrar of Assurances or any other registering authority having jurisdiction, to present for registration, admit execution, acknowledge and register according to the provisions of the law for the time being in force the Agreement for Sale, Deed of Lease, Deed of Conveyance and other necessary papers/documents related with the transfer of the Said Premises with Buildings and structures signed by the said attorney and to endorse the receipt for such Agreement for Sale, Deed of Lease, Deed of Conveyance and other necessary papers/documents and to do all things necessary for completing registration of such Deed or Deeds.
 11. To appear before Notary Public, Office of District Registrars, Sub-Registrars, Registrar of Assurances and Executive Magistrate, any courts and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein and also defend all suits, cases, appeals and applications whatsoever in nature.
 12. To appoint any solicitor, advocate, pleader or counsel as may be necessary for prosecuting and defending any suit or proceedings in the matters relating to the Said Premises.
 13. To commence, prosecute, enforce, defend or oppose all actions or other legal proceedings, including arbitration proceedings and to demand, touching any of the matters aforesaid and also if think fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid, before any Court, Civil, Criminal or Revenue, including Rent-Controller and Small Causes Court.

14. To accept notice and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
15. To receive and pay and/or deposit all moneys, including Court fees and receive, refunds and to receive and grant valid receipts and discharges in respect thereof.
16. To pay all outgoing, including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the Said Premises as occupier and receive refunds and other moneys, including compensation of any nature and to grant valid receipt and/or discharge therefore.
17. To give undertakings, assurance and indemnities, as be required for the purposes aforesaid.
18. To appear and represent us before all semi-government or government authorities, make commitments and execute undertakings, affidavit, declaration and other necessary papers and register the same according to law as may be required for all or any of the purposes herein contained, including the process of usage of the passage already marked in the title of the said Premises as mentioned in the schedule.
19. To advertise in different news papers and display hoarding in different places, engage agency for selling of the Said development on the said Premises and whatever structures facilities as my said Attorney shall think fit and proper.

AND GENERALLY to do all other deeds and things concerning the same and We do hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney shall or may lawfully do, execute or perform or cause to be done, executed or performed in connection with the Said Premises by virtue of the power or authority hereunder conferred upon.

THE SCHEDULE ABOVE REFERRED TO: (SAID PREMISES)

ALL THAT PIECE AND PARCEL of Undivided homestead Bastu land measuring more or less 9 Cottahs 12 Chhitaks 29.5 Square feet Togwtherwith undivided proportionate share of old dilapidated Pucca and Kacha structure out of the total homestead Bastu land measuring more or less 19 Cotthas 09 Chhitaks 14 Square feet WITH old Pucca & Kacha structure lying and situated on the Premises at Holding no. - 5/516, Old Calcutta Road, P.O. - Kalyannagar, Via Panshila , within the jurisdiction of Khordah Municipality , Ward no. - 7, comprised and contained in L.R. Dag nos. -1150, L.R. Khatian no. - 490 , under Mouza - Kerulia, ^{J.L. 110-05} District North 24 Parganas, within the Office of A.D.S.R. Office at Sodepur , butted and bounded the entire land as follows.:

- On the North : Kalyannagar Girl' School & Mira Banerjee
- On the South : Property of Jyotiprava Deb
- On the East : Property of Jyotiprava Deb
- On the West: : 30ft wide Old Calcutta Road

IN WITNESS WHEREOF these presents have been signed by us on
this 17th day of April Two Thousand and Nineteen

Signed and delivered by the
Owners

At Kolkata

In the presence of:

Hare Krishna Sarker
South Bandipur (East Colony)
Nil Guri Road, Rahara
Kharadaha P.S. North 29th Pp.
KOL - 700118

1. Bulu Rani Dutta
2. Nilu Dutta Sarker.
3. Shiludatta Choudhury.
4. Ila Dutta
5. Rinku Majumdar

Signed and delivered by the
Developer Pioneer Associates

By their Partners

At Kolkata

In the presence of

Partho Pratim Chandra
Kharadaha
KOL - 117.

1. Kanti Ranjan Das.
2. Jitendra An.

Drafted by



Tapas Chanda

Advocate

Sealdah Civil Court

Kolkata - 700 014

Enrolment no. - WB/731/1992

SPECIMEN FORM FOR TEN FINGERS
IN THE OFFICE OF THE A.D.S.R. AT SODEPUR

Bulu

| PHOTO | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb Finger |
|---|------------|---------------|-------------|---------------|-------------|---------------|
|  | Left Hand | | | | | |
| | | Thumb Finger | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right hand | | | | | |

Signature : *Bulu Romi Dutta*

Vidya

| PHOTO | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb Finger |
|--|------------|---------------|-------------|---------------|-------------|---------------|
|  | Left Hand | | | | | |
| | | Thumb Finger | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right hand | | | | | |

Signature : *Vidya Dutta Sarkar*

Shikha

| PHOTO | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb Finger |
|---|------------|---------------|-------------|---------------|-------------|---------------|
|  | Left Hand | | | | | |
| | | Thumb Finger | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right hand | | | | | |

Signature : *Shikha Dutta Chowdhury*

Ila

| PHOTO | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb Finger |
|---|------------|---------------|-------------|---------------|-------------|---------------|
|  | Left Hand | | | | | |
| | | Thumb Finger | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right hand | | | | | |


Signature : *Ila Dutta*

**SPECIMEN FORM FOR TEN FINGERS
IN THE OFFICE OF THE A.D.S.R. AT SODEPUR**

| PHOTO | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb Finger |
|---|------------|---------------|-------------|---------------|-------------|---------------|
| | | Left Hand | | | | |
|  | | Thumb Finger | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right hand | | | | | |

Rinku Majumder

Signature: *Rinku Majumder*

| PHOTO | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb Finger |
|---|------------|---------------|-------------|---------------|-------------|---------------|
| | | Left Hand | | | | |
|  | | Thumb Finger | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right hand | | | | | |

Karali Ranjan Das

Signature: *Karali Ranjan Das*

| PHOTO | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb Finger |
|---|------------|---------------|-------------|---------------|-------------|---------------|
| | | Left Hand | | | | |
|  | | Thumb Finger | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right hand | | | | | |

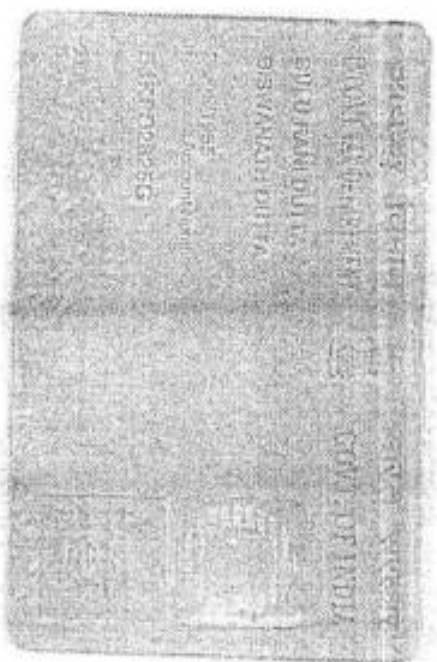
Jagan An.

Signature: *Jagan An.*

| PHOTO | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb Finger |
|-------|------------|---------------|-------------|---------------|-------------|---------------|
| | | Left Hand | | | | |
| | | Thumb Finger | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | Right hand | | | | | |

Signature :

Bul-Rani Mitta



आयकर विभाग
INCOME TAX DEPARTMENT
NILU DUTTA SARKAR



भारत सरकार
GOVT OF INDIA

BISWA NATH DUTTA

08/12/1961

Partnership Account Number

BIDPD5635E

*Nilu Dutta
(Partner)*



Nilu Dutta Sarkar,

आयकर विभाग / Income Tax Department / भारत
आयकर विभाग, आयकर विभाग
आयकर विभाग, आयकर विभाग
आयकर विभाग, आयकर विभाग
आयकर विभाग - 411 005

If this card is lost / stolen, please return it to
Income Tax PAN Services Unit, NRI,
3rd Floor, Sapphire Chambers,
Near Dadar Telephone Exchange,
Bandra, Pune - 411 005

Tel: 020-27280000 (Ext. 211/212/213/214/215)
e-mail: pan@pan.iti.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT
SHILU DATTACHOWDHURY
BISWANATH DUTTA



भारत सरकार
GOVT. OF INDIA

21/02/1964

Permanent Account Number

AZWPD2636C

S. S. Chowdhury

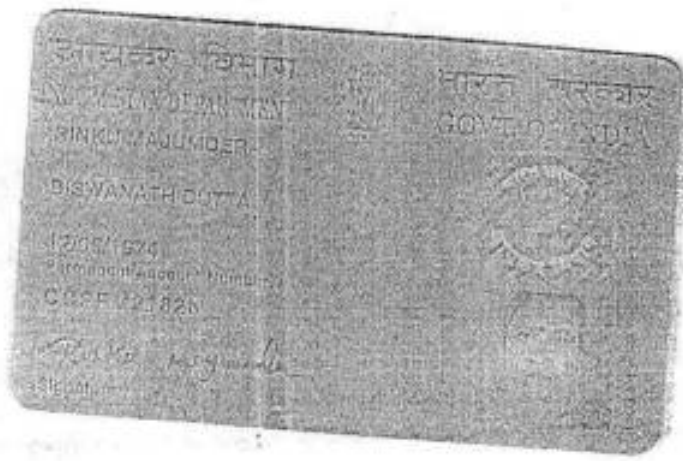
Signature



Shilu Datta Chowdhury.



Ila Dutta



Rinke Majumder



PIONEER ASSOCIATES

Partner

| | | |
|---|--|---|
|  | <p>स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER ADSPD7299P</p> <p>नाम / NAME KANTI RANJAN DAS</p> <p>पिता का नाम / FATHER'S NAME NALINI KANTA DAS</p> <p>जन्म तिथि / DATE OF BIRTH 12-02-1954</p> |  |
| <p>हस्ताक्षर / SIGNATURE <i>Kanti Ranjan Das</i></p> | <p> जयप्रकाश सिन्हा, ए.ए.ए.सी. COMMISSIONER OF INCOME-TAX, W.D. - XI</p> | |

Kanti Ranjan Das

यदि कार्ड खो जाये / मिल जाये तो कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
संयुक्त आयकर आयुक्त (प्रशासिक एवं तकनीकी),
पी-7,
चौमिंग्हेस स्क्वायर,
कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority:
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT. OF INDIA

GOPAL DAS

NARAYAN DAS

24/03/1971

Permanent Account Number

AGAPD0725H

Signature



आयकर विभाग / भारत सरकार
आयकर विभाग, नया दिल्ली
आयकर विभाग, नया दिल्ली
आयकर विभाग, नया दिल्ली
फोन: 222 - 411 046

If the card is lost (duplicate card card is issued)
Please inform the concerned
Income Tax PAN Services Unit, CBD
Circular Road, Connaught Place, New Delhi
Phone: 222 - 411 046

Major Information of the Deed

| | | |
|---|---|---|
| Deed No : | I-1524-02104/2019 | Date of Registration : 17/04/2019 |
| Query No / Year | 1524-1000096029/2019 | Office where deed is registered |
| Query Date | 17/04/2019 12:33:39 PM | A.D.S.R. SODEPUR, District: North 24-Parganas |
| Applicant Name, Address & Other Details | K R Das 1 No Suryasen Nagar, Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9874666097, Status : Buyer/Claimant | |
| 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 | |
| Stamp duty Paid (SD)- Rs. 100/- (Article:48(g)) | Rs. 2,02,02,191/- Registration Fee Paid Rs. 21/- (Article: E, E) | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152402092/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area) | |

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Keruliya, Ward No: 7, Holding No: 5/516 Pin Code: 700117

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|---------------|---------|------------------------------|--------------------------|-----------------------|---|
| L1 | LR-1150 | LR-490 | Bastu | Bastu | 9 Katha 12 Chatak 29.5 Sq Ft | | 1,95,81,941/- | Width of Approach Road: 30 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | | 16.1551Dec | 0/- | 195,81,941/- | |

Structure Details :









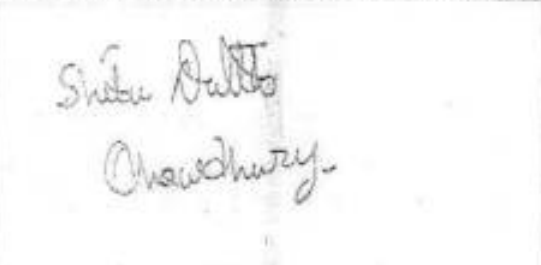
| Sch No | Structure Details | Area of Structure | Set forth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|--------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 715 Sq Ft. | 0/- | 5,36,250/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 715 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete | | | | | |
| S2 | On Land L1 | 280 Sq Ft. | 0/- | 84,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 280 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 995 sq ft | 0/- | 6,20,250/- | |



Major Information of the Deed :- I-1524-02104/2019-17/04/2019



Details :

Name, Address, Photo, Finger print and Signature

| 1 | Name | Photo | Finger Print | Signature |
|--|---|---|---|-----------|
| <p>Smt Bulu Rani Dutta (Presentant) Daughter of Late Biswanath Dutta Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office</p> |  |  |  | |
| 17/04/2019 | LTI 17/04/2019 | 17/04/2019 | <p>Village, P.O:- Kalyan Nagar Via Panshila, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJKPD2825G, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office</p> | |
| 2 | Name | Photo | Finger Print | Signature |
| <p>Smt Nilu Dutta Sarkar Daughter of Shri Haripada Sarkar Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office</p> |  |  |  | |
| 17/04/2019 | LTI 17/04/2019 | 17/04/2019 | <p>South Bandipur, Govt Colony, Nilganj Road, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: BIDPD5635E, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office</p> | |
| 3 | Name | Photo | Finger Print | Signature |
| <p>Smt Shilu Datta Chowdhury Wife of Shri Ardhendu Datta Chowdhury Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office</p> |  |  |  | |
| 17/04/2019 | LTI 17/04/2019 | 17/04/2019 | <p>44 Vivekananda Sarani, P.O:- Sodepur, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AZWPD2636C, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office</p> | |












Major Information of the Deed :- I-1524-02104/2019-17/04/2019

| Name | Photo | Finger Print | Signature |
|--|---|---|--|
| Smt Ila Dutta Wife of Shri Tapan Saha Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office |  |  |  |
| 17/04/2019 | 17/04/2019 | LTI | 17/04/2019 |
| Village, P.O:- Kalyan Nagar Via Panshila, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DAGPD8346M, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office | | | |
| Name | Photo | Finger Print | Signature |
| Smt Rinku Majumder Wife of Shri Ranjan Majumder Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office |  |  |  |
| 17/04/2019 | 17/04/2019 | LTI | 17/04/2019 |
| 5/516 Old Calcutta Road, P.O:- Panshila, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700112 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CCPPM2182N, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office | | | |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | Pioneer Associates Khardah, 12A/1/35, Khardah Station Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117 , PAN No.:: AAMFP7725R, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | | | | | | | | | | |
|---|--|---|---|--------------|-----------|--|---|---|---|--------------------|------------|-----|------------|
| 1 | <table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Apr 17 2019 2:07PM</td> <td>17/04/2019</td> <td>LTI</td> <td>17/04/2019</td> </tr> </tbody> </table> | Name | Photo | Finger Print | Signature | Shri Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019, Place of Admission of Execution: Office |  |  |  | Apr 17 2019 2:07PM | 17/04/2019 | LTI | 17/04/2019 |
| Name | Photo | Finger Print | Signature | | | | | | | | | | |
| Shri Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019, Place of Admission of Execution: Office |  |  |  | | | | | | | | | | |
| Apr 17 2019 2:07PM | 17/04/2019 | LTI | 17/04/2019 | | | | | | | | | | |
| 1 No Suryasen Nagar, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADSPD7299P Status : Representative, Representative of Pioneer Associates (as partner) | | | | | | | | | | | | | |



| Transfer of property for L1 | | |
|-----------------------------|---------------------------|--------------------------------------|
| Sl.No | From | To. with area (Name-Area) |
| | Smt Bulu Rani Dutta | Pioneer Associates-3.23102 Dec |
| | Smt Nilu Dutta Sarkar | Pioneer Associates-3.23102 Dec |
| 3 | Smt Shilu Datta Chowdhury | Pioneer Associates-3.23102 Dec |
| 4 | Smt Ila Dutta | Pioneer Associates-3.23102 Dec |
| 5 | Smt Rinku Majumder | Pioneer Associates-3.23102 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Smt Bulu Rani Dutta | Pioneer Associates-85.00000000 Sq Ft |
| 2 | Smt Nilu Dutta Sarkar | Pioneer Associates-85.00000000 Sq Ft |
| 3 | Smt Shilu Datta Chowdhury | Pioneer Associates-85.00000000 Sq Ft |
| 4 | Smt Ila Dutta | Pioneer Associates-85.00000000 Sq Ft |
| 5 | Smt Rinku Majumder | Pioneer Associates-85.00000000 Sq Ft |
| Transfer of property for S2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Smt Bulu Rani Dutta | Pioneer Associates-56.00000000 Sq Ft |
| 2 | Smt Nilu Dutta Sarkar | Pioneer Associates-56.00000000 Sq Ft |
| 3 | Smt Shilu Datta Chowdhury | Pioneer Associates-56.00000000 Sq Ft |
| 4 | Smt Ila Dutta | Pioneer Associates-56.00000000 Sq Ft |
| 5 | Smt Rinku Majumder | Pioneer Associates-56.00000000 Sq Ft |

Land Details as per Land Record

District: North 24-Parganas, P.S.- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Keruliya, Ward No: 7, Holding No:5/516 Pin Code: 700117

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---------------------------------------|--|--|
| L1 | LR Plot No.- 1150, LR Khatian No- 490 | Owner: শাকুন্তলা দেবী, Gurdian: শাকুন্তলা দেবী, Address: কলকাতা, Classification: RPS, Area: 0.15000000 Acre, | Smt Bulu Rani Dutta |

Endorsement For Deed Number : I - 152402104 / 2019

On 17-04-2019

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 13.37 hrs on 17-04-2019, at the Office of the A.D.S.R. SODEPUR by Smt Bulu Rani Dutta, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject-matter of the deed has been assessed at Rs 2.02.02.191/-

Major information of the Deed :- I-1524-02104/2019-17/04/2019

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

Execution is admitted on 17/04/2019 by 1. Smt Bulu Rani Dutta, Daughter of Late Biswanath Dutta, Village, P.O: Kalyan Nagar Via Panshila, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession House wife, 2. Smt Nilu Dutta Sarkar, Daughter of Shri Haripada Sarkar, South Bandipur, Govt Colony, Nilganj Road, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Professionals, 3. Smt Shilu Dutta Chowdhury, Wife of Shri Ardhendu Datta Chowdhury, 44 Vivekananda Sarani, P.O: Sodepur, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession House wife, 4. Smt Ila Dutta, Wife of Shri Tapan Saha, Village, P.O: Kalyan Nagar Via Panshila, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession House wife, 5. Smt Rinku Majumder, Wife of Shri Ranjan Majumder, 5/516 Old Calcutta Road, P.O: Panshila, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession House wife

Indetified by Mr Sandip Das, , Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

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

Execution is admitted on 17-04-2019 by Shri Kanti Ranjan Das, partner, Pioneer Associates, Khardah, 12A/1/35, Khardah Station Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Indetified by Mr Sandip Das, , Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Execution is admitted on 17-04-2019 by Shri Gopal Das, partner, Pioneer Associates, Khardah, 12A/1/35, Khardah Station Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Indetified by Mr Sandip Das, , Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs. 10/-

2. Stamp: Type: Impressed, Serial no 1721, Amount: Rs. 100/-, Date of Purchase: 10/04/2019, Vendor name: A Mukherjee

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



Major Information of the Deed :- I-1524-02104/2019-17/04/2019



Major Information of the Deed :- I-1524-02104/2019-17/04/2019

of Registration under section 60 and Rule 69.

ered in Book - I

Volume number 1524-2019, Page from 74716 to 74745
being No 152402104 for the year 2019.



Digitally signed by INDRADIP GHOSH
Date: 2019.04.22 15:32:00 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 22-04-2019 15:24:23
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)