

902/2019

I-0083A/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 279890

attached to registration. The
 square sheet / sheets & the
 endorsement sheet / sheet
 attached with this document
 are the part of the document

Additional District Sub-Registrar
 North 24 Parganas
 05 FEB 2019

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS shall come we, (1) SRI SAMIR KUMAR NANDI, PAN - AKIPN4995P and (2) SRI SUBIR KUMAR NANDI, PAN - ABOPN8139J, both are sons of Late Jatindra Bikash Nandi, both are by Religion : Hindu, by Nationality: Indian, by Occupation : Retired, both are residing at Madhya Para Road, P.O. - Rahara, P.S. - Khardah, District- North 24 Parganas, Kolkata - 700118, being the EXECUTANTS, do hereby SEND THIS GREETING.

Contd....P/2

Sachin Kumar Nandi

F-1- A3758/19

2626. 100/- 22/1/2019

Debanish Mukherjee
Advocate Bhp Court

(Signature)

সদর আমল বিভাগ
১১ নং জেলা জাজের কার্যালয়

নং. ১১/১৯
১১ নং জেলা জাজের কার্যালয়
১১ নং জেলা

তারিখ: 26/2/2019
২০০০০/-



Additional District Sub-Registrar
Sodepur, North 24 Parganas

75 FEB 2019

Debanish Mukherjee
Adv. Bhp Court

P/2

WHEREAS, one **Panchanan Bandyopadhyay** seized and possessed as an absolute Owner in respect of the Land measuring an area 1.19 Acre, comprised in Dag No. 1094 under Khatian No. 307, and Land measuring .08 Decimals (Satak) comprised in few other Dags, totally Land measuring more or less 1.27 Acre, lying and situated at Mouza : Rahara, J. L. No. 3, R. S. No. 61, Touzi No. 184 -190, within the limits of Khardah Municipality, under P.S. - Khardah, District - 24 Parganas at present North 24 Parganas, Sub-Registry Office Barrackpore at present A.D.S.R. Office Sodepur, and during his peaceful possession and enjoyment of the same said **Panchanan Bandyopadhyay** sold and transferred a piece of Land under Dag No. 1094, identified as Plot No. 6, measuring 6 Cottahs or in English measurement more or less .10 Decimals (Satak), out of his above said total Property, to **Sri Amarendra Nath Bandyopadhyay**, by virtue of a registered Deed of Sale, which was registered on 19th February, 1955 at Sub-Registry Office at Barrackpore and recorded therein in Book No. I, Volume No. 38, Pages from 47 to 50, being Deed No. 1904.

AND WHEREAS, after purchasing the above said Property through the said registered Deed of Sale said **Sri Amarendra Nath Bandyopadhyay** became the absolute owner of the same and during his peaceful possession and enjoyment with full right, title and interest of the same said

Contd....P/3

Sri Amarendra Nath Bandyopadhyay

P/3

Sri Amarendra Nath Bandyopadhyay sold and transferred the above said Plot of Land identified as Plot No. 6, measuring 6 Cottahs or in English measurement more or less .10 Decimals (Satak), lying at Mouza : Rahara, comprised in Dag No. 1094 under Khatian No. 307, to **Sri Subir Kumar Nandi** (the Executant No.2 herein) and his another brother namely **Sri Sisir Kumar Nandi**, by dint of a registered Deed of Sale (Bengali Kobala), and the said Deed was registered on 31/01/1969 at Sub-Registry Office, Barrackpore and recorded in Book No. I, Volume No. 7, Pages from 210 to 214, being Deed No. 469 for the year 1969.

AND WHEREAS, by way of purchase the Executant No.2 herein along with his brother said **Sri Sisir Kumar Nandi** became the Joint Owners in equal measure each having Undivided 1/2 Share of the above said Property, and while so seized and possessed of the said Property as absolute Joint Owners in respect of their Undivided Share, said **Sri Sisir Kumar Nandi** Gifted his Undivided 1/2 Share i.e. 3 Cottahs or in English measurement more or less .05 Decimals (Satak) of Land together with all easement rights, out of the above said Property, in favour of his another brother **Samir Kumar Nandi** (the Executant No.1 herein), through a registered Deed of Gift (Bengali Dan Patra), and the said Deed was registered on 30/01/1978 at Sub-Registry Office, Barrackpore and recorded in Book No. I, Volume No. 11, Pages from 158 to 160, being Deed No. 376 for the year 1978.

Contd....P/4

Sisir Kumar Nandi

P/4

AND WHEREAS, by way of aforesaid registered Deed of Gift the Executant No.1 herein **Samir Kumar Nandi** along with his another brother said **Sri Subir Kumar Nandi** (the Executant No.2 herein) became the Joint Owners of the above said Property each having Undivided 1/2 Share, and during their peaceful possession and enjoyment of the same they recorded their names before the local Khardah Municipality in two separate holdings by amicable settlement vide Holding No. 76/1 and 114/76 respectively and they also recorded their above said Property classified as "BASTU" in their names in the L. R. Settlement Records under L. R. Dag No. 2725, vide L.R. Khatian No. 3224 and L.R. Khatian No. 3350 respectively and **constructed Structure** over the said Land and jointly possessing and enjoying with full right, title and interest of the same without any disturbance of others.

AND WHEREAS the above named EXECUTANTS / LAND OWNERS herein desire to develop their above said Property and for better use and enjoyment of the same they amalgamated their aforesaid two separate holdings being Holding No. 76/1 and 114/76 into a **single holding** being **Holding No. 76/1**, and as lawful owners they jointly possessing and enjoying the above said Plot of Land measuring more or less **6 (Six) Cottahs along with Structure** thereon, by paying municipal taxes and Govt. rents to the concern authorities with full right, title and interest of the same.

Contd....P/5

Subir Kumar Nandi

P/5

AND WHEREAS, for the purpose of development of the above said Landed Property the Land Owners / Executants herein approached the Partners of **PIONEER ASSOCIATES**, the Developer Concern, having agreed mutually to develop the aforesaid Landed Property for constructing Multi-Storied Building there over the said Landed Property, morefully and particularly described in the Schedule hereunder written.

AND WHEREAS the Developer concern said **PIONEER ASSOCIATES** accepted the said offer of the Land Owners/ Executants herein for development of the said property and accordingly entered into a registered Development Agreement, which was registered on ...15.02.2019 at A. D. S. R. Office, Sodepur, North 24 Parganas and recorded in Book No. I, being No. ...152400824..., with the Land Owners/Executants herein on certain Terms and Conditions contained therein in the said Development Agreement.

AND WHEREAS, we the above named **EXECUTANTS** herein being the joint Owners of the below mentioned Schedule Property, are not able to look after, maintain, manage our Schedule below Property and due to our personal inconvenient to present ourselves personally at all require times, we the **EXECUTANTS** herein do hereby **Nominate, Appoint and Constitute PIONEER ASSOCIATES, PAN - AAMFP7725R**, a Partnership firm having its Office at

Contd....P/6

Suhir Kumar Nandi

P/6

" Shreyasi Apartment " 12A/1/35, Station Road, P.O. & P.S. -
Khardah, District - North 24 Parganas, Kolkata - 700117,
represented by its **Partners** namely (1) **SRI KANTI
RANJAN DAS** , PAN - **ADSPD7299P**, son of Late Nalini
Kanta Das, by Religion: Hindu, by Nationality: Indian,
by Occupation : Business, residing at 1 No. Suryasen Nagar,
P.O. & P.S. - Khardah, District- North 24 Parganas, Kolkata -
700117 and (2) **SRI GOPAL DAS**, PAN - **AGAPD0725H**,
son of Late Narayan Chandra Das, by Religion: Hindu, by
Nationality : Indian, by Occupation : Business, residing at "
Kironalay ", Sasadhar Tarafder Road, P.O. - Sukchar, P.S. -
Khardah, District - North 24 Parganas, Kolkata - 700115
and permanent resident of 23, Dr. Gopal Chatterjee Road, P.O.
- Sukchar, P.S. - Khardah, District - North 24 Parganas,
Kolkata - 700115, as our true and lawful **ATTORNEY**
in our names and on our behalf to do inter-alia the
following acts, deeds and things etc. in respect of our Property
morefully and particularly mentioned in the Schedule
hereunder written.

1. To prepare Plans for development of the said Property,
morefully and particularly described in the Schedule
hereunder written and to submit the same to the
concerned authorities for obtaining approval of the same.
2. To supervise the development works and to carry out
and/or to get carried out through Contractors, Architects

Contd....P/7

Sudhir Kumar Mondal

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and Surveyors as may be required by the said ATTORNEY, construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.

3. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the said property.
4. To pay various deposits to the municipality and other concern authorities as may be necessary for the purpose of carrying out the development works on the said property and construction of the structure/s thereon and to claim refund of such deposits paid by us and to give valid and effectual receipts on our behalf in connection with the refund of such deposits.
5. To approach different authorities and offices for the purpose of obtaining various permissions and other service connections including water and electricity for carrying out and completing the development works of the said property and construction of building/s thereon.
6. To apply from time to time for modification of the building plans in respect of the building to be constructed on the said portion of the property.

Satish Kumar Nanda

Contd....P/8

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7. To appear before the Government departments and also the Municipality, B. L. & L. R. O. and all concern authorities for the purpose of obtaining necessary " No Objection Certificate " and/or permission and/or mutation and/or sanction in regard to the carrying out construction of the said building and completion thereof.
8. To do all acts, deeds, matter and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land, which is morefully and particularly described in the Schedule hereunder written.
9. To negotiate on terms and enter into Agreement for Sale or otherwise to deal with and dispose of the several Flats and/or other units to be constructed and to receive consideration money from the intending purchasers thereof and to give proper and lawful discharge for the same **SAVE AND EXCEPT THE OWNERS' ALLOCATION** as stated in the aforesaid registered Development Agreement executed between the Parties and registered on 15.10.2019 at the Office of A.D.S.R. Sodepur, North 24 Parganas and recorded in Book No. I, being No. 152400.824.
10. That our said ATTORNEY shall have every right to construct the proposed Multi-Storied Building as per the

Contd....P/9

Sudhir Kumar Maity

terms of aforesaid Development Agreement over the Schedule mentioned Property according to the sanctioned building plan by the Khardah Municipality.

11. That our said Attorney is on power to sell Flats, Shops, Garages and/or other units of the proposed Multi-Storied Building to be constructed over the Schedule mentioned Property SAVE AND EXCEPT THE OWNERS' ALLOCATION as stated in the aforesaid registered Development Agreement.
12. To sign and execute Sale Deed and Agreement for Sale or any other Deed or Deeds in respect of our under mentioned Schedule Property/Proposed Building to be constructed over the Schedule Property SAVE AND EXCEPT THE OWNERS' ALLOCATION as stated in the aforesaid registered Development Agreement and also to receive the consideration money from the intending purchasers and also to give valid receipts on our behalf.
13. To appear and present the Sale Deed and Agreement for Sale or any other Deed or Deeds for registration and admit execution before the Additional District Sub-Registrar, Sodepur, North 24 Parganas and District Registrar, Barasat, North 24 Parganas or Registrar of Assurances, Kolkata or any other authority having jurisdiction for to have the said deed or deeds registered

Sabitra Kumar Nauchi

P/10

and to do all acts, deeds and things which our said ATTORNEY shall consider necessary for conveying our under mentioned Schedule Property as fully and effectually as we could do the same for ourselves SAVE AND EXCEPT THE OWNERS' ALLOCATION as stated in the aforesaid registered Development Agreement.

14. To appear and to act in any court or any Govt. Departments or local Municipal Authority and to sign, execute, verify and file plaints, written statements and petitions, appeals, revision and review petitions and accept services of all summons, notices and other process of law and to engage Pleaders, Advocates, Solicitors, and to discharge or terminate their appointments.
15. To issue letters and writings and/or undertakings as may be required from time to time by the local Municipal Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property and also in respect of construction works of building thereon. And this Development Power of Attorney is irrevocable until completion of the said project.
16. To appoint pleaders, solicitors, advocates to appear in any court or any Government Departments or local Municipality and to revoke such appoints and substitute any others in their place and stead.

Surbir Kumar Nanda

Contd....P/11

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17. GENERALLY TO DO AND PERFORM all acts, deeds, matter and things necessary and covenant for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as we could do.

AND WE HEREBY AGREE that all acts, deeds and things lawfully done by our said ATTORNEY shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all and whatsoever that our said ATTORNEY shall do in the premises by virtue of these presents and we hereby declare that we shall enforce this Power of Attorney within contractual period or its mutually extended period of time.

:- THE SCHEDULE ABOVE REFERRED TO :-

(Description of the Property)

ALL THAT piece or parcel of " BASTU " Land measuring more or less **6 (Six) Cottahs** alongwith **1000 Sq. Ft. Pucca Structure** thereon, lying and situated at **Mouza : Rahara**, J. L. No. 3, R. S. No. 61, Touzi No. 184 - 190, comprising in **Dag No. 1094** under **Khatian No. 307**, corresponding to **L. R. Dag No. 2725**, under **L.R. Khatian Nos. 3224 and 3350**, within the limits of **Khardah Municipality**, in **Ward No. 9**, being **Amalgamated Holding No. 76/1**, **Madhya Para Road**, under **P.S. - Khardah**, in the **District - North 24 Parganas**, **A. D. S. R. Office, Sodepur**, butted and bounded by :

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Sabin Kumar Nandi

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ON THE NORTH : 12' - 0" wide Passage.
ON THE SOUTH : Property of Ram Gopal Nath.
ON THE EAST : Plot No. 5.
ON THE WEST : Municipal Drain.

IN WITNESS WHEREOF we, the EXECUTANTS
herein have hereunto set and subscribed our respective hands
and signatures on this Development Power of Attorney on the
...15th day ofFebruary....., 2019.

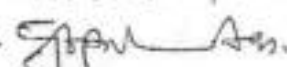
WITNESS :

1) Saumistha Bhattacharya
Madhyapara
Kolkata - 118.

1. Sarnid Kumar Nandi
2. Subir Kumar Nandi

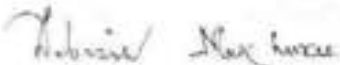
2) Partha Pratim Guha
Kharidala, Kd-118

Signature of the Executants

1. Koushik Ranyasi
2.  Partner

Partners of
PIONEER ASSOCIATES

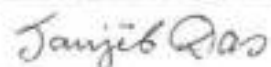
Drafted & prepared by :



(Sri Debasish Mukherjee)
Advocate, Barrackpore Court
Enrol. No. WB784/1991

Signature of the Attorney

Computer Typed by :


(Sanjib Das, Bkp.)

DISTRICT NORTH 24 PARGANAS

** OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS / PRESENTANT
LEFT HAND FINGER PRINT

NAME KANTI RANJAN DAS

LITTLE	RING	MIDDLE	FORE	THUMB



Kanti Ranjan Das

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE *Kanti Ranjan Das*

LEFT HAND FINGER PRINT

NAME GOPAL DAS

LITTLE	RING	MIDDLE	FORE	THUMB



Gopal Das

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE *Gopal Das*

LEFT HAND FINGER PRINT

NAME SAMIR KR. NANDI

LITTLE	RING	MIDDLE	FORE	THUMB



Samir Kumar Nandi

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE *Samir Kumar Nandi*

LEFT HAND FINGER PRINT

NAME SUBIR KR. NANDI

LITTLE	RING	MIDDLE	FORE	THUMB



Subir Kumar Nandi

THUMB	FORE	MIDDLE	RING	LITTLE

RIGHT HAND FINGER PRINT

SIGNATURE *Subir Kumar Nandi*

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SAMIR KUMAR NANDI
JATINDRA NANDI
01/01/1940



Permanent Account Number

AKIPN4995P



Samir Kumar Nandi
Signature

Samir Kumar Nandi

आयकर विभाग
INCOME TAX DEPARTMENT
PIONEER ASSOCIATES



भारत सरकार
GOVT. OF INDIA



20/02/2010

Permanent Account Number

AAMFP7725R

26/07/2011

PIONEER ASSOCIATES

Partner

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOPAL DAS

NARAYAN DAS

24/03/1971

Permanent Account Number

AGAPD0725H

Signature



5000010

कार्ड को खोलें / कार्ड का प्रयोग सुरक्षित करें / खोलें।
असहज हो तो पत्र लिखें, पर पत्र भी पत्र
सिर्फ सचित्र, समझ दें।
सर्वे 1, दिल्ली स्थित केन्द्र के माध्यम।
सर्वे. 222 - 411 048

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Return Link, NSDC,
2nd Floor, Seaplane Chambers,
Near Durgam Choubhata Exchange,
Durgam Choubhata, 045
Delhi-110022-222 4040, Phone No. 2221 8081
e-mail: pan@nsdc.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADSPD7299P



नाम /NAME
KANTI RANJAN DAS

पिता का नाम /FATHER'S NAME
NALINI KANTA DAS

जन्म तिथि /DATE OF BIRTH
12-02-1954

हस्ताक्षर /SIGNATURE
Kanti Ranjan Das



आयकर विभाग, व.स. - XI
COMMISSIONER OF INCOME-TAX, W.S. - XI

Kanti Ranjan Das

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBIR KUMAR NANDI
JATINDRA BIKASH NANDI
09/04/1942
Permanent Account Number
ABOPN8139J

Subir Kumar Nandi
Signature



285/2010

Subir Kumar Nandi

Major Information of the Deed

Deed No :	I-1524-00834/2019	Date of Registration	15/02/2019
Query No / Year	1524-1000043756/2019	Office where deed is registered	
Query Date	15/02/2019 12:06:15 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Debasish Mukherjee Bkp Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831540067, 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. 15,00,000/-	Rs. 84,45,003/-		
Stampduty 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]:- 152400824/2019 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: Madhyapara Road, Mouza: Rahara, Ward No: 9, Holding No:76/1 Pin Code : 700118

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2725	LR-3224	Bastu	Bastu	6 Katha	12,00,000/-	76,95,003/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					9.9Dec	12,00,000 /-	76,95,003 /-	







Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	3,00,000/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	3,00,000 /-	7,50,000 /-	

Major Information of the Deed :- I-1524-00834/2019-15/02/2019



of Details :

Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Fingerprint	Signature
1	Mr Samir Kumar Nandi (Presentant) Son of Late Jatindra Bikash Nandi Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office			
	15/02/2019	LTI	15/02/2019	15/02/2019
Madhya Para Road, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AKIPN4995P, Status :Individual, Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office				
2	Mr Subir Kumar Nandi Son of Late Jatindra Bikash Nandi Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office			
	15/02/2019	LTI	15/02/2019	15/02/2019
Madhya Para Road, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABOPN8139J, Status :Individual, Executed by: Self, Date of Execution: 15/02/2019 , Admitted by: Self, Date of Admission: 15/02/2019 ,Place : Office				



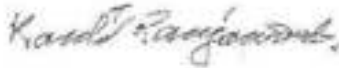


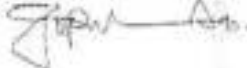
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Pioneer Associates Shreyasi Apartment, 12A/1/35 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



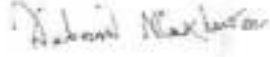


Major Information of the Deed :- 1-1524-00834/2019-15/02/2019

Representative Details :

Name,Address,Photo,Finger print and Signature				
Sl.No	Name	Photo	Signature	
1	Mr Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 15/02/2019, Admitted by: Self, Date of Admission: 15/02/2019, Place of Admission of Execution: Office	 Feb 15 2019 12:57PM	 LTI 15/02/2019	 15/02/2019
1 No Surya Sen 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)				
2	Mr Gopal Das Son of Late Narayan Chandra Das Date of Execution - 15/02/2019, Admitted by: Self, Date of Admission: 15/02/2019, Place of Admission of Execution: Office	 Feb 15 2019 12:57PM	 LTI 15/02/2019	 15/02/2019
Sasadhar Tarafdar Road, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGAPD0725H Status : Representative, Representative of : Pioneer Associates (as partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debasish Mukherjee Son of Late Santi Ranjan Mukherjee Bkp Court, P.O:- Barrackpore, P.S:- Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120	 15/02/2019	 15/02/2019	 15/02/2019
Identifier Of Mr Samir Kumar Nandi, Mr Subir Kumar Nandi, Mr Kanti Ranjan Das, Mr Gopal Das			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Samir Kumar Nandi	Pioneer Associates-4.95 Dec
2	Mr Subir Kumar Nandi	Pioneer Associates-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Samir Kumar Nandi	Pioneer Associates-500.00000000 Sq Ft
2	Mr Subir Kumar Nandi	Pioneer Associates-500.00000000 Sq Ft



Major Information of the Deed :- I-1524-00834/2019-15/02/2019

Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Madhyapara Road, Mouza: Rahara, Ward No: 9, Holding No:76/1 Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2725, LR Khatian No:- 3224	Owner:সমীর কুমার নন্দী ,, Gurdian:মৃত যতীন্দর নন্দ, Address:নিজ (মধ্য পাড়া) , Classification:বাড়, Area:0.05000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152400834 / 2019

On 15-02-2019

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 : 4B (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:33 hrs on 15-02-2019, at the Office of the A.D.S.R. SODEPUR by Mr Samir Kumar Nandi , 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 84,45,003/-

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

Execution is admitted on 15/02/2019 by 1. Mr Samir Kumar Nandi, Son of Late Jatindra Bikash Nandi, Madhya Para Road, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person, 2. Mr Subir Kumar Nandi, Son of Late Jatindra Bikash Nandi, Madhya Para Road, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person

Indetified by Mr Debasish Mukherjee, , Son of Late Santi Ranjan Mukherjee, Bkp Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-02-2019 by Mr Kanti Ranjan Das, partner, Pioneer Associates, Shreyasi Apartment, 12A/1/35 Station Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Indetified by Mr Debasish Mukherjee, , Son of Late Santi Ranjan Mukherjee, Bkp Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Execution is admitted on 15-02-2019 by Mr Gopal Das, partner, Pioneer Associates, Shreyasi Apartment, 12A/1/35 Station Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Indetified by Mr Debasish Mukherjee, , Son of Late Santi Ranjan Mukherjee, Bkp Court, P.O: Barrackpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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/-

Major Information of the Deed :- I-1524-00834/2019-15/02/2019

of Stamp Duty

Required 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 2606, Amount: Rs. 100/-, Date of Purchase: 22/01/2019, Vendor name: S Bhowmik



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-1524-00834/2019-15/02/2019

ate of Registration under section 60 and Rule 69.

gistered in Book - I

Volume number 1524-2019, Page from 35157 to 35183
being No 152400834 for the year 2019.



Digitally signed by INDRADIP GHOSH
Date: 2019.02.25 13:11:25 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 25-02-2019 13:06:57
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)

