2206/18

I-2037/18

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES

INDIA

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

D 550458

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheet/s attached with this document are the part of this document.

Additional District Sub-Registrar, Garia South 24 Parganas

04 MAY 2018

A-0-537989/18
03/05/18, 1.57

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THERES PRESENTS, that We **(1) SRI NITAI CHANDRA MONDAL** (PAN-CBMPM2353R), Son of Late Jatindra Nath Mondal alias Jotish Chandra Mondal, by occupation-Business, ,**(2)SRI SWAPAN MONDAL alias SWAPAN KUMAR MONDAL**(PAN-BJXPM4920N), both sons of Late Yatindra Nath Mondal alias Jotish Chandra Mondal, by occupation-Business, both by faith-Hindu, by Nationality-Inidan, residing at Kalitala, Garia Station Road, P.O.Garia, P.S.Sonarpur, Kolkata-700084, **3) SMT. UJJALA MONDAL**(PAN-BZBPM5351D),wife of Late Gopi Charan Mondal,by occupation-Housewife, by faith-Hindu, by Nationality-Inidan, residing at Kalitala, Garia Station Road, P.O.Garia, P.S.Sonarpur, Kolkata-700084,**4) SRI SIDDESHWAR MONDAL**(PAN-AUVPM2173K),son of Late Gopi Charan Mondal, by faith-Hindu, by Nationality-Inidan, by occupation-Business, residing at Kalitala, Garia Station Road, P.O.Garia, P.S.Sonarpur, Kolkata-700084 & **5) SMT. NILIMA SARDAR**

নং 918 তাং 16-09-18 মূল্য 5000/-

T- K. Chakraborti
Advocate
Baruipur Court

Additional District Sub-Registrar,
Garia South 24 Parganas

S/o Late M.K. Chakraborti
Baruipur Court

(PAN-ETTPS5359Q), wifeof Sri Sarajit Sardar, daughter of Late Gopicharan Mondal, by faith-Hindu, by Nationality-Inidan, by occupation-Housewife, residing at 103/1 Briji East(near Khudiram Metro) ,P.O. Garia, P.S.Patuli, Kolkata-700084, hereinafter jointly & Collectively called the **PRINCIPALS**, do hereby **SEND GREETINGS** :(**Butted and bounded of the said Premises :- on the North-R.S.Dag No.943, On the South:- R.S.Dag Nos. 884 & 936, On the East :-R.S.Dag No.938 & 10'ft wide Common Passage, On the West :- avg.24 ft wide Kalitala Main Road.)**

WHEREAS the Principals herein are the absolute joint owners of acutal and physical possession of ALL THAT piece and parcel of-41 Cottahs of land with 200 Sq.ft. asbestor Shed Structure standing thereon alongwith revised sanctioned plan No.96/Rev./ CB/29/43 proposed for construction of (G+VII) and also (G+IV) storied building siutated and lying at Mouza-Barhansfartabad, J.L.No.47, R.S.No.7 Touzi No.109, Pargana-Medanmolla, P.S.- Sonarpur, A.D.S.R.office at Garia, comprising in R.S.Dag Nos.879, 880, 883 & 937,appertining to R.S.Khatian Nos.596 & 597, Holding No.1601 Kalitala, Ward No.29, under Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas(hereinaftr called the said premises)

AND WHEREAS On 27th day of September. 2013 , One Sri Gopi Charan Mondal, Sri Nitai Chandra Mondal(Principal No.1 herein), Sri Swapan Mondal @ Swapan Kumar Mondal(Principal No.2 herein) & Smt. Ujjala Mondal(Principal No.3 herein) had entered into a Development Agreement in regard to all that piece and parcel of Land measuring 67.25 decimals (the split up of the land being :- 26.25 decmals equivalent to more or less 15 cottahs 14 Chattaks 4 Sq.ft. of R.S.Dag No.879(P), R.S.Khatian o.596 plus 17 decimals equivalent to more or less 10 cottahs 4Chattaks 25 Sq.ft. of R.S.Dag no.880, R.S. Khatian No. 597 plus 24 decimals equivalent to more or less 14 cottahs 8 chattaks 14 sq.ft. of R.S.Dag No.883, R.S.Khatian no. 597) along with structure standing thereon situated and lying at Mouza-Barhansfartabad, J.L.No.47, Holding Nos. 1951, 1601,1764 Kalitala Garia Station Road, Police Station Sonarpur under Ward No. 29of Rajpur-Sonarpur Municipality

Sub-Registrar, District Sub-Registrar,
Garia South 24 Parganas

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on terms conditions therein contained with PROGRESSIVE CO-ORDINATORS a Partnership Firm which was duly registered at D.S.R.-IV, Alipore on 27/09/2013 and recorded in Book No.I, being No.7651 for the year 2013.

AND WHEREAS the said Sri Gopi Charan Mondal, Sri Nitai Chandra Mondal(Principal No.1 herein), Sri Swapan Mondal @ Swapan Kumar Mondal(Principal No.2 herein) & Smt. Ujjala Mondal(Principal No.3 herein) executed a Development Power of Attorney in favour of PROGRESSIVE CO-ORDINATORS being represented by its two Partners, nemely SRI BIJOY MONDAL and SRI DIPANKR NASKAR, on 27/09/2013 registered at D.S.R.-IV, Alipore and recorded in Book No.I, C.D.Volume No.39, Pages-3026 to 3045, being No.07652 for the year 2013.

AND WHEREAS also on 27 th day of September , 2013 , Sri Nitai Chandra Mondal(Principal No.1 here in) & Sri Swapan Mondal @ Swapan Kumar Mondal(Principal No.2 herein) had entered into a Development Agreement in regard to to all that piece and parcel of Land measuring more or less 22 decmals equivalent to more or less 13 Cottahs 2 chattaks 28 Sq.ft.of R.S.Dag No.937, R.S.Khatian No.596 along with structure standing thereon situated and lying at Mouza-Barhansfartabad, J.L.No.47, under Ward No. 29 of Rajpur-Sonarpur Municipality,on terms conditions therein contained with PROGRESSIVE CO-ORDINATORS a Partnership Firm which was duly registered at D.S.R.-IV, Alipore on 27/09/2013 and recorded in Book No.I, being No.7649 for the year 2013

AND WHEREAS the said Sri Nitai Chandra Mopdal(Principal No.1 herein) & Sri Swapan Mondal @ Swapan Kumar Mondal(Principal No.2 herein) executed a Development Power of Attorney in favour of PROGRESSIVE CO-ORDINATORS being represented by its two Partners, nemely SRI BIJOY MONDAL and SRI DIPANKR NASKAR, on 27/09/2013 registered at D.S.R.-IV, Alipore and recorded in Book No.I, C.D.Volume No.39, Pages- 3007 to 3025, being No.07650 for the year 2013.

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AND WHEREAS the said SRI GOPI CHARAN MONDAL,SRI NITAI CHANDRA MONDAL(Principal No.1 herein), SRI SWAPAN, MONDAL @ SWAPAN KUMAR MONDAL (Principal No.2 herein) and SMT. UJJALA MONDAL(Principal No.3 herein) amalgamated the holding Nos. 1951, 1601 & 1764 Kalitala ,Garia Station Road,Ward No.29, under Rajpur -Sonarpur Municipality regarding the land measuring more or less 89.25 decimals equivalent to more or less 53 Cottahs 13 Chattaks 26 Sq.ft. into one holding by two separate registered deed gift on 8/4/2014, registered at Sonarpur A.D.S.R.office and recorded in Book No.I,C.D.Volume No.7, Pages-4750 to 4767, being No.03503 for the year 2014 and Book No.I,C.D.Volume No.7, Pages-4731 to 4749, being No.03504 for the year 2014.

AND WHEREAS after amalgamation of three holdings into one holding, their names in the Assessment Register of the Rajpur-Sonarpur Municipality in respect of the aforesaid 89.25 decimals equivalent to more or less 53 Cottahs 13 Chattaks 26 Sq.ft situated and lying at Mouza-Barhansfartabad, J.L.No.47 comprising in R.S.Dag Nos. 879, 880, 883 & 927 appertaining to R.S.Khatian Nos 596 & 597 and paying taxes regularly in their names to the said office of the Rajpur-Sonarpur Municipality in respect of the above mentioned landed property now being known numbered and distinguished as the Holding No.1601 Kalitala Garia Station Road, P.S.Sonarpur, Kolkata-700 084, Ward No.29, under the limits of the Rajpur-Sonarpur Municipality, District-South 24-Parganas.

AND WHEREAS thus the said Gopi Charan Mondal, Sri Nitai Chandra Mondal, (Principal No.1 herein), Sri Swapan Kumar Mondal alias Swapan Mondal (Principal No.2 herein),and Smt. Ujjala Mondal(Principal No.3 herein) are lawfully seized and possessed of or otherwise well and sufficiently entitled to all that land measuring more or less 89.25 decimals equivalent to more or less 53 Cottahs 13 Chattaks 26 Sq.ft.siutated and lying at Mouza-Barhansfartabad, J.L.No.47, R.S.No.7, Touzi No.109, Pargana-Medanmolla, P.S. & A.D.S.R.office at Sonarpur, comprising in R.S.Dag Nos.879, 880, 883 & 937, appertining

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to R.S.Khatian Nos.596 & 597, Holding No.1601 Kalitala, Ward No.29, under Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas.

AND WHEREAS at the time of sanctoned building plan , the said Developer on be half of the owners executed a Boundary declaration regarding the land measuring more or less 51 Cottahs 6 Chattaks 40 Sq.ft. instead of 53 Cottahs 13 Chattaks 26 Sq.ft. of land at Holding No.1601 Kalitala, Ward No.29, under Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas registered at Garia A.D.S.R.office and recorded in Book No.IV,C.D. Volume No.1, Pages- 974 to 984, being No.96 for the year 2015

AND WHEREAS a building plan was sanctioned regarding the land measuring more or less 51 Cottahs 6 Chattaks 40 Sq.ft. at Holding No.1601 Kalitala, Ward No.29, under Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas Vide Sanction Plan No.297/CB/29/34 dated 14/05/2015 for construction of (G+IV) storied building by the authority of Rajpur-Sonarpur Municipality.

AND WHERREAS during subsistence of the said Development Agreement dated 27-09-2013 vide Deed No. 7651 for the year 2013 the said Gopi Charan Mondal died intestate on 11-07-2014 leaving behind him wife, SMT. UJJALA MONDDAL(Principal No.3 herein) , one Son, SRI SIDDHESHWAR MONDAL(Principal No.4 herein) & one daughter, SMT. NILIMA SARDAR(Principal No.5 herein) as his sole legal heirs and successors.

AND WHEREAS upon demise of said Gopi Charan Mondal , one Confirmation of Agreement /or Supplemental Agreement was executed between the Principal Nos. 3 to 5 herein and the Developer on 7- 01-2016 in reference of the said Principal Development Agreement dated 27-09-20013(vide No.7651 for the year 2013) in the matter of development of the property as aforesaid.

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3 MAY 2018

AND WHEREAS the said Principal No.3 executed a deed of gift on 02/02/2016 in favour Chairman Rajpur-Sonarpur Municipality regarding her share of the land measuring more or less 10 cottahs out of 26.25 decimals equivalent to more or less 15 Cottahs 14 chattaks 4 Sq.ft. of R.S.Dag No.879, R.S.Khatian No.596, registered at A.D.S.R.Garia and recorded in Book No.I, Volume No.1629-2016, Pages- 6318 to 6337, being No.00301 for the year 2016.

AND WHEREAS after Muncipal gift and also land of road deduct, the Principals became the joint owners of actual possession of 41 cottahs of land more or less (the split up of the land being :-3 Cottahs 23 Sq.ft. of R.S.Dag No.879, R.S.Khatian No.596 plus 10 cottahs 4 Chattaks 25 Sq.ft. of R.S.Dag No.880, R.S.Khatian No.597 plus 14 cottahs 8 Chataks 14 Sq.ft. of R.S.Dag No.883, R.S.Khatian No.597 plus 13 Cottahs 2 Chattaks 28 Sq.ft. of R.S.Dag No.927, R.S.Khatian No.596) siutated and lying at Mouza-Barhansfartabad, J.L.No.47, R.S.No.7, Touzi No.109, Pargana-Medanmolla, P.S. at Sonarpur, A.D.S.R.office at Garia comprising in R.S.Dag Nos.879, 880, 883 & 937, appertining to R.S.Khatian Nos.596 & 597, Holding No.1601 Kalitala, Ward No.29, under Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas and also mutated their names in Municipal office and paid the tax up to date(hereinafter called the Said Premises).

AND WHEREAS after Municipal gift, the said Developer on be half of the Principals obtained a revised Sanctioned building plan on the said premises on 6/7/2017 vide revised sanctioned plan No.96/Rev./CB/29/43 for constriction of (G+VII) and also (G+IV) storied building in three block for residential purposes and has been named " PROGRESSIVE PARADISE"

AND WHEREAS thus the said Principal herein became the absolute joint owners of acutal position and physical possession of ALL THAT piece and parcel of land

Additional District Sub Registrar,
Fatehpur Sikri at Fatehpur

03 MAY 2016

measuring more or less 41 Cottahs alongwith revised sanctioned plan No.96/Rev./CB/29/43 for construction of (G+VII) and also (G+IV) storied building siutated and lying at Mouza-Barhansfartabad, J.L.No.47, R.S.No.7, Touzi No.109, Pargana-Medanmolla, P.S. at Sonarpur, A.D.S.R.office at Garia comprising in R.S.Dag Nos.879, 880, 883 & 937, appertining to R.S.Khatian Nos.596 & 597, Holding No.1601 Kalitala, Ward No.29, under Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas(hereinaftr called the said premises)

AND WHEREAS A deed of confirmation of allocation exexuted on 28/12/2017 between the Principals and the Developer for demarcation of allotment of flats, carparking spaces and other spaces as per sanctioned building plan No.96/Rev./CB/29/43 dated 09/07/2017, for construction of (G+VII) and also (G+IV) storied building in three block of the building namely PROGREESSIVE PARADISE at Holding No.1601 Kalitala, Ward No.29 of Rajpur-Sonarpur Municipality, P.S.Sonarpur, District-South 24-Parganas, Kolkata-700084 as per Development Agreement dated 27/09/2013(vide deed Nos.7649 & 7651 for the year 2013).

AND WEREAS we, Principals herein entered into two registered Joint Venture Agreement on 27/9/2013 vide deed Nos.7649 & 7651 for the year 2013 and also deed of confirming agreement of owners' and developer on 28/12/21017 as per Sanctioned building plan of the said Premises as mentioned above with **PROGRESSIVE CO-ORDINATORS**, one One Gopi Charan Mondal, one of the Co-owner died the said prevous Development Power of attotney automatically cancelled and the said Developer approach all the Owners, i.e. Principals herein including the legal heirs of the Late Gopi Charan Mondal to execute a new Development Power of Attorney in favour of Developer and all the Owners, i.e. Principals herein agreed to execute a fresh development Power of attorney in favour of Developer to construct a multi-storied building of the said premises as mentioned above.

AND WHEREAS for the purpose of carriying outsaid construction and to deal

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with the said Premises in respect of developer's allocation as mentioned above we do hereby constitutute appoint and nominate **PROGRESSIVE CO-ORDINATORS** (having Income Tax PAN AAHFP4023C), a Partnership Firm within the meaning of The Indian Partnership Act, 1932, having office at Deadbar Place, Garia Station Road, P.O Garia, P.S.Sonarpur kolkata-700 084. being represented being represented by its Partners viz., **(1) SRI BIJOY MONDAL** (having Income Tax PAN ATAPM1710E), son of Sri Badal Mondal, **(2) SRI DIPANKAR NASKAR** (having Income Tax PAN ADBPN6091L), son of Late Kashi Nath Naskar, (3) SRI LALIT MONDAL (having Income Tax PAN BNSPM5714P), son of Late Pasupati Mondal, (4) SRI ANUP KAYAL (having Income Tax PAN DAEPK7959D), son of Sri Adhir Kayal, (5) SRI DEBASISH GAYEN (having Income Tax PAN AGOPG5550P), son of Sri Satyendra Nath Gayen, (6) SRI BISWANATH GAYEN (having Income Tax PAN AVCPG9418K), son of Sri Rabin Gayen (7) SRI TUSHAR MONDAL (having Income Tax PAN BLBPM3051Q), son of Late Anil Chandra Mondal, (8) SRI RAJU MONDAL (having Income Tax PAN RDGPM7754A), son of Sri Gopal Chandra Mondal and (9) SRI CHANDAN NASKAR (having Income Tax PAN AOAPN1666H), son of Sri Lakshmi Kanta Naskar, all by faith Hindu, by Nationality Indian, by occupation Business, all residing at Garia Station Road, Kalitala, Post Garia, Kolkata - 700 084, Police Station Sonarpur, District South24-Parganas **to acts severally and/or singly and/or ,individually i.e. represented by its Authorised Signatorys Partners, namely (1) SRI BIJOY MONDAL** (having Income Tax PAN ATAPM1710E), son of Sri Badal Mondal, **(2) SRI DIPANKAR NASKAR**(having Income Tax PAN ADBPN6091L), son of Late Kashi nath Naskar, both by faith Hindu, by Nationality Indian, by occupation Business, residing at residing at Garia Station Road, Kalitala, Post office at Garia, Police Station Sonarpur, Kolkata-700084, District South 24-Parganas, being the Partners of **PROGRESSIVE CO-ORDINATORS** as our Constituted and lawful " ATTORNEY or AGENT" to act to do 'inter-alia' the following acts, deeds and things in respect of the said Premises as mentioned above

1) To look after, manage, protect and supervise properly our above mentioned said

Additional District Sub-Registrar,
South Sonar Jo Parganas

Premises and accordingly for us and on our behalf which we could do personally.

2) To represent us before all authorities, Municipality, court of law and all Govt. office or offices of the local bodies wherever our personal presence is necessary in connection with the above mentioned said premises and to appear for and represent us before all courts, Civil, Criminal or revenue original, revisional or appellate and to sign, verify and file plaint, written statements and petition and also present appeals in any court and to accept service of summons, notices and other process of law. to appoint , engage on our behalf advocate or solicitors wherever our attorney shall think proper and to do so and to discharge and or terminate his or their appointment.

3) To sign the completion building plan on behalf of us and also erect multi-storied building on the said premises as mentioned above as per Sanctioned building Plan and also to take measurement of the said premises by its surveyor as may be required to erect the buildings

4) To prepare any supplimentary or modified plan for the building and submit the same before the authority concern for its approval or sanction after signing the same, if required.

5) To sign and execute all sale deeds, mortgage, neogotiate sale agreement for developers allocations only , papers, plaints, petitions written statements, verifications, vokalatnamas, warrant of attorney and all other writtings in connection with the above mentioned said premises,

6) To sign all other petition, forms, applications, document and declaration before the office of the Rajpur-Sonarpur Municipality , KMDA, CIT etc or like other office which will be required for constructing the building and/or bring connection thereto.

7) To represent us before all private or public offices including the offices of urba

Additional District Sub-Registrar,
Garia South 24 Parganas

03 MAY 2018

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Garia South 24 Parganas

03 MAY 2018

Land Ceiling, Income Tax, Bank, sale tax, registration offices and Municipal, K.M.D.A., Municipality etc as and when will be required by our said attorney.

8) To take delivery of the approval plan from the authority concern and also to bring water, gas, telephone, sewerage and electric connection from the respective offices concern to the said property on our behalf.

9) To start constructuon of the building on the said premises as mentioned above and for that purpose to store bricks, cements and other building meterials on the said property and to erect temporary structures for the watchman or darwans on the said premises.

10). To appoint architect, labours, contractors,suppliers and other man which be required for construction the multi storied building.

11). To negotiate and sign agreements and/or conveyances to sell and transfer in respect of flats, shop/s, carparking space of the Developer's allocation in the said multi storied building to be constructed on the said premises together with undivided proportionate share in the land in respect of Developer's allocation thereof to any intending purchaser/s at or for the consideration to be fixed by our said attorney at its own discretion.

12.) For construction of the aforesaid flats, shops, carparking spaces all our said attorney shall have right to advertise and negotiate with the intending purchaser/s and enter into agreements/ conveyances for sale of the said flats, shops, carparking spaces and other spaces and land on the said premises and respective the consideration or part thereof towards advance or entire consideration from them against proper receipts, in respect of Developer's allocation only.

13.) To execute the deed of conveyances in favour of the said intending purchaser/s in respect of the flats, shops, carparking spaces proportionate share of land on the said

Sub-Registrar,
Garia South 24 Parganas

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premises to be constructed thereon and present the same for registration before the concerned registration offices in our names and on our behalf after receiving the entire consideration money from them in respect of Developer's Allocation only.

14). To appear and represent us before all authorities including those under Municipality, B.L.& L.R.O for fixation and finalisation of annual valuation, sanction Plan , mutation ,amalgamation /combination and/or any other necessary formalities in respect of the said premises and for that to sign, execute and submit all necessary papers, documents and to do all other acts, deeds and things to which our said attorneys may deem fit and proper.

15) .To commence, prosecute , endorse, answer, defend or opposs all action or other legal proceedings and demand touching any of the matters concerning the said premises or any requisition and/or tenancies to receive award and compensations in respect of the said premises or any part thereof and if required to compromise , settle , refer to arbitration, abandan, submit to judgement or in any such action or proceedings before any court , civil or criminal or revenue including rent controller.

16). To apply for and represent us before the competent authorities Urban Land(ceiling and regulation)Act, 1976 and all Govt. Authorities and local and public bodies,in case of necessity.

17). To engage and appoint any solicitor, advocate or advocates or councils to act and plead and otherwise conduct the said case whenever our said attorney/s think proper to do so.and the attorney can mortgage to any financial instituted of the Developer's allocation only to obtain loan.

18). To sign declares and /or affirm any plaint, written statements, petitions including those under Articles 226 of the constitution of India, Affidavid, cerification, vokalatnamas, warrant of attorney, memorandum of appeal or any other documents or paper for pleadings in any proceedings in any way connected with the said Premises.

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Garia South 24 Parganas

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19). To sign and execute all other deeds , instruments and assurances which they 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 premises and /or proportionate share in the land in respect of the constructed or to be constructed areas flats, shops, carparking spaces and other spaces proposed on the said premises in respect of Developer's allocation.

20). For all or any other purposes hereinabove stated to appear and represent as before all authorities having jurisdiction and to sign , execute and submit all papers .

AND GENERALLY to do, execute and perform any other act or acts, deed or deeds, matter or matters and thing or things whatsoever which in the opinion of our said attorney or ought to be done executed and performed in relation to all our affairs as fully and effectually as ourselves could do the same AND we do hereby agree and undertake to ratify and confirm all and whatsoever other Act or acts our said attorney shall lawfully do execute to perform or cause to be done in connection with the such act or acts of the said Premises and for any other purposes under and by virtue of this power.

Additional District Sub Registrar,
Diamond Harbour, South 24 Parganas

IN WITNESS WHEREOF We, the Executants herein have hereunto put our signatures on 3rd day May 2018

WITNESSES:-

1. Milan Mondal
S/o- Swapan Mondal
Garia Station Road
Kolkata, Kol-84.

2 Sathi Kar (Adv)
Baruipur civil court

1. Swapan Mondal alias Swapan Kumar Mondal
2. Nitai Chandra Mondal
3. Vitala Mondal
4. Siddhartha Mondal
5. Nilima Sardar

SIGNATURE OF THE EXECUTANNTS

PROGRESSIVE CO-ORDINATORS
Bijoy Mondal
Partner

PROGRESSIVE CO-ORDINATORS
Dipankar Naskar
Partner

SIGNATURE OF THE ATTORNEY

Drafted by me:

TARUN KANTI CHAKRABARTI

Advocate, (F.No.853/95)

Baruipur Civil Court.

Printed by :
Sonarpur.Kolkata-700 150.

Additional District Sub-Registrar,
Garia South 24 Parganas

03 MA 2007

	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Left Hand					
Right Hand					

Name NITAI CHANDRA MONDAL

Signature Nitai Chandra Mondal

	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Left Hand					
Right Hand					

Name SWAPAN MONDAL

Signature Swapan Mondal alias Swapan Kumar Mondal

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Left Hand					
Right Hand					

Name UJJALA MONDAL

Signature Ujjala Mondal

	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
Left Hand					
Right Hand					

Name SIDDESHWAR MONDAL

Signature Siddeshwar Mondal

Additional District Judge Rampur
Code Under 38 Rule 5

03 MAY 2019

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Left Hand					
Right Hand					

Name NILIMA SARDAR

Signature Nilima Sardar

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Left Hand					
Right Hand					

Name BIJOY MONDAL

Signature Bijay Mondal

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Left Hand					
Right Hand					

Name DIPANKAR NASKAR

Signature Dipankar Naskar

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Photo	Left Hand					
	Right Hand					

Name

Signature

Additional District Sub-Registrar,
Garia South 24 Parganas

03 MAY 2018

Major Information of the Deed

Deed No :	I-1629-02037/2018	Date of Registration	04/05/2018
Query No / Year	1629-0000537989/2018	Office where deed is registered	
Query Date	02/04/2018 7:23:25 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tarun Kanti Chakrabarti Barulipur Civil Court,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9831595331, Status :Advocate		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 20,20,000/-		Rs. 7,76,53,770/-	
Stamp duty (Paid SD)		Registration Fee Paid	
Rs. 75,020/- (Article:48(g))		Rs. 21/- (Article E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza Barhans Fartabad, Ward No: 29, Holding No:1601, Kalitala Main Road

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	RS-879	RS-596	Bastu	Bastu	3 Katha 23 Sq Ft	5,00,000/-	57,40,323/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	RS-880	RS-597	Bastu	Bastu	10 Katha 4 Chatak 25 Sq Ft	5,00,000/-	1,94,71,669/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L3	RS-883	RS-597	Bastu	Bastu	14 Katha 8 Chatak 14 Sq Ft	5,00,000/-	2,74,89,388/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		TOTAL :			45.9296Dec	15,00,000 /-	527,01,580 /-	

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Garia Station Road, Mouza Barhans Fartabad, Holding No:1601, Kalitala main Road

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
L4	RS-937	RS-596	Bastu	Bastu	13 Katha 2 Chatak 28 Sq Ft	5,00,000/-	2,49,22,940/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
	Grand Total :				67.65Dec	20,00,000 /-	776,24,520 /-	

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	100 Sq Ft.	20,000/-	29,250/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	100 sq ft	20,000 /-	29,250 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Mr Nitai Chandra Mondal Son of Late Jatindra Nath Mondal Executed by: Self, Date of Execution: 03/05/2018 , Admitted by: Self, Date of Admission: 03/05/2018 ,Place : Office	 03/05/2018	 LTI 03/05/2018	Nitai chandra Mondal 03/05/2018
	Kalitala,Garia Station Road, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CBMPM2353R, Status :Individual, Executed by: Self, Date of Execution: 03/05/2018 , Admitted by: Self, Date of Admission: 03/05/2018 ,Place : Office			
2	Name	Photo	Fringerprint	Signature
	Mr Swapan Mondal, (Alias: Mr Swapan Kumar Mondal) Son of Late Yatin Mondal Executed by: Self, Date of Execution: 03/05/2018 , Admitted by: Self, Date of Admission: 03/05/2018 ,Place : Office	 03/05/2018	 LTI 03/05/2018	Swapan Mondal Swapan Kumar Mondal 03/05/2018
	Kalitala, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BJXPM4920N, Status :Individual, Executed by: Self, Date of Execution: 03/05/2018 , Admitted by: Self, Date of Admission: 03/05/2018 ,Place : Office			

	Name	Photo	Fringerprint	Signature
	Mrs Ujjala Mondal Wife of Late Gopi Charan Mondal Executed by: Self, Date of Execution: 03/05/2018 , Admitted by: Self, Date of Admission: 03/05/2018 ,Place : Office	 03/05/2018	 LTI 03/05/2018	03/05/2018

Kalitala, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BZBPM5351D, Status :Individual, Executed by: Self, Date of Execution: 03/05/2018
, Admitted by: Self, Date of Admission: 03/05/2018 ,Place : Office

	Name	Photo	Fringerprint	Signature
4	**Mr Siddeshwar Mondal** Son of Late Gopi Charan Mondal Executed by: Self, Date of Execution: 03/05/2018 , Admitted by: Self, Date of Admission: 03/05/2018 ,Place : Office	 03/05/2018	 LTI 03/05/2018	03/05/2018

Kalitala, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUVPM2175K, Status :Individual, Executed by: Self, Date of Execution: 03/05/2018
, Admitted by: Self, Date of Admission: 03/05/2018 ,Place : Office

	Name	Photo	Fringerprint	Signature
5	**Mrs Nilima Sardar** Wife of Mr Sarajit Sardar Executed by: Self, Date of Execution: 03/05/2018 , Admitted by: Self, Date of Admission: 03/05/2018 ,Place : Office	 03/05/2018	 LTI 03/05/2018	03/05/2018

103/1 Briji East, Near Khudiram Metro,, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 ,Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ETTPS5359Q, Status :Individual, Executed by: Self, Date of Execution: 03/05/2018
, Admitted by: Self, Date of Admission: 03/05/2018 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Progressive Co Ordinators** 4833,Deodar Place, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: AAIFP4023C, Status :Organization, Executed by: Representative

Major Information of the Deed :- I-1629-02037/2018-04/05/2018

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	**Mr Bijoy Mondal (Presentant)** Son of Mr Badal Mondal Date of Execution - 03/05/2018, , Admitted by: Self, Date of Admission: 03/05/2018, Place of Admission of Execution: Office	 May 3 2018 1:59PM	 LTI 03/05/2018	Bijoy Mondal 03/05/2018
	Garia Station Road, Kalitala, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.:: ATAPM1710E Status : Representative, Representative of : Progressive Co Ordinators (as Partner and also duly empowered other partners)			
	Name	Photo	Finger Print	Signature
2	**Mr Dipankar Naskar** Son of Late Kashinath Naskar Date of Execution - 03/05/2018, , Admitted by: Self, Date of Admission: 03/05/2018, Place of Admission of Execution: Office	 May 3 2018 2:07PM	 LTI 03/05/2018	Dipankar Naskar 03/05/2018
	Garia Station Road, Kalitala, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.:: ADBPN6091L Status : Representative, Representative of : Progressive Co Ordinators (as Partner and also duly empowered other partners)			

Identifier Details :

Name & address	
Mr Tarun Kanti Chakrabarti Son of Late M.K. Chakrabarti Baruipur Civil Court, P.O:- Baruipur, P.S:- Baruipur, Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Nitai Chandra Mondal, Mr Swapan Mondal, Mrs Ujjala Mondal, Mr Siddeshwar Mondal, Mrs Nilima Sardar, Mr Bijoy Mondal, Mr Dipankar Naskar	03/05/2018

Major Information of the Deed :- I-1629-02037/2018-04/05/2018

Endorsement For Deed Number : I - 162902037 / 2018

On 03-05-2018

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

Presented for registration at 15:51 hrs on 03-05-2018, at the Office of the A.D.S.R. GARIA by Mr Bijoy Mondal ,

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 7,78,53,770/-

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

Execution is admitted on 03/05/2018 by 1. Mr Nitai Chandra Mondal, Son of Late Jatindra Nath Mondal, Kalitala,Garia Station Road, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mr Swapan Mondal, Alias Mr Swapan Kumar Mondal Son of Late Yatin Mondal, Kalitala, Garia Station Road, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Mrs Ujjala Mondal, Wife of Late Gopi Charan Mondal, Kalitala, Garia Station Road, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 4. Mr Siddeshwar Mondal, Son of Late Gopi Charan Mondal, Kalitala, Garia Station Road, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 5. Mrs Nilima Sardar, Wife of Mr Sarajit Sardar, 103/1 Brij East, Near Khudiram Metro,, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr Tarun Kanti Chakrabarti, , , Son of Late M.K. Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-05-2018 by Mr Bijoy Mondal, Partner and also duly empowered other partners, Progressive Co Ordinators (Partnership Firm), 4833,Deodar Place, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Tarun Kanti Chakrabarti, , , Son of Late M.K. Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Execution is admitted on 03-05-2018 by Mr Dipankar Naskar, Partner and also duly empowered other partners, Progressive Co Ordinators (Partnership Firm), 4833,Deodar Place, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Tarun Kanti Chakrabarti, , , Son of Late M.K. Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Abhijit Bera
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 04-05-2018

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 : 4 (g) of Indian Stamp Act 1899.

Major Information of the Deed :- I-1629-02037/2018-04/05/2018

Endorsement For Deed Number : I - 162902037 / 2018

On 03-05-2018

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

Presented for registration at 15:51 hrs on 03-05-2018, at the Office of the A.D.S.R. GARIA by Mr Bijoy Mondal ,

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 7,76,53,770/-

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

Execution is admitted on 03/05/2018 by 1. Mr Nitai Chandra Mondal, Son of Late Jatindra Nath Mondal, Kalitala,Garia Station Road, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mr Swapan Mondal, Alias Mr Swapan Kumar Mondal, Son of Late Yatin Mondal, Kalitala, Garia Station Road, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Mrs Ujjala Mondal, Wife of Late Gopi Charan Mondal, Kalitala, Garia Station Road, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife, 4. Mr Siddeshwar Mondal, Son of Late Gopi Charan Mondal, Kalitala, Garia Station Road, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 5. Mrs Nilima Sardar, Wife of Mr Sarajit Sardar, 103/1 Brij East, Near Khudiram Metro,, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr Tarun Kanti Chakrabarti, , , Son of Late M.K. Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-05-2018 by Mr Bijoy Mondal, Partner and also duly empowered other partners, Progressive Co Ordinators (Partnership Firm), 4833,Deodar Place, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Tarun Kanti Chakrabarti, , , Son of Late M.K. Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Execution is admitted on 03-05-2018 by Mr Dipankar Naskar, Partner and also duly empowered other partners, Progressive Co Ordinators (Partnership Firm), 4833,Deodar Place, Garia Station Road, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Tarun Kanti Chakrabarti, , , Son of Late M.K. Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Abhijit Bera
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

On 04-05-2018

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 : 4 (g) of Indian Stamp Act 1899.

Major Information of the Deed :- I-1629-02037/2018-04/05/2018

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 0/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/04/2018 12:00AM with Govt. Ref. No: 192018190221261042 on 16-04-2018, Amount Rs: 21/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 23217042018SST6914080897 on 17-04-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 70,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 918, Amount: Rs.5,000/-, Date of Purchase: 16/04/2018, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/04/2018 12:00AM with Govt. Ref. No: 192018190221261042 on 16-04-2018, Amount Rs: 70,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 23217042018SST6914080897 on 17-04-2018, Head of Account 0030-02-103-003-02

Abhijit Bera
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2018, Page from 64374 to 64405

being No 162902037 for the year 2018.

Seal of the Additional District Sub-Registrar, Garia, District South 24 Parganas

Digitally signed by ABHIJIT BERA
Date: 2018.05.04 15:23:02 +05:30
Reason: Digital Signing of Deed

(Abhijit Bera) 04-May-18 3:22:11 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)