2407 I-02298/2018

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

Z 775865

[redacted] admitted to registration. The signature sheet / sheets & the endorsement sheet / sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Sodepur, North 24 Parganas
19 APR 2018

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME that,

No. 3483. Value. 100/-
Date 16.4.2018
Sold to Tapas Chandra Deb.
Address Sealdah Civil Court
Vender

Sealdah Civil Court
ALOKE MUKHERJEE

Seal of the Additional District Sub Registrar, Sodepur, District North 24 Parganas

Additional District Sub-Registrar
Sodepur, North 24-Parganas

19 APR 2018

Sandip Das
S/o Sri Dilip Das
R.K. Pally, Barihati,
P.S. - Khardah, Kol-114,
Occu - Business.

1) SMT. PRATIVA KUNDU , Pan no. - CYDPK6421J Wife of Late Sudhangshu Kumar Kundu , by Religion - Hindu, by Occupation - House wife , **2) SRI SUBIMAL KUNDU** , Pan no. - AXZPK8723G, Son of Late Sudhangshu Kumar Kundu , by Religion - Hindu, by Occupation - Service, **3) SRI SUNIRMAL KUNDU** , Pan no. - CEIPK3047M , by Religion - Hindu, by Occupation - Service, and **4) SMT. SUMITA GUHA RAY** , Pan no. - ARUPG7789D , Wife of Sri Tarun Kumar Guha Ray , Daughter of Late Sudhangshu Kumar Kundu , by Religion - Hindu, by Occupation - House wife , all are residing at present 51/40 , New Colony Road , Paschimpara , P.O.- Rahara , Police Station - Khardah, District - North 24 Parganas, Kolkata - 700 118, hereinafter called and referred to as the **LANDOWNER / EXECUTANT**

.....SEND GREETINGS

A. **We** are the Joint Owner in respect of ALL THAT piece and parcel of land measuring 03 Cotthas 10 Chittaks 08 Square feet Togetherwith old delapidated Building measuring more or less 700 Square feet lying and situated at Holding no. - 51/40 , New Colony Road , Paschimpara , P.O.- Rahara , Police Station - Khardah, District - North 24 Parganas, Kolkata - 700 118 , lying and situates at Mouza - Rahara,, comprised and contained in R.S. Dag no. - 580 & 581 with R.S. Khatian no. - 192 & 193, L.R. Dag no. - 1389 , L.R. Khatian no. - 3336, within the Office of A.D.S.R. at Sodepur, which is more clearly stated and described in the Schedule herein below and hereinafter called and referred to as "**Said Premises**"

B. By a registered Development Agreement on 18/04/2018 , registered in the Office of A.D.S.R. at Sodepur being no. I-152402281. for the year 2018 made between us therein referred to as the Landowners of the One Part and "***Pioneer Associates***" Pan no.. - AAMFP7725R a Partnership Firm, having its Office at Khardah, 12A/1/35 , Khardah Station Road , P.O. + P.S. - Khardah, Dist.- North 24 Parganas, Kolkata - 700 117, therein referred to as the Developer

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Sodepur, North 24-Parganas

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of the Other Part represented by its partners namely 1) **Sri Kanti Ranjan Das** , Pan no. - ADSPD7299P, Son of Late Nalini Kanta Das , by Religion - Hindu , by Occupation - Business , residing at 1 no. Suryasen Nagar, P.O. & P.S. - Khardah , Dist. - North 24 Parganas . Kolkata - 700 117 and 2) **Sri Gopal Das** , Pan no. - AGAPD0725H, Son of Late Narayan Chandra Das, by Religion Hindu, by Occupation Business , residing at "KIRONALAY", Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, (permanent address at 23, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas , Kolkata - 700 115 to develop our Said Premises on the terms and conditions therein mentioned (hereinafter referred to as the "said Development Agreement") and we agreed to grant power of attorney in favour of the said Developer.

C. **In** terms 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.

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSETH

That **We 1) Smt. Prativa Kundu , 2) Sri Subimal Kundu , 3) Sri Sunirmal Kundu and 4) Smt. Sumita Guha Ray** the joint Owners herein , doth hereby nominate, constitute and appoint the said " ***Pioneer Associates"***, to be our true and lawful Attorney, in our names and/or 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

Additional District Sub-Registrar
Sodepur, North 24-Parganas

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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

Sodepur, District

District Sub-Registrar
North 24-Parganas

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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 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 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 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, District Registrars, Sub-Registrars, Registrar of Assurances and Executive Magistrate, any courts and all other officer or officers and authority or authorities in

Additional District Sub Registrar
Sodepur, North 24 Parganas

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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

Additional District Sub-Registrar
Sodepur, North 24-Parganas

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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 I 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 land measuring more or less 03 Cotthas 10 Chittaks 08 Square feet Togetherwith old delapidated Pucca structure measuring more or less 700 Square feet lying and situated at Holding no. - 51/40 , Paschimpara , P.O.- Rahara , Police Station – Khardah, District – North 24 Parganas, Kolkata – 700 118 , lying and situates at Mouza – Rahara,, comprised and contained in R.S. Dag no. – 580 & 581 with R.S. Khatian no. – 192 & 193 , L.R. Dag no. – 1389 , L.R. Khatian no. – 3336, within the Office of A.D.S.R. at Sodepur butted and bounded as follows :-

On the North	:	Dag no - 676
On the South	:	Municipal Road
On the East	:	Dag no. – 597
On the West:	:	H/o Roy Babu

Additional District Sub-Registrar
Sodepur, North 24-Parganas

19 APR 2018

IN WITNESS WHEREOF these presents have been signed by us on this 18th day of April Two Thousand and Eighteen

Signed and delivered by the Owners 1) Smt. Prativa Kundu , 2) Sri Subimal Kundu , 3) Sri Sunirmal Kundu and 4) Smt. Sumita Guha Ray At Kolkata In the presence of:

1 Prativa Kundu

2 Subimal Kundu

3 Sunirmal Kundu

4. Sumita Guha Ray

Varun Kumar Guha Ray
Barishal Pally P.O. Kakara
24. Pgs (N), Kolkata - 700118

Sandip Das
R.K. Pally, Amihati

We gladly accepted the Power of At Attorney

PIONEER ASSOCIATES

Signed and Delivered by the Developer Pioneer Associates . by their Partners At Kolkata in the presence of:

1 Kanchi Ranjan Das.

Partner

2.

Swarup Biswas.
55/1, Nandan Kanan
Belgharia
Kolkata. 700056.

Drafted by

Tapas Chanda
Advocate
Sealdah Civil Court, Kolkata
Enrolment no. - WB/731/1992

Seal of the Additional District Sub Registrar, Sodepur, District North 24 Parganas

Additional District Sub Registrar
North 24 Parganas

9 APR 2018

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

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
 Kanti Ranjan Das.						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Kanti Ranjan Das.

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

Signature : [illegible]

PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
 Pratiba Kundu.						
	Right hand	Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger

Signature : Pratiba Kundu.

Additional District Sub-Registrar
Sodepur, North 24-Parganas

09 APR 2018

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

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

Signature : Subimal Kundu

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

Signature : Sunimal Kundu

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

Signature : Sumita Guha Ray

Sub Registrar, Sodepur, District North 24 Parganas

Sub Registrar

9 APR 2018

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

GOPAL DAS

NARAYAN DAS

24/03/1971

Permanent Account Number

AGAPD0725H

Signature

15092010

If this card is lost / someone's lost card is found, please inform / return to:

Income Tax PAN Service Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, +91-20-2721 8081

स्थाई 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 आयुक्त, प.ब./XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

Kanti Ranjan Das

इस कार्ड के खो / मिल जाने पर कृप्या जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 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
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PIONEER ASSOCIATES

20/02/2010

Permanent Account Number

AAMFP7725R

26/07/2011

PIONEER ASSOCIATES

Partner

यह कार्ड खोने / पाने पर कृपया सूचित करें / लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी एल
सीनरी सफीर, तृतीय मंजिल,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे – 411045

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91 20 2721 8080 Fax: 91 20 2721 8081
e-mail: tinfo@nsdl.co.in

Prativa Kundu.

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT. OF INDIA

SUBIMAL KUNDU

SUDHANGSHU KUMAR KUNDU

21/11/1965

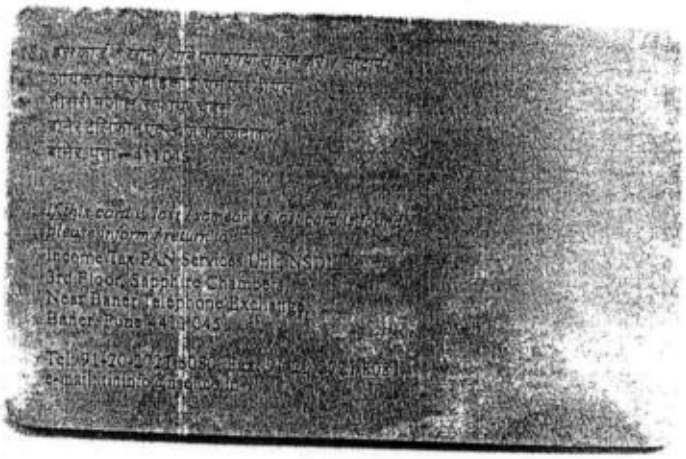
Permanent Account Number

AXZPK8723G

Signature

Subimal Kundu

Sunirmal Kundu



Sumita Guha Ray

Major Information of the Deed

Deed No :	I-1524-02298/2018	Date of Registration	19/04/2018
Query No / Year	1524-1000112783/2018	Office where deed is registered	
Query Date	18/04/2018 3:35:37 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Gopal Das Sasadhar Tarafder Road,Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9123898230, 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	
Rs. 2,00,000/-		Rs. 55,33,740/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152402281/2018 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: New Colony Road (Khardaha Municipality), Mouza: Rahara

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1389	LR-3336	Bastu	Bastu	3 Katha 10 Chatak 8 Sq Ft	1,00,000/-	50,08,740/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
	Grand Total :				**5.9996Dec**	1,00,000 /-	**50,08,740 /-**	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1,00,000/-	5,25,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	**700 sq ft**	**1,00,000 /-**	**5,25,000 /-**	

Additional District Sub Registrar, Sodepur, District North 24 Parganas

ncipal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringerprint	Signature
	Mrs PRATIVA KUNDU Wife of Late SUDHANGSHU KUMAR KUNDU Executed by: Self, Date of Execution: 18/04/2018 , Admitted by: Self, Date of Admission: 19/04/2018 ,Place : Office	 19/04/2018	 LTI 19/04/2018	Prativa Kundu 19/04/2018
	51/40, NEW COLONY ROAD, PASCHIMPARA, P.O:- RAHARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CYDPK6421J, Status :Individual, Executed by: Self, Date of Execution: 18/04/2018 , Admitted by: Self, Date of Admission: 19/04/2018 ,Place : Office			
2	Name	Photo	Fringerprint	Signature
	Mr SUBIMAL KUNDU (Presentant) Son of Late SUDHANGSHU KUMAR KUNDU Executed by: Self, Date of Execution: 18/04/2018 , Admitted by: Self, Date of Admission: 19/04/2018 ,Place : Office	 19/04/2018	 LTI 19/04/2018	Subimal Kundu 19/04/2018
	51/40, NEW COLONY ROAD, PASCHIMPARA, P.O:- RAHARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXZPK8723G, Status :Individual, Executed by: Self, Date of Execution: 18/04/2018 , Admitted by: Self, Date of Admission: 19/04/2018 ,Place : Office			
3	Name	Photo	Fringerprint	Signature
	Mr SUNIRMAL KUNDU Son of Late SUDHANGSHU KUMAR KUNDU Executed by: Self, Date of Execution: 18/04/2018 , Admitted by: Self, Date of Admission: 19/04/2018 ,Place : Office	 19/04/2018	 LTI 19/04/2018	Sunirmal Kundu 19/04/2018
	51/40, NEW COLONY ROAD, PASCHIMPARA, P.O:- RAHARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CEIPK3047M, Status :Individual, Executed by: Self, Date of Execution: 18/04/2018 , Admitted by: Self, Date of Admission: 19/04/2018 ,Place : Office			

Additional District Sub Registrar, Sodepur, District North 24 Parganas

Major Information of the Deed :- I-1524-02298/2018-19/04/2018

Name	Photo	Fringerprint	Signature
Mrs SUMITA GUHA RAY Wife of Mr TARUN KUMAR GUHA RAY Executed by: Self, Date of Execution: 18/04/2018 , Admitted by: Self, Date of Admission: 19/04/2018 ,Place : Office	 19/04/2018	 LTI 19/04/2018	Sumita Guha Ray 19/04/2018

51/40, NEW COLONY ROAD, PASCHIMPARA, P.O:- RAHARA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ARUPG7789D, Status :Individual, Executed by: Self, Date of Execution: 18/04/2018
, Admitted by: Self, Date of Admission: 19/04/2018 ,Place : Office

Attorney Details :

Sl-No	Name,Address,Photo,Finger print and Signature
1	**PIONEER ASSOCIATES** 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	Name / Photo / Finger Print / Signature

Name	Photo	Finger Print	Signature
Mr KANTI RANJAN DAS Son of Late NALINI KANTA DAS Date of Execution - 18/04/2018, , Admitted by: Self, Date of Admission: 19/04/2018, Place of Admission of Execution: Office	 Apr 19 2018 1:27PM	 LTI 19/04/2018	Kanti Ranjan Das 19/04/2018

1NO. 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

Name	Photo	Finger Print	Signature
Mr GOPAL DAS Son of Late NARAYAN CHANDRA DAS Date of Execution - 18/04/2018, , Admitted by: Self, Date of Admission: 19/04/2018, Place of Admission of Execution: Office	 Apr 19 2018 1:21PM	 LTI 19/04/2018	19/04/2018

Major Information of the Deed :- I-1524-02298/2018-19/04/2018

KIRONALAY, 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 & address	
Mr Sandip Das Son of Mr Dilip Das R K Pally, P.O:- Panihati, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700114, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mrs PRATIVA KUNDU, Mr SUBIMAL KUNDU, Mr SUNIRMAL KUNDU, Mrs SUMITA GUHA RAY, Mr KANTI RANJAN DAS, Mr GOPAL DAS	
Sandip Das	19/04/2018

Transfer of property for L1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs PRATIVA KUNDU	PIONEER ASSOCIATES-1.4999 Dec
2	Mr SUBIMAL KUNDU	PIONEER ASSOCIATES-1.4999 Dec
3	Mr SUNIRMAL KUNDU	PIONEER ASSOCIATES-1.4999 Dec
4	Mrs SUMITA GUHA RAY	PIONEER ASSOCIATES-1.4999 Dec
Transfer of property for S1		
Sl.No	**From**	**To. with area (Name-Area)**
1	Mrs PRATIVA KUNDU	PIONEER ASSOCIATES-175.00000000 Sq Ft
2	Mr SUBIMAL KUNDU	PIONEER ASSOCIATES-175.00000000 Sq Ft
3	Mr SUNIRMAL KUNDU	PIONEER ASSOCIATES-175.00000000 Sq Ft
4	Mrs SUMITA GUHA RAY	PIONEER ASSOCIATES-175.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: New Colony Road (Khardaha Municipality), Mouza: Rahara

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1389(Corresponding RS Plot No:- 580/ 581), LR Khatian No:- 3336	Owner:শুধাংশু কুমার কুণ্ডু, Guardian:রাম চন্দ্র কুণ্ডু, Address:নিজ (পশ্চিম পাড়া), Classification:বাস্তু, Area:0.06000000 Acre,

Major Information of the Deed :- I-1524-02298/2018-19/04/2018

Endorsement For Deed Number : I - 152402298 / 2018

On 19-04-2018

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:06 hrs on 19-04-2018, at the Office of the A.D.S.R. SODEPUR by Mr SUBIMAL KUNDU , 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 55,33,740/-

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

Execution is admitted on 19/04/2018 by 1. Mrs PRATIVA KUNDU, Wife of Late SUDHANGSHU KUMAR KUNDU, 51/40, NEW COLONY ROAD, PASCHIMPARA, P.O: RAHARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife, 2. Mr SUBIMAL KUNDU, Son of Late SUDHANGSHU KUMAR KUNDU, 51/40, NEW COLONY ROAD, PASCHIMPARA, P.O: RAHARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service, 3. Mr SUNIRMAL KUNDU, Son of Late SUDHANGSHU KUMAR KUNDU, 51/40, NEW COLONY ROAD, PASCHIMPARA, P.O: RAHARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Service, 4. Mrs SUMITA GUHA RAY, Wife of Mr TARUN KUMAR GUHA RAY, 51/40, NEW COLONY ROAD, PASCHIMPARA, P.O: RAHARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, 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 19-04-2018 by Mr KANTI RANJAN DAS, PARTNER, PIONEER ASSOCIATES, 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 19-04-2018 by Mr GOPAL DAS, PARTNER, PIONEER ASSOCIATES, 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 3483, Amount: Rs.100/-, Date of Purchase: 16/04/2018, Vendor name: Aloke Mukherjee

Maitreyee Ghosh

Additional District Sub Registrar, Sodepur, District North 24 Parganas

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

Major Information of the Deed :- I-1524-02298/2018,19/04/2018

.ıficate of Registration under section 60 and Rule 69.

.egistered in Book - I

Volume number 1524-2018, Page from 75197 to 75222

being No 152402298 for the year 2018.

Seal of the Additional District Sub Registrar, Sodepur, District North 24 Parganas

Digitally signed by Maitreyee Ghosh
Date: 2018.04.24 14:20:55 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 24-04-2018 14:19:26
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)