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1-1138/17



1/11/17 प्रश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 862723

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document, for the part of this document.

  
Advt. District Sub-Registrar  
Bidhannagar, Salt Lake City

22 AUG 2017

**DEVELOPMENT POWER AFTER REGISTERED  
DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS THAT, we, [1] SOMENATH NIRMAN PRIVATE LIMITED, [PAN : AATCS4119C] a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, Kolkata - 700102 and represented by its Director : SRI BIKASH MONDAL [PAN : AIJPM7198J] son of Sarat Kumar Mondal, by faith - Hindu, by Nationality - Indian, [2] [1]KEDARNATH NIRMAN PVT. LTD., [PAN : AAFCK2477H] a Private Limited Company incorporated under the Companies Act, 1956,

নং 1490 তাং 09.08.17. 100

জেতার নাম

স্ট্যাম্প ভেদার স্বাক্ষর

বিধান নগর (সল্টলেক সিটি) এ. ডি. এস. আর. ও

মোট স্ট্যাম্প ক্রয় তাং

ফোলিও নং মোট কত টাকা খরিদ

সি.সি. কলকাতা জেলা-মিতা দত্ত

A. G. TRIPATHI  
Advocate  
High Court Calcutta

17 MAY 2017

608000.



Addl. District Sub-Registrar  
Bidhannagar. (Salt Lake City)

A. G. Tripathi  
S/o Late S. A. Tripathi  
AD-293, Rabindra Pally,  
Krishnapur Kol- 700101  
P.S. Bagmati, Dist. (N) 24 Pgs.

22 AUG 2017



having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102 and represented by its Director : **SATHI MONDAL [PAN : AYJPM5732G]** wife of Bikash Mondal, by faith - Hindu, by Nationality - Indian and **[2] CHANDRA SEKHAR NIRMAN PVT. LTD. [PAN : AAFCC3453R]** a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102 and represented by its Director : **SARAT KUMAR MONDAL [PAN : AENPM2492P]** son of Late Abinash Chandra Mondal, by faith - Hindu, by Nationality - Indian, **[3] SMT. ANNAPURNA MONDAL [PAN : CJSPM4833J]** wife of Sri Sarat Kumar Mondal, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Krishnapur, Purba Para, Kolkata - 700102, P.S. Baguiati in the District of North 24 - Parganas, **[4] SRI SARAT KUMAR MONDAL [PAN : AENPM2492P]** son of Late Abinash Chandra Mondal, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Krishnapur, Purbapara, Kolkata - 700102, P.S. Baguiati in the District of North 24 - Parganas, **[5] SRI BIKASH MONDAL [PAN : AIJPM7198J]** son of Sarat Kumar Mondal, by faith - Hindu, by Nationality - Indian, residing at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102, P.S. Baguiati in the District of North 24 - Parganas, **[6] SATHI MONDAL [PAN : AYJPM5732G]** wife of Bikash Mondal, by faith - Hindu, by Nationality - Indian and residing at Krishnapur, Purbapara, P.O. Krishnapur, Kolkata - 700102, P.S. Baguiati in the District of North 24 - Parganas, hereinafter called and referred to as the "**PRINCIPAL/ APPOINTER**" do hereby nominate, constitute and appoint **ANNAPURNA NIRMAN PVT. LTD., [PAN : AALCA4371J]** a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Ghosh Para, P.O. Krishnapur, Kolkata - 700102 and represented by its Director : **BIKASH MONDAL [PAN : AIJPM7198J]** son of Sri Sarat



Addl. District Sub-Registrar  
Bidhannagar, (Salt Lake City)

22 AUG 2017

Kumar Mondal, by faith – Hindu, by Nationality – Indian, hereinafter called and referred to as the **"DEVELOPER"** as the true and lawful Attorney for us, in our names and on our behalf to do and execute and perform or cause to be done executed and performed the acts, deeds and things hereinafter appearing:

WHEREAS, the Principals hereto, are jointly seized and possessed of or otherwise well and sufficiently entitled to **ALL THAT** land homestead land measuring an area of **27 (twenty seven ) Cottahs 14 (fourteen) Chittacks and 18 Square Feet**, be the same a little more or less, along with a temporary structure cement flooring about 500 Sq. Ft., appertaining to **Mouza – Gopalpur**, J.L. No. 2, R. S. No. 140, Touzi No. 2998, New L.R. Khatian Nos. 11743, 11764, 11765, 12298, 21183, 12139, 12133, 21501, 21502, 21503 and 21619 within **Police Station – Airport, Road Anandalok 2<sup>nd</sup> Land**, within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 – Parganas, free from all encumbrances, in the following manner:

Name of Company/ Persons	R. S. Dag No.	R. S. Khatian No.	Area of Land in K – Ch – Sft.
<b>Somnath Nirman Pvt. Ltd.</b>	2844	1680	<u>2.89</u> deci = 01-12-01
	2829	2588	<u>8.00</u> deci = 04-13-26 ( 10.89 deci )
<b>Kedarnath Nirman Pvt. Ltd.</b>	2840	2528	0.41 " = 00-04-00
	2840	2528	6.80 deci = 04-02-00
<b>&amp;</b>	2840	2528	6.80 deci = 04-02-00
<b>Chandra Sekhar Nirman</b>	2828	2707	6.00 deci = 03-09-07
<b>Pvt. Ltd.</b>	2844	2528	= 00-07-03
<b>Annapurna Mondal</b>	2828	232	= 03-00-00
<b>Sarat Kumar Mondal</b>	2839	2876 to 2878	= 03-00-00



Bikash Mondal	2839	2877	=	01-04-26
Sathi Mondal	2839	2876 to 2878	=	01-08-00
Total Land:			=	27-14-18

comprised in R. S. Dag Nos. as follows:

	<u>Cottah</u>	<u>Chittack</u>	<u>Sq. Ft.</u>
R. S. Dag No. 2828 land measuring	06	09	07
R. S. Dag No. 2829 land measuring	04	13	26
R. S. Dag No. 2839 land measuring	05	12	26
R. S. Dag No. 2840 land measuring	08	08	00
R. S. Dag No. 2844 land measuring	02	03	04

and the Principals have absolute right, title and interest to sell, transfer, assign, gift, mortgage etc. at its own desire and absolute discretion.

AND WHEREAS, the Principals have entered into a **Registered Development Agreement dated 18<sup>th</sup> August, 2017** in respect of the aforesaid land and more fully described in the Schedule hereinafter written with the said "**ANNAPURNA NIRMAN PVT. LTD., [PAN : AALCA4371J]**" a Private Limited Company incorporated under the Companies Act, 1956, having its office at Krishnapur, Ghosh Para, P.O. Krishnapur, Kolkata - 700102" being the Developer, on certain terms and conditions recorded therein and the said **Development Agreement has been registered in the office of the ADSR, Bidhannagar, District North 24 - Parganas and recorded in Book No. I, Volume No. 1504-2017, Being (Deed) No. 150401128 for the year 2017.**

AND WHEREAS, with reference to the above Registered Development Agreement for smooth development work, we, the Principals/ Landowners hereto, are appointing the said Developer

as our true, authorized and lawful Attorney in our names and on our behalf to do, exercise and perform all and every or any of the deeds, matter and things as hereinafter appearing:

- (1) To look after, protect, manage, and control my property in our names and on our behalf.
- (2) To appear and represent before the Competent Authorities, Bidhannagar Municipal Corporation, Panchayet Office, WBSEDCL, Income Tax Departments, Authorities under the Town and Country Planning Act, Airport Authority of India, Registrar of Assurances, Kolkata, District Registrar, Additional District Sub-Registrars and before all other Statutory and local bodies and any Competent Court of Law as and when necessary for the purpose of construction of new building/s and do all the needful activities as per the terms and conditions mentioned in the aforesaid Registered Agreement for Development for allotment/registration and sale of flats, shops, garages, spaces, commercial spaces from the Developer's Allocations.
- (3) To pay any tax or taxes in respect of my property if stand un-paid or dues of any nature in Government or Semi Government Departments on my behalf and to receive any benefit, compensation, demurrage etc. from the Government or Semi-Government Offices, Panchayet or Settlement Office, B.L. & L.R.O. etc. in my name and on my behalf.
- (4) To apply, obtain electricity, gas, \*water connection, sewerage connections and permissions from the appropriate Authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the appropriate Authorities and to appoint Engineers, Architects and other Agents and Sub-Agents/Contractors for the aforesaid purpose as the said Attorney may think fit and proper.



- (5) To enter into any Agreement for Sale, Memorandum of Understanding and/or to execute Deed of Amalgamation with the adjacent plot of land and/or any other instruments and Deeds and documents in respect of Sale of Flat/s, units and / or car parking spaces, commercial spaces from the Developer's Allocation in the said new constructed building/s in favour of the intending buyer/buyers in the terms of the said Registered Agreement for Development.
- (6) To take finance and/or loan in its name or in the name of intending Purchaser/s from any financial institution by depositing and mortgaging flat/ flats/ shops/ garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, and/ or any other instrument and documents in respect of sale of flats/s, shop/s, units and/or car parking spaces, commercial spaces in the said new building/s in favour of the indenting Purchaser/s relating to Developer's Allocation as per the said Registered Agreement for Development.
- (7) To execute and sign the Deed of Sale/Deed of Conveyance/Deed of Transfer whatever the case may be, in favour of the intending Purchaser or Purchasers in respect of the Properties noted above from Developer's Allocation and to appear before the Registering Authority and admit execution thereof on my behalf and represent me where necessary in terms of these presents.



- (8) To receive the consideration money in cash or by cheques / bank draft from the intending Purchaser/Purchasers for booking of flat/s, shops/garages, units, commercial spaces and/or car parking space etc. relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the Purchaser/s as my lawful Attorney.
- (9) To act, do all the needful according to the conditions mentioned in the said Registered Development Agreement regarding negotiation, agreement / contract for sale of flats, garages covered spaces and car parking spaces within the Developer's Allocation.
- (10) To appoint Advocates for doing lawful activities with regard to the aforesaid housing project. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said premises or any part or portions thereof.
- (11) To give delivery of possession of the property after acknowledging full consideration from Developer's Allocation.
- (12) To sign, verify and file application, forms, documents and papers before the Municipality or before any other Statutory Authorities for the purpose of maintenance, protection and preservation of my said property and to institute, defend and prosecute any suit or other actions and proceedings in any matter in any court of law and to appoint Advocates, to sign, execute vakalatnama, plaint, written statement, petition, affirm affidavits and other pleadings and also to present memorandum of appeal, notice and execute decree or orders, to compromise and withdraw of suits in our names and on our behalf as our said Attorney may deem think fit and proper.

A N D. we, do hereby agree to ratify and confirm whatsoever acts, deeds and things lawfully will be done by our said Attorney, which shall be construed as acts, deeds and things done by us to all intents and purposes as if we were personally present.

**THE SCHEDULE ABOVE REFERRED TO:**

**[Amalgamated Land]**

**ALL THAT** land homestead land measuring an area of **27 (twenty seven ) Cottahs 14 (fourteen) Chittacks and 18 Square Feet.** be the same a little more or less, along with a temporary structure cement flooring about 500 Sq. Ft., appertaining to **Mouza - Gopalpur, J.L.** No. 2, R. S. No. 140, Touzi No. 2998, New L.R. Khatian Nos. 11743, 11764, 11765, 12298, 21183, 12139, 12133, 21501, 21502, 21503 and 21619 within **Police Station - Airport, Road Anandalok 2<sup>nd</sup> Land,** within the local limits of Rajarhat Gopalpur Municipality, Ward No. 05 presently Bidhannagar Municipal Corporation, Ward No. 04 in the District of North 24 - Parganas, free from all encumbrances, in the following manner:

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<b>Kedarnath Nirman Pvt. Ltd.</b>	2840	2528	0.41 " = 00-04-00
	2840	2528	6.80 deci = 04-02-00
<b>&amp; Chandra Sekhar Nirman Pvt. Ltd.</b>	2840	2528	6.80 deci = 04-02-00
	2828	2707	6.00 deci = 03-09-07
<b>Annapura Mondal Sarat Kumar Mondal</b>	2844	2528	= 00-07-03
	2828	232	= 03-00-00
	2839	2876 to 2878	= 03-00-00



Bikash Mondal	2839	2877	=	01-04-26
Sathi Mondal	2839	2876 to 2878	=	01-08-00
			<hr/>	
Total Land:			=	27-14-18

comprised in R. S. Dag Nos. as follows:

	<u>Cottah</u>	<u>Chittack</u>	<u>Sq. Ft.</u>
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R. S. Dag No. 2839 land measuring	05	12	26
R. S. Dag No. 2840 land measuring	08	08	00
R. S. Dag No. 2844 land measuring	02	03	04

The said land is butted and bounded as follows:

BOUNDARY [All that amalgamated land]

On the North:	By R. S. Dag Nos. 2841, 2842
On the South:	By 12'-0" Wide Road,
On the East:	By 10'-0" Wide Road,
On the West:	By 16'-0" Wide Road.

IN WITNESSES whereof, Principal have hereunto put its signature on this **22<sup>nd</sup> day of August, Two Thousand and Seventeen.**

Signed and delivered by the above named Principal at Kolkata in the presence of :

WITNESSES

1. *Somenath Mondal*  
Ghata, New Udaipur Road  
KOL - 700111
2. *K. S. Jindal*  
Advocate  
High Court, Calcutta.

**SOMENATH NIRMAN PVT. LTD.**

*S. Mondal*

Director

**KEDARNATH NIRMAN PVT. LTD.**

*Sathi Mondal*

Director

**CHANDRASEKHAR NIRMAN PVT. LTD.**

*S. Mondal*

Director

( 10 )

বিস্তারিত বিবরণ

Mondal

Mondal

Sathi Mondal

LANDOWNERS.

ANNAPURNA NIRMAN PVT. LTD.  
Mondal  
Director










ATTORNEY

Drafted by :

K. G. Tripathi  
K. G. TRIPATHI  
M. Com. LLB.  
ADVOCATE HIGH COURT  
CALCUTTA  
Regn. No. - WB/224/05  
9836041430 / 9007373125














UNDER RULE 44A OF THE I.R. ACT 1908  
 L.H. BOX- SMALL TO THUMB PRINTS  
 R.H. BOX-THUMB TO SMALL PRINTS

 બસમુળા સરુભ	LH					
	RH					

ATTESTED :- બસમુળા સરુભ

 Bmondal	LH					
	RH					

ATTESTED Bmondal





 Bmondal	LH					
	RH					

ATTESTED :- Bmondal








UNDER RULE 44A OF THE I.R. ACT 1908

L.H. BOX- SMALL TO THUMB PRINTS

R.H. BOX-THUMB TO SMALL PRINTS


 Sathi Mondal	LH					
	RH					

ATTESTED :- Sathi Mondal

 Sathi Mondal	LH					
	RH					

ATTESTED :-

Sathi Mondal

	LH					
	RH					











ATTESTED :-



UNDER RULE 44A OF THE I.R. ACT 1908  
L.H. BOX- SMALL TO THUMB PRINTS  
R.H. BOX- THUMB TO SMALL PRINTS

 <i>S. Mondal</i>	LH					
	RH					

ATTESTED :- *S. Mondal*

 <i>Sathi Mondal</i>	LH					
	RH					

ATTESTED :- *Sathi Mondal*

 <i>S. Mondal</i>	LH					
	RH					

ATTESTED :- *S. Mondal*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

ANNA PURNA MONDAL  
BAIDYANATH MONDAL

01/01/1955  
Permanent Account Number:  
CJSPM4833J

प्रतिपत्नी  
मंडल

Signature



प्रतिपत्नी मंडल









KEDARNATH NIRMAN PVT. LTD.

Sathi Mendal

Director





CHANDRASEKHAR NIRMAN PVT LTD,

*Chandrasekhar*  
Director





कायं लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AIJPM7198J

नाम / NAME  
BIKASH MONDAL

पिता का नाम / FATHER'S NAME  
SARAT KUMAR MONDAL

जन्म तिथि / DATE OF BIRTH  
07-11-1975

हस्ताक्षर / SIGNATURE  
*Bikash Mondal*

अधिकारी का नाम (पद), शहर  
COMMISSIONER OF INCOME-TAX (C), KOLKATA

*B Mondal*





ANNAPURNA NIRMAN PVT. LTD.

*Smondal*

Director





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SARAT KUMAR MONDAL  
ABINASH CHANDRA MONDAL

11/02/1942  
Permanent Account Number  
AENPM2492P

*S. Mondal*  
Signature



*S. Mondal*







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

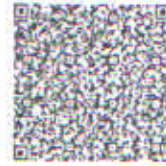
ভালিকাত্তির আই ডি / Enrollment No.: 1111/19211/16592

To  
 শরণ কুমার মন্ডল  
 Sarat Kumar Mondal  
 KRISHNAPUR PURBA PARA  
 Rajarhat Gopalpur(M)  
 Krishnapur  
 North 24 Paraganas North 24 Parganas  
 West Bengal 700102

07/06/2014  
 150399549



ML503995490FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8622 9101 1539**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



শরণ কুমার মন্ডল  
 Sarat Kumar Mondal  
 পিতা : অধিনাথ চন্ড্র মন্ডল  
 Father : ABINASH CHANDRA MONDAL  
 জন্মতারিখ / DOB : 11/02/1942  
 লিঙ্গ / Male



**8622 9101 1539**

আধার - সাধারণ মানুষের অধিকার

*S. Mondal*





ভারতীয় বিদ্যুৎ পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

ভালিকাঙ্কিত আই ডি / Enrollment No.: 1111/19211/16594

To  
বিকাশ মন্ডল  
BIKASH MONDAL  
KRISHNAPUR PURBA PARA  
Rajarhat Gopalpur(M)  
Krishnapur  
North 24 Paraganas North 24 Parganas  
West Bengal 700102

07/06/2014  
150406498



ML504064985FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**8875 8893 2256**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



বিকাশ মন্ডল  
BIKASH MONDAL  
পিতা : সরৎ কুমার মন্ডল  
Father : Sarat Kumar Mondal  
জন্মতারিখ / DOB : 07/11/1975  
পুরুষ / Male



**8875 8893 2256**

আধার - সাধারণ মানুষের অধিকার

*B Mondal*





ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ  
 ভারত সরকার  
 Unique Identification Authority of India  
 Government of India  
 ভূমিকাভুক্তির আই ডি / Enrollment No.: 1111/19211/16595

To  
 সথী মন্ডল  
 Sathi Mondal  
 KRISHNAPUR PURBA PARA  
 Rajarhat Gopalpur(M)  
 Krishnapur  
 North 24 Parganas North 24 Parganas  
 West Bengal 700102

07/06/2014  
 150404262



ML504042628FT



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**6531 9467 2851**

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
 Government of India



সথী মন্ডল  
 Sathi Mondal  
 পিতা : সুশীল কুমার প্রমণিক  
 Father - Sushil Kumar Pramanik  
 জন্মতারিখ / DOB : 27/06/1980  
 মহিলা / Female



**6531 9467 2851**  
 আধার - সাধারণ মানুষের অধিকার

Sathi Mondal





ভারত সরকার

ভারত সরকার

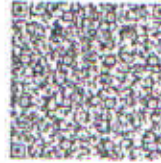
Unique Identification Authority of India  
Government of India

অপেক্ষাকৃত আই ডি / Enrollment No.: 1111/19211/16593

To  
অন্নপূর্ণা মন্ডল  
ANNAPURNA MONDAL  
KRISHNAPUR PURBA PARA  
Rajarhat Gopalpur(M)  
Krishnapur  
North 24 Paraganas North 24 Parganas  
West Bengal 700102



ML503988905FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**7109 7111 5973**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



অন্নপূর্ণা মন্ডল  
ANNAPURNA MONDAL  
পিতা : বিদ্যানথ মন্ডল  
Father: BIDYANATH MONDAL  
জন্মতারিখ / DOB : 01/01/1955  
মহিলা / Female



**7109 7111 5973**

আধার - সাধারণ মানুষের অধিকার



অন্নপূর্ণা মন্ডল

### Major Information of the Deed

Deed No :	I-1504-01138/2017	Date of Registration	22/08/2017
Query No / Year	1504-1000293750/2017	Office where deed is registered	
Query Date	22/08/2017 1:08:46 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	K G Tripathi A D 293 RABINDRAPALLY, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700101, Mobile No. : 9836041430, 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. 6/-	Rs. 1,73,84,240/-		
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]: - 150401128/2017 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Anandaloke2nd Lane(gopalpur), Mouza: Gopalpur







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-2828	LR-11743	Bastu	Bastu	6 Katha 9 Chatak 7 Sq Ft	1/-	40,59,758/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-2829	LR-11764	Bastu	Bastu	4 Katha 13 Chatak 26 Sq Ft	1/-	29,95,059/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L3	LR-2844	LR-11765	Bastu	Bastu	2 Katha 3 Chatak 4 Sq Ft	1/-	13,54,682/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L4	LR-2839	LR-12298	Bastu	Bastu	5 Katha 12 Chatak 26 Sq Ft	1/-	35,74,166/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L5	LR-2840	LR-21183	Bastu	Bastu	8 Katha 8 Chatak	1/-	52,50,575/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>46.035Dec</b>	<b>5 /-</b>	<b>172,34,240 /-</b>	
		<b>Grand Total :</b>			<b>46.035Dec</b>	<b>5 /-</b>	<b>172,34,240 /-</b>	





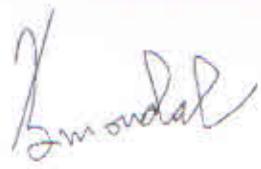



## Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>1 /-</b>	<b>1,50,000 /-</b>	

## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>SOMENATH NIRMAN PVT LTD</b> KRISHNAPUR PURBAPARA, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 , PAN No.:: AATCS4119C, Status :Organization, Executed by: Representative, Executed by: Representative			
2	<b>KEDARNATH NIRMAN PVT LTD</b> KRISHNAPUR PURBAPARA, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700101 , PAN No.:: AAFCK2477H, Status :Organization, Executed by: Representative, Executed by: Representative			
3	<b>CHANDRASEKHAR NIRMAN PVT LTD</b> KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 , PAN No.:: AAFCC3453R, Status :Organization, Executed by: Representative, Executed by: Representative			
4	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>Smt ANNAPURNA MONDAL</b> Wife of Shri SARAT KUMAR MONDAL Executed by: Self, Date of Execution: 22/08/2017 , Admitted by: Self, Date of Admission: 22/08/2017 ,Place : Office			
	22/08/2017	22/08/2017	LTI	22/08/2017
	KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CJSPM4833J, Status :Individual, Executed by: Self, Date of Execution: 22/08/2017 , Admitted by: Self, Date of Admission: 22/08/2017 ,Place : Office			
5	<b>Name</b>	<b>Photo</b>	<b>Fingerprint</b>	<b>Signature</b>
	<b>Shri SARAT KUMAR MONDAL</b> Son of Late ABINASH CHANDRA MONDAL Executed by: Self, Date of Execution: 22/08/2017 , Admitted by: Self, Date of Admission: 22/08/2017 ,Place : Office			
	22/08/2017	22/08/2017	LTI	22/08/2017
	KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AENPM2492P, Status :Individual, Executed by: Self, Date of Execution: 22/08/2017 , Admitted by: Self, Date of Admission: 22/08/2017 ,Place : Office			












6	Name	Photo	Fingerprint	Signature
	<b>Shri BIKASH MONDAL</b> Son of SARAT KUMAR MONDAL Executed by: Self, Date of Execution: 22/08/2017 , Admitted by: Self, Date of Admission: 22/08/2017 ,Place : Office			
		22/08/2017	LTI 22/08/2017	22/08/2017
KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AIJPM7198J, Status :Individual, Executed by: Self, Date of Execution: 22/08/2017 , Admitted by: Self, Date of Admission: 22/08/2017 ,Place : Office				
7	Name	Photo	Fingerprint	Signature
	<b>SATHI MONDAL</b> Wife of BIKASH MONDAL Executed by: Self, Date of Execution: 22/08/2017 , Admitted by: Self, Date of Admission: 22/08/2017 ,Place : Office			
		22/08/2017	LTI 22/08/2017	22/08/2017
KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYJPM5732G, Status :Individual, Executed by: Self, Date of Execution: 22/08/2017 , Admitted by: Self, Date of Admission: 22/08/2017 ,Place : Office				







#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ANNAPURNA NIRMAN PVT LTD</b> KRISHNAPUR GHOSHPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 , PAN No.:: AALCA4371J, Status :Organization, Executed by: Representative

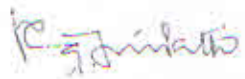
#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri BIKASH MONDAL</b>            Son of SARAT KUMAR MONDAL            Date of Execution - 22/08/2017, , Admitted by: Self, Date of Admission: 22/08/2017, Place of Admission of Execution: Office         </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Aug 22 2017 2:15PM</td> <td>LTI 22/08/2017</td> <td>22/08/2017</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Shri BIKASH MONDAL</b> Son of SARAT KUMAR MONDAL Date of Execution - 22/08/2017, , Admitted by: Self, Date of Admission: 22/08/2017, Place of Admission of Execution: Office					Aug 22 2017 2:15PM	LTI 22/08/2017	22/08/2017
Name	Photo	Finger Print	Signature										
<b>Shri BIKASH MONDAL</b> Son of SARAT KUMAR MONDAL Date of Execution - 22/08/2017, , Admitted by: Self, Date of Admission: 22/08/2017, Place of Admission of Execution: Office													
	Aug 22 2017 2:15PM	LTI 22/08/2017	22/08/2017										
KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AIJPM7198J Status : Representative, Representative of : SOMENATH NIRMAN PVT LTD (as DIRECTOR)													



2	Name	Photo	Finger Print	Signature
	<b>SATHI MONDAL</b> Wife of BIKASH MONDAL Date of Execution - 22/08/2017, , Admitted by: Self, Date of Admission: 22/08/2017, Place of Admission of Execution: Office			Sathi Mondal
		Aug 22 2017 2:14PM	LTI 22/08/2017	22/08/2017
KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AYJPM5732G Status : Representative, Representative of : KEDARNATH NIRMAN PVT LTD (as DIRECTOR)				
3	Name	Photo	Finger Print	Signature
	<b>SARAT KUMAR MONDAL</b> Son of Late ABINASH CHANDRA MONDAL Date of Execution - 22/08/2017, , Admitted by: Self, Date of Admission: 22/08/2017, Place of Admission of Execution: Office			Smondal
		Aug 22 2017 2:13PM	LTI 22/08/2017	22/08/2017
KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AENPM2492P Status : Representative, Representative of : CHANDRASEKHAR NIRMAN PVT LTD (as DIRECTOR)				
4	Name	Photo	Finger Print	Signature
	<b>BIKASH MONDAL</b> (Presentant ) Son of Shri SARAT KUMAR MONDAL Date of Execution - 22/08/2017, , Admitted by: Self, Date of Admission: 22/08/2017, Place of Admission of Execution; Office			Bmondal
		Aug 22 2017 2:12PM	LTI 22/08/2017	22/08/2017
KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AIJPM7198J Status : Representative, Representative of : ANNAPURNA NIRMAN PVT LTD (as DIRECTOR)				

**Identifier Details :**

Name & address	
Mr KRISHNA GOPAL TRIPATHI Son of Late S P TRIPATHI A D 293 RABINDRAPALLY KRISHNAPUR, P.O:- PRAFULLA KANAN, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700101, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt ANNAPURNA MONDAL, Shri SARAT KUMAR MONDAL, Shri BIKASH MONDAL, Shri BIKASH MONDAL, SATHI MONDAL, SARAT KUMAR MONDAL, BIKASH MONDAL, SATHI MONDAL	22/08/2017
	



**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	SOMENATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.54917 Dec
2	KEDARNATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.54917 Dec
3	CHANDRASEKHAR NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.54917 Dec
4	Smt ANNAPURNA MONDAL	ANNAPURNA NIRMAN PVT LTD-1.54917 Dec
5	Shri SARAT KUMAR MONDAL	ANNAPURNA NIRMAN PVT LTD-1.54917 Dec
6	Shri BIKASH MONDAL	ANNAPURNA NIRMAN PVT LTD-1.54917 Dec
7	SATHI MONDAL	ANNAPURNA NIRMAN PVT LTD-1.54917 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	SOMENATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.14289 Dec
2	KEDARNATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.14289 Dec
3	CHANDRASEKHAR NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.14289 Dec
4	Smt ANNAPURNA MONDAL	ANNAPURNA NIRMAN PVT LTD-1.14289 Dec
5	Shri SARAT KUMAR MONDAL	ANNAPURNA NIRMAN PVT LTD-1.14289 Dec
6	Shri BIKASH MONDAL	ANNAPURNA NIRMAN PVT LTD-1.14289 Dec
7	SATHI MONDAL	ANNAPURNA NIRMAN PVT LTD-1.14289 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	SOMENATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-0.516935 Dec
2	KEDARNATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-0.516935 Dec
3	CHANDRASEKHAR NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-0.516935 Dec
4	Smt ANNAPURNA MONDAL	ANNAPURNA NIRMAN PVT LTD-0.516935 Dec
5	Shri SARAT KUMAR MONDAL	ANNAPURNA NIRMAN PVT LTD-0.516935 Dec
6	Shri BIKASH MONDAL	ANNAPURNA NIRMAN PVT LTD-0.516935 Dec
7	SATHI MONDAL	ANNAPURNA NIRMAN PVT LTD-0.516935 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	SOMENATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.36387 Dec
2	KEDARNATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.36387 Dec
3	CHANDRASEKHAR NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-1.36387 Dec
4	Smt ANNAPURNA MONDAL	ANNAPURNA NIRMAN PVT LTD-1.36387 Dec
5	Shri SARAT KUMAR MONDAL	ANNAPURNA NIRMAN PVT LTD-1.36387 Dec



6	Shri BIKASH MONDAL	ANNAPURNA NIRMAN PVT LTD-1.36387 Dec
7	SATHI MONDAL	ANNAPURNA NIRMAN PVT LTD-1.36387 Dec
<b>Transfer of property for L5</b>		
Sl.No	From	To. with area (Name-Area)
1	SOMENATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-2.3375 Dec
2	KEDARNATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-2.3375 Dec
3	CHANDRASEKHAR NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-2.3375 Dec
4	Smt ANNAPURNA MONDAL	ANNAPURNA NIRMAN PVT LTD-2.3375 Dec
5	Shri SARAT KUMAR MONDAL	ANNAPURNA NIRMAN PVT LTD-2.3375 Dec
6	Shri BIKASH MONDAL	ANNAPURNA NIRMAN PVT LTD-2.3375 Dec
<b>Transfer of property for S1</b>		
Sl.No	From	To. with area (Name-Area)
1	SOMENATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-71.42857143 Sq Ft
2	KEDARNATH NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-71.42857143 Sq Ft
3	CHANDRASEKHAR NIRMAN PVT LTD	ANNAPURNA NIRMAN PVT LTD-71.42857143 Sq Ft
4	Smt ANNAPURNA MONDAL	ANNAPURNA NIRMAN PVT LTD-71.42857143 Sq Ft
5	Shri SARAT KUMAR MONDAL	ANNAPURNA NIRMAN PVT LTD-71.42857143 Sq Ft
6	Shri BIKASH MONDAL	ANNAPURNA NIRMAN PVT LTD-71.42857143 Sq Ft
7	SATHI MONDAL	ANNAPURNA NIRMAN PVT LTD-71.42857143 Sq Ft

**Endorsement For Deed Number : I - 150401138 / 2017**

**On 22-08-2017**

**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 14:06 hrs on 22-08-2017, at the Office of the A.D.S.R. BIDHAN NAGAR by BIKASH 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 1,73,84,240/-



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

Execution is admitted on 22/08/2017 by 1. Smt ANNAPURNA MONDAL, Wife of Shri SARAT KUMAR MONDAL, KRISHNAPUR PURBAPARA, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 2. Shri SARAT KUMAR MONDAL, Son of Late ABINASH CHANDRA MONDAL, KRISHNAPUR PURBAPARA, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business, 3. Shri BIKASH MONDAL, Son of SARAT KUMAR MONDAL, KRISHNAPUR PURBAPARA, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 4. SATHI MONDAL, Wife of BIKASH MONDAL, KRISHNAPUR PURBAPARA, P.O: KRISHNAPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Business

Indetified by Mr KRISHNA GOPAL TRIPATHI, , Son of Late S P TRIPATHI, A D 293 RABINDRAPALLY KRISHNAPUR, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-08-2017 by SARAT KUMAR MONDAL, DIRECTOR, CHANDRASEKHAR NIRMAN PVT LTD (Private Limited Company), KRISHNAPUR PURBAPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102

Indetified by Mr KRISHNA GOPAL TRIPATHI, , Son of Late S P TRIPATHI, A D 293 RABINDRAPALLY KRISHNAPUR, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

Execution is admitted on 22-08-2017 by BIKASH MONDAL, DIRECTOR, ANNAPURNA NIRMAN PVT LTD (Private Limited Company), KRISHNAPUR GHOSHPARA, P.O:- KRISHNAPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102

Indetified by Mr KRISHNA GOPAL TRIPATHI, , Son of Late S P TRIPATHI, A D 293 RABINDRAPALLY KRISHNAPUR, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

Execution is admitted on 22-08-2017 by Shri BIKASH MONDAL, DIRECTOR, SOMENATH NIRMAN PVT LTD (Private Limited Company), KRISHNAPUR PURBAPARA, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700102

Indetified by Mr KRISHNA GOPAL TRIPATHI, , Son of Late S P TRIPATHI, A D 293 RABINDRAPALLY KRISHNAPUR, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

Execution is admitted on 22-08-2017 by SATHI MONDAL, DIRECTOR, KEDARNATH NIRMAN PVT LTD (Private Limited Company), KRISHNAPUR PURBAPARA, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700101

Indetified by Mr KRISHNA GOPAL TRIPATHI, , Son of Late S P TRIPATHI, A D 293 RABINDRAPALLY KRISHNAPUR, P.O: PRAFULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, 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/-

**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: Impressed, Serial no 1490, Amount: Rs.100/-, Date of Purchase: 09/06/2017, Vendor name: Mita Dutta



**Debajyoti Bandyopadhyay**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2017, Page from 42515 to 42552

being No 150401138 for the year 2017.



Digitally signed by DEBAJYOTI  
BANDHYOPADHYAY  
Date: 2017.08.22 16:31:11 +05:30  
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 22-08-2017 16:31:10  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)