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I-05685/2018

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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AA 267124

24.9.18.
 267124/15

It is certified that the document is admitted to registration. The signature sheet / sheets & the endorsement sheet / sheets attached with this document is / are the part of this document.

Additional District Sub-Registrar
 Sodepur, North 24-Parganas

7 SEP 2018

DEVELOPMENT POWER OF ATTORNEY

20/10/18

1. A. SRI BISWAJIT BANERJEE PAN :- AHVPB7455J
Son of Sri Abanidhan Banerjee,
by faith -Hindu, Nationality -Indian,
residing at Chowdhurypara, Rahara, P.S-Khardah, Dist- North 24
Parganas, Kolkata-700118,
- B. SURAJIT BANERJEE- PAN - AZWPB6774A
Son of Late MURARIDHAN BANERJEE,
Both are, by faith -Hindu, Nationality -Indian,
residing at Chowdhurypara, Rahara, P.S-Khardah, Dist- North
24 Parganas, Kolkata-700118,
- C. i. KAMALA BANERJEE - PAN - AOAPB5360C
Wife of Late ANANDADHAN BANERJEE,
ii. JHUMUR CHATTERJEE - PAN - AZOPC1252H
Wife of- Kuntal Chatterjee
Daughter of Late ANANDADHAN BANERJEE,
iii. SWAGATA MUKHERJEE - PAN - BUFPM7182R
Wife of- Arnab Mukherjee
Daughter of Late ANANDADHAN BANERJEE,
All are are, by faith -Hindu, Nationality -Indian,
residing at Chowdhurypara, Rahara, P.S-Khardah, Dist- North 24
Parganas, Kolkata-700118,
- D. SRI AMIYADHAN BANERJEE PAN :- ACZPB7751Q,
Son of late Haridhan Banerjee,
by faith -Hindu, Nationality -Indian,
residing at Chowdhurypara, Rahara, P.S-Khardah, Dist- North 24
Parganas, Kolkata-700118,
- E. SRI KRISHNADHAN BANERJEE PAN :- AGPPB1173L,
Son of late Haridhan Banerjee,
by faith -Hindu, Nationality -Indian,
residing at Chowdhurypara, Rahara, P.S-Khardah, Dist- North 24
Parganas, Kolkata-700118,

5-1
10/10/18

SEND GREETINGS: -

WHEREAS One Smt. Sukhadamoyee debi got the land admeasuring about 20 Cottahs or 1 Bigha land with 3 Kattah undivided share of water pond, be the same or little more or less purchased from Smt. Prafulla Nalini Debi by deed no. I-126 in the year 1922 lying and situate at Mouza-Rahara, P.S - khardah, ADSRO Barrackpore in the Dist - 24 Parganas by dint of purchase of Bengali Kobala dated 08/01/1922 which was registered at Sub-Registrar Barrackpore and recorded in Book no - I, Volume No. 05, Pages from 25 to 27, being no - 126 for the year - 1922 and the dint of purchase she become the absolute owner.

AND WHEREAS, said Sukhadamoyee debi while were in possession she decided to sale that property to one Sri Satya Charan Dey, accordingly on 19/05/1922 . By executed a Deed of Sale in Bengali in the form of Saf Bikroy Kobala wherein said Sukhadamoyee debi mentioned as Doner, and the said Sri Satya Charan Dey as Donee and said Deed was Registered in the office of ADSR, Barrackpore, 24 Parganas, and recorded in being Deed no I-945 for the year 1922 and by dint of that Sale Deed the said Sri Satya Charan Dey have got the land admeasuring about 20 Cottahs or 1 Bigha land with 3 Kattah undivided share of water pond, and became Owner which was registered at Sub-Registrar Barrackpore and recorded in Book no - I, Volume No. 12, Pages from 151 to 154, being no - 945 for the year - 1922 and the dint of purchase he become the absolute owner.

AND WHEREAS, on 07/04/1925 said Sri Satya Charan Dey sold , transferred and conveyed that land admeasuring about 20 Cottahs or 1 Bigha land with 3 Kattah undivided share of water pond, in favour of Surendra Nath Bandyopadhyay son of late Khetra Chandra Bandyopadhyay, which was registered in the office of ADSR Barrackpore and recorded in being Deed no I-488 for the year 1925 and by dint of purchase said Surendra Nath Bandyopadhyay became the absolute owner of the aforesaid property of Mouza- Rahara.

AND WHEREAS, the said Surendra Nath Bandyopadhyay died intestate leaving behind his son Sri Haridhan Bandyopadhyay and daughter Pankajini debi alias Mukherjee. The said Surendra Nath Bandyopadhyay Died on the Year 1958.

AND WHEREAS, the Said Pankajini Mukherjee Died on 16/12/1985 and her husband Satish Chandra Mukherjee died before her demise on 18/07/1962. After their demise no one except the Haridhan Bandyopadhyay or his legal heirs have the right to claim and represent their selves as the legal representative of the said Pankajini Mukherjee.

After the sad demise of Haridhan Bandyopadhyay on 27/11/1986, his wife Pramila Banerjee died on- 19/02/1998, leaving behind their 6 sons and 4 daughters as their legal representatives or heirs to inherit the aforesaid property jointly.

AND WHEREAS, the Owner Haridhan Bandyopadhyay thereafter executed his right, title & interest over the aforesaid property, and mutated the entire property in the name of the himself, at the office of the Khardah Municipality and obtained the Holding No. 30/4, CHOWDHURY PARA ROAD, from the Authority. The said property is measuring about more or less 9 Cottahs 00 Chittaks 00 Sq Ft. Bastu Land, together with structure lying thereon along with the share and ownership of other property thereon.

AND WHEREAS, the said, Haridhan Bandyopadhyay, and his wife Pramila Banerjee, died intestate leaving behind their four daughters namely,

1. SABITA MUKHERJEE ,
2. NAMITA CHATTERJEE
3. AMITA CHATTERJEE,
4. SUMITA CHATTERJEE .

And Six sons, namely,

1. ABANIDHAN BANERJEE ,
2. MURARIDHAN BANERJEE,
3. KISHORIDHAN BANERJEE,
4. ANANDADHAN BANERJEE
5. AMIYADHAN BANERJEE
6. KRISHNADHAN BANERJEE

to inherit jointly over their above mentioned property as per Hindu Succession Act. And after the sad demise of said Lt. Haridhan Bandyopadhyay, his daughters and sons all are the above named became the owners of that aforesaid property jointly, with undivided 1/10th share each within that said property.

WHEREAS the said ANANDADHAN BANERJEE died on 13/01/1995 and died intestate, leaving behind his wife and two married daughters. After the Demise of said ANANDADHAN BANERJEE, his wife SMT. KAMALA BANERJEE and two married daughters JHUMUR CHATTERJEE and SWAGATA MUKHERJEE are jointly inherited his 1/9th undivided share of the aforesaid property he left behind as per Hindu Succession Act.

WHEREAS the said AMITA CHATTERJEE died on 20/10/2011 and

22/12

died intestate, leaving behind her husband, one son and one daughter. After the Demise of said **AMITA CHATTERJEE**, her husband, son and daughter jointly inherited her $1/9^{\text{th}}$ undivided share of the aforesaid property she left behind as per Hindu Succession Act.

WHEREAS the said **MURARIDHAN BANERJEE** died on 28/02/2014 and died intestate, leaving behind his wife and one son. After the Demise of said **MURARIDHAN BANERJEE**, his wife also Died on- 02/06/2018 and thereafter their only Son as well as their Legal Heir, **SRI SURAJIT BANERJEE** was inherited his $1/9^{\text{th}}$ undivided share of the aforesaid property he left behind as per Hindu Succession Act.

AND WHEREAS, the said, Haridhan Bandyopadhyay, died on 27/11/1986 and his wife Pramila Banerjee, died on 19/02/1998. After their sad demise their daughters and sons or their Legal Heirs (in Case of deceased persons) are jointly inherited over their property jointly and holding the right of $1/10^{\text{th}}$ undivided shares each as joint owner. The owners are absolutely seized and possessed of and/ or otherwise well and sufficiently entitled to the land measuring more or less 9 Cottahs Bastu Land, together with structure lying thereon situate and lying at and being Ward No. 10 (old-4), Holding No. 30/4, CHOWDHURY PARA ROAD, P.O. Rahara, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700118, Which is particularly mentioned and described in the First schedule below and hereinafter called, and referred to as the SAID PROPERTY.

WHEREAS the said **KISHORIDHAN BANERJEE** died on 23/02/2009 and died unmarried. After the Demise of said **KISHORIDHAN BANERJEE**, his 4 sisters and 5 brothers or their legal heirs jointly inherited his $1/10^{\text{th}}$ undivided share of the aforesaid property he left behind as per Hindu Succession Act.

AND WHEREAS the legal heirs of, **KISHORIDHAN BANERJEE**, his all brothers and sisters with their legal representative or legal heirs now jointly inherited with full legal right, title & interest over the undivided specific share of the aforesaid property, that means, $1/10^{\text{th}}$ undivided share of the aforesaid property of Lt. **KISHORIDHAN BANERJEE** left behind. Then the aforesaid brothers and sisters or their legal heirs inherited as the Owner of $1/9^{\text{th}}$ undivided share of the aforesaid property, each.

AND WHEREAS The daughters or Legal heirs of the deceased Daughters of Lt. Haridhan Bandyopadhyay are Decided to Transfer their undivided $1/9^{\text{th}}$ share each from the total aforesaid joint undivided property through individual Gift Deed or Deed of Conveyance to or in the name of the Sons or Legal Heirs of the deceased Sons of Lt. Haridhan Bandyopadhyay, jointly.

any corner and the said property is free from all encumbrances and they have full right to transfer the same.

AND WHEREAS the owners herein do hereby indemnify that they are now physically, lawfully absolutely seized, possessed and hold the land measuring more or less 8 Cotthas 01 Chittaks 31 Sq.Ft. with the existing construction thereon, situate and lying at and being 30/4, CHOWDHURY PARA ROAD, Ward No. 10 (old-4), P.O. Rahara, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700118, Which is particularly mentioned and described in the First schedule below and hereinafter called, and referred to as the SAID PROPERTY.

Thereafter, said SRI BISWAJIT BANERJEE, SRI SURAJIT BANERJEE, SMT KAMALA BANERJEE, SMT JHUMUR CHATTERJEE, SMT SWAGATA MUKHERJEE, SRI AMIYADHAN BANERJEE, SRI KRISHNADHAN BANERJEE became the joint owners of the aforesaid land by virtue of the aforesaid Deed of Gift, Deed of Conveyance and by way of inheritance have been enjoying the same property jointly with absolute right, title and interest. Subsequently they have mutated their name in the local authority and paid taxes and rents, respectively, before the proper authority in their name against proper receipt. By virtue of aforesaid way, said Sri Biswajit Banerjee, Sri Surajit Banerjee, Smt Kamala Banerjee, Smt Jhumur Chatterjee, Smt Swagata Mukherjee, Sri Amiyadhan Banerjee and Sri Krishnadhan Banerjee, the Executants herein have acquired a good and valid marketable title over the property, which mentioned in the Schedule below.

AND WHEREAS we the Executants herein have entered into a registered Development Agreement, which was duly executed on 27/09/2018 and registered at A.D.S.R.O. Sodepur, being Deed No. 1-152405660/2018, with the Developer "M/S. PIONEER ASSOCIATES", a Partnership Firm under Indian Partnership Act, having its registered office at 12/A/1/35 Shreyasi Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, Consisting the following Partners, namely,

Amiya Shau Banerji



(1) **SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das, residing at - 1 No. Surya Sen Nagar, P.O. Khardah, Kolkata - 117, (2) **SRI GOPAL DAS**, son of Late Narayan Chandra Das, residing at - "Kironalay", Sasadhar Tarafder Road, P.O. Sukchar, P.S. Khardah, Kolkata - 115, for construction of a Multi-Storied Building over the aforesaid and below Schedule property having a number of flats for residential purpose and garages or other unit for semi-commercial purposes and to carry on the said Constructional Work and to sale out the same, We, do hereby nominate, appoint and constitute said Developer : **M/S. PIONEER ASSOCIATES**, a Partnership Firm under Indian Partnership Act, having its registered office at 12/A/1/35 Shreyasi Apartment, P.O. & P.S. Khardah, Kolkata 700117, District North 24 Parganas, represented by its Partners, namely, (1) **SRI KANTI RANJAN DAS**, son of Late Nalini Kanta Das, residing at - 1 No. Surya Sen Nagar, P.O. Khardah, Kolkata - 117, (2) **SRI GOPAL DAS**, son of Late Narayan Chandra Das, residing at - "Kironalay", Sasadhar Tarafder Road, P.O. Sukchar, P.S. Khardah, Kolkata - 115, as our true and lawful Attorneys or Agents in our name and on our behalf to do inter alia following acts deeds and things viz.

1. To enter into hold and defend and to manage, maintain and administer the below schedule property every part thereof.
2. To appoint Architects, Engineers, Labour etc. and to supervise, carry out the development work through contractors, Architects and surveyors as may be required by our Attorneys on behalf of ourselves for construction a multi-storied building over the below mentioned Schedule property.
3. To sign, execute and submits documents, undertaking, declaration in our name and on our behalf.
4. To prepare plans for the development of the said property described in the Schedule hereunder written and to sign and submit the same to the concern authority and Municipality for obtaining approval and Sanctioned plan of the same on our behalf in respect of our property mentioned in the schedule below.
5. To carry on correspondence with and represent me/us before all concerned authorities in connection with the development of the said property.


 BKJ

6. To pay various deposits to the Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and constructions of the structure thereon and to claim refund of such deposits paid by our said Attorneys and to give valid and effectual receipts on our behalf in connection with the refund of such deposits.
7. To approach different authorities and offices for the purpose of obtaining various permission and other service connections including water and electricity for carrying out the completing the development of the said property and construction of building thereon.
8. To appear before the Govt. Department as also the Khardah Municipality or any concerned authorities for the purpose of obtaining necessary "No-objection Certificate" and or permission and or sanction in regard to the carrying out construction of the said building and completion thereof.
9. To file application, sign all documents, paid security deposit and obtain necessary fire permission from the West Bengal Fire Services and also obtain No-objection Certificate from Pollution Control Board on my/our behalf as may be required.
10. That my/our attorney shall negotiate on the terms and conditions and entered in to agreement for sale or otherwise deals with the dispose of the several flats or unites to be constructed and to received consideration from the intending purchaser or purchasers thereof and to give proper lawful discharge save and except the owner's allocated portions.
11. That to appear before ADSR, DSR, or Registrar of Assurances or any other registration office for execution & registration of the agreement for Sale or Deed of Conveyance in respect of the Developers' allocation or part thereof and also to sign the back of the IGR on my/our behalf.
12. To appear for and on behalf of myself / Ourselves in the office of Collectorate, Municipality, Electricity office i.e. CESC or WBSEB to the file application or file documents , paid security deposit and obtain necessary permission or NOC from any authority and in all courts having civil, criminal, original or appellate, revisional,

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12/12

jurisdiction of any High Court, or Debt Recovery Tribunal, or before any Magistrate and any other authorities, Government or semi-Government Department.

- 13. To institute suite, defend and prosecute, enforce, or resist any suit or other action and preceding , appeals, in any court anywhere within civil, criminal, revenue, revision, or before tribunal, arbitrator whether by ad on behalf of myself/ourselves to execute vakaltnama, to act and pled; to sign and verify plaints, petition, written statement, petition, and other pleadings, to accept service of summons, notice and other legal process, enforce judgments, to appoint and engage pleaders, counsel, or any other legal agents as my/our attorney may think fit and proper.*
- 14. To issue letters and writings and or undertaking as may be required from time to time by the local Municipal authority and or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction of building thereon.*
- 15. To settle, compromise or compound, any debt or claim whether in favour or against myself/ ourselves with their own resources in completeness.*
- 16. To appear for us and on our behalf file all application or any other documents expedient if necessary in the opinion of the said Attorneys or be made signed executed verified presented or filed and to receive back such documents.*
- 17. To appoint pleaders, solicitors, Advocates to appear and in any Govt. Department or local Municipality and to revoke such appointments and to substitute any others in their place and stead.*
- 18. To swear affidavit or affidavits before the Magistrate on our behalf if required for the purpose of the construction of the proposed building.*
- 19. And generally to do all acts , deeds and things as may necessary on behalf of us to all intent and purpose.*
- 20. And I/we the undersigned do hereby and at all times hereafter shall ratify and confirm all and whatsoever other act or acts said attorney*



shall lawful and bonafide do or cause to be done by virtue of these presents.

AND we do hereby agree to ratify and confirm all and whatever other Lawful act or acts our said Attorneys shall lawfully do, execute or perform or cause to be done, executed or performed in connection of our said property properly, which is more fully described in the Schedule below under and by virtue of this POWER OF ATTORNEY NOTWITHSTANDING no express power on that behalf is hereunder provided.

SCHEDULE ABOVE REFERRED TO
(Description of the Entire property)

ALL THAT PIECE AND PARCEL of BASTU Land measuring 8 Cotthas 01 Chittaks 31 Sq.Ft. be the same or little more or less, which is presently and physically lying and situate at Mouza -Rahara, and house property admeasuring 5478 Sq. Ft. Pucca structure including Thakur Dalan and adjacent rooms be a little more or less standing thereon which is lying and situate at Mouza -Rahara, J.L. No-3, R.S.No-61, Touzi No-184-190, comprised in R.S. Dag No. 1009, & L.R. Dag No.2369 under R.S. khatian No- 1041 & corresponding L.R. Khatian No- 3593, P.S. Khardah , ADSRO - Sodepur(formerly Barrackpore) under Khardah Municipality, Ward no - 10 (old-4), Holding no- 30/4, Chowdhury Para Road, Dist- 24 Parganas. The said premises is free from all encumbrances, attachment and liens whatsoever.

The land is bounded by-

On the North : Tank

On the South : 16 FT. Chowdhury Para Road and Others' Property;

On the East : Others' Property;

On the West : 10 Ft. Municipal Passage and others' Property.

IN WITNESS WHEREOF , We the Executants and our Attorneys herein have signed on this Power of Attorney the 27th day of September, 2018 ;
in presence of following

Witnesses :-

1. Aasthikhan Banerjee
1/ NO. 66/4thly Pally Road
Dist- 24 Pali (West)

Biswajit Banerjee
Sanjit Banerjee

Kamala Banerjee
Himura Chatterjee

Susagata Mukherjee

Amiya Das Banerjee
Krishna Das Banerjee

Signature of the Executants.

2. Sanku Mukherjee
Pally Road
Po-Rabara
Dist- 24 Pali (W)
Kol- 118

PID DATE

Kosika Raychaudhuri
Jayanta Raychaudhuri

Sudipta Raychaudhuri
Rajya B.P.

Signature of the Attorneys

Drafted & Prepared by :-

Debanjan Goswami
(Debanjan Goswami)
Advocate

Enrolement No. F/832/503/98


OF THE
STANT / SALLER/
UYER/CAIMENT
WITH PHOTO

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





N.B. -

LH BOX - SMALL TO THUMB PRINTS










R.H. BOX - THUMB TO SMALL PRINTS

 <i>Biswajit Banerjee</i>	LH					
	RH.					

ATTESTED :- *Biswajit Banerjee*

 <i>Swajit</i>	LH					
	RH.					

ATTESTED :- *Swajit Banerjee*

 <i>Kamala Banerjee</i>	LH					
	RH.					

ATTESTED :- *Kamala Banerjee*

OF THE
AGENT /
AGENT / SELLER/
BUYER/CAJMENT
WITH PHOTO


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

N.B. -


LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Shumire Chatterjee</i>	LH					
	RH.					

ATTESTED :- *Shumire Chatterjee*

 <i>Swagata Mukherjee</i>	LH					
	RH.					

ATTESTED :- *Swagata Mukherjee*












 <i>Amiya Ranjan Barua</i>	LH					
	RH.					

ATTESTED :- *Amiya Ranjan Barua*


OF THE
TANT /
ANT / SALLER/
YER/CAIMENT
WITH PHOTO

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

N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Krishna dean Banerjee</i>	LH					
	RH.					

ATTESTED :- *Krishna dean Banerjee*

 <i>Kandi Ranjan Das</i>	LH					
	RH.					

ATTESTED :- *Kandi Ranjan Das*

 <i>Jagan Das</i>	LH					
	RH.					

ATTESTED :- *Jagan Das*



Biswajit Banerjee

आयकर विभाग
 INCOME TAX DEPARTMENT
 SURAJIT BANERJEE
 MURARIDHAN BANERJEE
 17/06/1977
 Permanent Account Number
 AZVPB6774A
 Signature

भारत सरकार
 GOVT. OF INDIA




Surajit Banerjee

यदि कार्ड के बारे में / यदि वा कुचाला मुद्रित ऑ / लीटर /
 आयकर विभाग द्वारा, एन एस सी एल
 सीडी चेंबर, सफायर चेंबर,
 सौर टेलिफोन एक्सचेंज के बगल में,
 बंगलूरु, पुणे - 411 045.

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 Near State Telephone Exchange,
 Bengaluru, Pune - 411 045.
 Tel: 91 20 2721 8081
 e-mail: surajit@nsdl.com



Kamala Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT
JHUMUR CHATTERJEE
ANANDADHAN BANERJEE
28/07/1977
PAN Card Account Number
AZOPC1252H
Signature
भारत सरकार
GOVT. OF INDIA



Jhumur Chatterjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



व्यक्तिगत संख्या कार्ड
Personal Account Number Card

BUFPM7182R

नाम / Name
SWAGATA MUKHERJEE

पिता का नाम / Father's Name
ANANDA CHAN BANERJEE



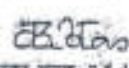
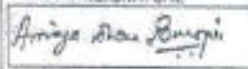
जन्म तिथि / Date of Birth
23/06/1980



Swagata Mukherjee

आयकर विभाग - आयकर प्रशासनिक सेवा विभाग
आयकर विभाग प्रमुख, आयकर विभाग
ए.पी.सी.डी. बिल्डिंग, प्लॉट नं. 28, ए.पी.सी.डी.
रोड, कलकत्ता, पश्चिम बंगाल
दूर - 701 016

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A.P.C.D. Building, Plot No. 28, A.P.C.D.
Road, Calcutta, West Bengal, India.
Should be filled in Dear Beneficiary Card.

लगाई लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACZPB7751Q	
	नाम / NAME AMIYA DHAN BANERJEE	
	पिता का नाम / FATHER'S NAME HARI DHAN BANERJEE	
	जन्म तिथि / DATE OF BIRTH 10-11-1942	
हस्ताक्षर / SIGNATURE		
	आयकर अधिकारी, प.ब. - II COMMISSIONER OF INCOME-TAX, W.B. - II	

Amiya Dhan Banerjee

स्थायी खाते संख्या / PERMANENT ACCOUNT NUMBER

AGPPB1173L



नाम / NAME

KRISHNA DHAN BANERJEE

पिता का नाम / FATHER'S NAME

HARIDHAN BANERJEE

जन्म तिथि / DATE OF BIRTH

10-02-1947

आयकर अधिकारी / SIGNATURE

Krishna Dhan Banerjee

Shahin

आयकर अधिकारी (सिस्टम, टेकनिकल), कोलकाता

COMMISSIONER OF INCOME-TAX (S.O. I.) KOLKATA

Krishna Dhan Banerjee

इस कार्ड के खो / गिरा जाने पर सूचना जारी करने वाले अधिकारी को सूचित / वापस कर दें।
संयुक्त आयकर अधिकारी (प्रशासक एवं तकनीकी),
सी-7,
चौरिंगी स्क्वार्स,
कोलकाता - 700 069.

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Chowringhee Squares,
Calcutta- 700 069.

आयकर विभाग
INCOME TAX DEPARTMENT
PIONEER ASSOCIATES
20/02/2010
Permanent Account Number
AAMEP7725R
भारत सरकार
GOVT. OF INDIA
2507011

PIONEER ASSOCIATES
Kamal Ranjan Singh
Partner

व्यक्ति का स्थायी खाता नंबर / 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 अधिकारी, व.स. - XI

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

Kanti Ranjan Das

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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

GOPAL DAS

NARAYAN DAS

24/03/1971

Permanent Account Number
AGAPD0725H

Signature



AGAPD0725H

0-2

Major Information of the Deed

Deed No :	I-1524-05685/2018	Date of Registration	27/09/2018
Query No / Year	1524-1000264736/2018	Office where deed is registered	
Query Date	27/09/2018 11:55:16 AM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	D Goswami Bkp Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830242520, 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. 9,00,000/-	Rs. 1,62,66,835/-		
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]- 152405680/2018 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: Chowdhury para Road, Mouza: Rahara, Ward No: 10, Holding No:30/4

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-2369	LR-3593	Bastu	Bastu	8 Katha 1 Chatak 31 Sq Ft	5,00,000/-	1,21,58,335/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					13.3742Dec	5,00,000 /-	121,58,335 /-	






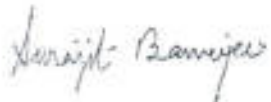



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	5478 Sq Ft.	4,00,000/-	41,08,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 5478 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		5478 sq ft	4,00,000 /-	41,08,500 /-	






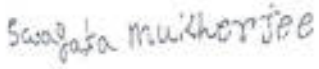


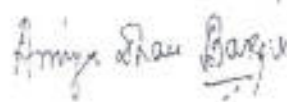


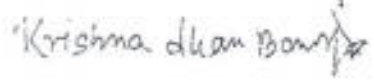


Major Information of the Deed :- I-1524-05685/2018-27/09/2018

Details :

Name,Address,Photo,Finger print and Signature				
1	Name	Photo	Fingerprint	Signature
	Mr Biswajit Banerjee Son of Mr Abanidhan Banerjee Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office	 27/09/2018	 LTI 27/09/2018	 27/09/2018
Chowdhury Para, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AHVPB7455J, Status :Individual, Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office				
2	Name	Photo	Fingerprint	Signature
	Mr Surajit Banerjee Son of Late Muraridhan Banerjee Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office	 27/09/2018	 LTI 27/09/2018	 27/09/2018
Chowdhury Para, Rahara, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZVPB6774A, Status :Individual, Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office				
3	Name	Photo	Fingerprint	Signature
	Mrs Kamala Banerjee Wife of Late Anandadhan Banerjee Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office	 27/09/2018	 LTI 27/09/2018	 27/09/2018
Chowdhury Para, Rahara, 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.:: AOAPB5360C, Status :Individual, Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office				

Major Information of the Deed :- I-1524-05685/2018-27/09/2018

Name	Photo	Fingerprint	Signature
s Jhumur Chatterjee Wife of Mr Kuntal Chatterjee Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office	 27/09/2018	 LTI 27/09/2018	 27/09/2018
Chowdhury Para, Rahara, 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.:: AZOPC1252H, Status :Individual, Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office			
Name	Photo	Fingerprint	Signature
5 Mrs Swagata Mukherjee Wife of Mr Arnab Mukherjee Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office	 27/09/2018	 LTI 27/09/2018	 27/09/2018
Chowdhury Para, Rahara, 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.:: BUFP7182R, Status :Individual, Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office			
Name	Photo	Fingerprint	Signature
6 Mr Amiyadhan Banerjee (Presentant) Son of Late Haridhan Banerjee Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office	 27/09/2018	 LTI 27/09/2018	 27/09/2018
Chowdhury Para, Rahara, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACZPB7751Q, Status :Individual, Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office			
Name	Photo	Fingerprint	Signature
7 Mr Krishnadhan Banerjee Son of Late Haridhan Banerjee Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office	 27/09/2018	 LTI 27/09/2018	 27/09/2018



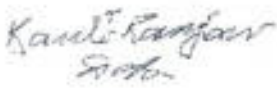



Major Information of the Deed :- 1-1524-05685/2018-27/09/2018

Jhury Para, Rahara, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGPPB1173L, Status :Individual, Executed by: Self, Date of Execution: 27/09/2018 , Admitted by: Self, Date of Admission: 27/09/2018 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Pioneer Associates 12/A/1/35 Shreyasi Apartment, 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
	Mr Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 27/09/2018, , Admitted by: Self, Date of Admission: 27/09/2018, Place of Admission of Execution: Office			
		Sep 27 2018 1:57PM	LTI 27/09/2018	27/09/2018
	1 No Surya Sen Nagar, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADSPD7299P Status : Representative, Representative of : Pioneer Associates (as partner)			
2	Name	Photo	Finger Print	Signature
	Mr Gopal Das Son of Late Narayan Chandra Das Date of Execution - 27/09/2018, , Admitted by: Self, Date of Admission: 27/09/2018, Place of Admission of Execution: Office			
		Sep 27 2018 1:56PM	LTI 27/09/2018	27/09/2018
	Sasadhar Tarafder 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
Mrs Sudipta Parui Wife of Late Samir Parui Ruiya, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , Identifier Of Mr Biswajit Banerjee, Mr Surajit Banerjee, Mrs Kamala Banerjee, Mrs Jhumur Chatterjee, Mrs Swagata Mukherjee, Mr Amiyadhan Banerjee, Mr Krishnadhan Banerjee, Mr Kanti Ranjan Das, Mr Gopal Das

Major Information of the Deed :- I-1524-05685/2018-27/09/2018

27/09/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Biswajit Banerjee	Pioneer Associates-1.9106 Dec
2	Mr Surajit Banerjee	Pioneer Associates-1.9106 Dec
3	Mrs Kamala Banerjee	Pioneer Associates-1.9106 Dec
4	Mrs Jhumur Chatterjee	Pioneer Associates-1.9106 Dec
5	Mrs Swagata Mukherjee	Pioneer Associates-1.9106 Dec
6	Mr Amiyadhan Banerjee	Pioneer Associates-1.9106 Dec
7	Mr Krishnadhan Banerjee	Pioneer Associates-1.9106 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Biswajit Banerjee	Pioneer Associates-782.57142900 Sq Ft
2	Mr Surajit Banerjee	Pioneer Associates-782.57142900 Sq Ft
3	Mrs Kamala Banerjee	Pioneer Associates-782.57142900 Sq Ft
4	Mrs Jhumur Chatterjee	Pioneer Associates-782.57142900 Sq Ft
5	Mrs Swagata Mukherjee	Pioneer Associates-782.57142900 Sq Ft
6	Mr Amiyadhan Banerjee	Pioneer Associates-782.57142900 Sq Ft
7	Mr Krishnadhan Banerjee	Pioneer Associates-782.57142900 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Chowdhury para Road, Mouza: Rahara, Ward No: 10, Holding No:30/4

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2369(Corresponding RS Plot No:- 1009), LR Khatian No:- 3593	Owner:ইন্দির বন্দ্যোপাধ্যায় , Gurdian:সুরেন্দ্র , Address:বিজ (চৌধুরীপাড়া) , Classification:বাড়, Area:0.13 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152405685 / 2018

On 27-09-2018

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.

Major Information of the Deed :- I-1524-05685/2018-27/09/2018

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

ed for registration at 13:13 hrs on 27-09-2018, at the Office of the A.D.S.R. SODEPUR by Mr Amiyadhan
erjee, 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
1,62,66,835/-

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

Execution is admitted on 27/09/2018 by 1. Mr Biswajit Banerjee, Son of Mr Abanidhan Banerjee, Chowdhury Para,
P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by
Profession Business, 2. Mr Surajit Banerjee, Son of Late Muraridhan Banerjee, Chowdhury Para, Rahara, P.O:
Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession
Business, 3. Mrs Kamala Banerjee, Wife of Late Anandadhan Banerjee, Chowdhury Para, Rahara, P.O: Rahara,
Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House
wife, 4. Mrs Jhumur Chatterjee, Wife of Mr Kuntal Chatterjee, Chowdhury Para, Rahara, P.O: Rahara, Thana:
Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife, 5.
Mrs Swagata Mukherjee, Wife of Mr Arnab Mukherjee, Chowdhury Para, Rahara, P.O: Rahara, Thana: Khardaha, ,
North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife, 6. Mr
Amiyadhan Banerjee, Son of Late Haridhan Banerjee, Chowdhury Para, Rahara, P.O: Rahara, Thana: Khardaha, ,
North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business, 7. Mr Krishnadhan
Banerjee, Son of Late Haridhan Banerjee, Chowdhury Para, Rahara, P.O: Rahara, Thana: Khardaha, , North 24-
Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business

Identified by Mrs Sudipta Parui, , Wife of Late Samir Parui, Ruiya, P.O: Patulia, Thana: Khardaha, , North 24-
Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession House wife

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

Execution is admitted on 27-09-2018 by Mr Gopal Das, partner, Pioneer Associates, 12/A/1/35 Shreyasi Apartment,
P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Mrs Sudipta Parui, , Wife of Late Samir Parui, Ruiya, P.O: Patulia, Thana: Khardaha, , North 24-
Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession House wife

Execution is admitted on 27-09-2018 by Mr Kanti Ranjan Das, partner, Pioneer Associates, 12/A/1/35 Shreyasi
Apartment, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Identified by Mrs Sudipta Parui, , Wife of Late Samir Parui, Ruiya, P.O: Patulia, Thana: Khardaha, , North 24-
Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession House wife

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 307, Amount: Rs.100/-, Date of Purchase: 06/09/2018, Vendor name: S Bhowmik

Maitreyee Ghosh

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-1524-05685/2018-27/09/2018

of Registration under section 60 and Rule 69.

ered in Book - I

Volume number 1524-2018, Page from 176348 to 176382
being No 152405685 for the year 2018.



Digitally signed by Maitreyee Ghosh
Date: 2018.09.28 11:27:20 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 28-09-2018 11:26:51
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)