

09/11/19

I 840/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 286353

Attention: This is a non-judicial document.
 It is not a legal document and does not
 have any legal effect. It is to be used only
 for the purpose of the document.
 20.02.19
 Add: District & Sub Registrar
 20 FEB 2019

848214/19

'Hari Om'

DEVELOPMENT POWER OF ATTORNEY

contd ... 2

said Balai Chand Mukhopadhyay alias Balai Chand Mukherjee

नं. 1596/19.2.19 107
 मालिक का नाम श्री. Pragti Construction
 प्लॉट नं. Good Flora Road
 स्थान Noida जिला UP
 जे. डी. नं. Plot No. 107
 ए. डि. एन. आर. अफिस
 बाराकपुर उखर 28 परगना

खण्ड 1- की दिनांक 20/2/19
 प्रमाणित नाम Pragti Construction
 प्लॉट नं. 107
 स्थान Noida जिला UP
 जे. डी. नं. Plot No. 107



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Addl. Dist. Sub-Registrar
 Barrackpore, North 24 Parganas
 20 FEB 2019

KNOWN ALL MEN BY THIS PRESENTS THAT We, 1. SRI SUDHINDRA NATH MODAK, PAN AELPM1555M, son of Late Radhika Prasad Modak, residing at : Ichapore, Duley Para, Kanthadhar, P.O. Ichapore Nawabganj, P.S. Noapara, Dist - North 24 Parganas, Pin - 743144, **2. SRI SWAPAN KUMAR MAJUMDER, PAN ADPPM3289H**, residing at : Palta Nabapally, P.O. Bengal Enamel, P.S. Noapara, Dist - North 24 Parganas, Pin - 743144, both by faith - Hindu (Indian), by occupation : Business,, send greetings : -

WHEREAS one Balai Chand Mukhopadhyay alias Balai Chand Mukherjee purchased a plot of Bastu land measuring 12 decimal lying and situated at : Mouza : Ichapore, J.L. No. 3, R.S. No. 89, Touzi No. 617, comprised and contained in R.S. Dag No. 2245 under R.S. Khatian No. 132, within the limits of North Barrackpore Municipality, P.S. Noapara, Dist - North 24 Parganas, from Smt. Brajeswari Dasi by virtue of a registered Deed of Sale Being No. 4522, recorded in Book No. I, Volume No. 62, written in pages 46 to 49 and the same was registered at A.D.S.R.O. Barrackpore dated 25/09/1963.

AND WHEREAS after purchasing the abovesaid property said Balai Chand Mukhopadhyay alias Balai Chand Mukherjee

became the absolute owner of the same and he recorded his name in the records of Revisional Settlement in R.S. Dag No. 2245 under R.S. Khatian No. 132 and after disposing off some portion out of his aforesaid property he also recorded his rest portion of land in the records of L.R. Settlement in L.R. Dag No. 4223 under L.R. Khatian No. 4811, land measuring 8.70 decimal as classification 'Bastu' and while thus seized and possessed the same said Balai Chand Mukhopadhyay alias Balai Chand Mukherjee died intestate on 02/04/1996 leaving behind him surviving Sri Prasanta Kumar Mukherjee, Sri Suwendu Mukherjee, Amulya Ratan Mukherjee, Smt. Rama Mukherjee, Smt. Kabita Banerjee as his sons and daughters and as his only legal heirs and successors to inherit his abovesaid property.

AND WHEREAS after demise of said Balai Chand Mukhopadhyay alias Balai Chand Mukherjee the aforesaid Sri Prasanta Kumar Mukherjee, Sri Suwendu Mukherjee, Amulya Ratan Mukherjee, Smt. Rama Mukherjee, Smt. Kabita Banerjee became the joint owners and co-sharers of the abovesaid property and while thus seized and possessed the same said Amulya Ratan Mukherjee died intestate on 21/01/2000 leaving behind him surviving Smt. Arati Mukherjee as his wife and Smt. Chhanda Tribedi, Smt. Nanda Chatterjee, Smt. Dhira Bhattacharjee as his daughters and as his only legal heirs and successors to inherit his abovesaid property.

(4)

It is mentioned herewith that the wife of Balai Chand Mukhopadhyay alias Balai Chand Mukherjee namely Gajamati Mukherjee predeceased him on 14/02/1995.

AND WHEREAS by the aforesaid manner said Sri Prasanta Kumar Mukherjee, Sri Suvendu Mukherjee, Smt. Rama Mukherjee, Smt. Kabita Banerjee, Smt. Arati Mukherjee, Smt. Chhanda Tribedi, Smt. Nanda Chatterjee and Smt. Dhira Bhattacharjee became the joint owners and co-sharers of the aforesaid property and while thus seized and possessed the same they jointly sold and transferred a plot of land measuring 5 (five) cottahs 4 (four) Chhittaks alongwith structure thereon to the executants herein by virtue of a registered Deed of Sale Being No. 150501289, recorded in Book No. I, Volume No. 1505-2018, written in pages 32667 to 32704 and the same was registered at A.D.S.R.O. Barrackpore dated 19/03/2018.

AND WHEREAS after purchasing the aforesaid property the executants herein became the joint owners and co-sharers of the same and they mutated their names in the records of North Barrackpore Municipality in Ward No. 6, Holding No. 74, Goalapara and they have been seizing, possessing and enjoying the same with absolute right, title and interest and without any encumbrances from any corner whatsoever till date.

AND WHEREAS we the executants herein being the owner of the said property entered into a development agreement dated 20-02-2019 Being No. 150500838 and the same was registered at A.D.S.R.O. Barrackpore dated 20/02/2019 was made with **PRAGATI CONSTRUCTION**, a partnership firm having its office at Shibam Apartment, Flat No. 1C, First Floor, Ghoshpara Road, Badamtala, P.O. Ichapore Nawabganj, P.S. Noapara, Dist - North 24 Pareganas, being represented by its partners namely 1. **SMT. TUTUN MODAK**, PAN CGXPM2100A, wife of Sri Sudhindra Nath Modak, residing at : Shibam Apartment, Flat No. 1C, First Floor, Ghoshpara Road, Badamtala, P.O. Ichapore Nawabganj, P.S. Noapara, Dist - North 24 Pareganas, 2. **SRI NATARAJ PODDER**, PAN AKMPP9051A, son of Sri Nani Gopal Podder, residing at : Khudiram Nagar, P.O. Shyamnagar, P.S. Jagaddal, Dist - North 24 Parganas, 3. **SRI SUMIT MAJUMDER**, PAN ALUPM6835G, son of Swapan Kumar Majumder, residing at : Nabapally, P.O. Bengal Enamel, P.S. Noapara, Dist - North 24 Pareganas, all by faith - Hindu (Indian), by occupation : Business, in respect of land measuring 5 (five) cottahs 4 (four) Chhittaks which has been morefully described in the Schedule written hereunder for development and costruction of a Multi storied building over the said premises.

AND WHEREAS now we hereby nominate, constitute and appoint **PRAGATI CONSTRUCTION**, PAN AATFP3853F, a partnership firm having its office at Shibam Apartment, Flat No. 1C, First Floor, Ghoshpara Road, Badamtala, P.O. Ichapore Nawabganj, P.S. Noapara, Dist - North 24 Pareganas, being represented by its partners namely **1. SMT. TUTUN MODAK**, PAN CGXPM2100A, wife of Sri Sudhindra Nath Modak, residing at : Shibam Apartment, Flat No. 1C, First Floor, Ghoshpara Road, Badamtala, P.O. Ichapore Nawabganj, P.S. Noapara, Dist - North 24 Pareganas, **2. SRI NATARAJ PODDER**, PAN AKMPP9051A, son of Sri Nani Gopal Podder, residing at : Khudiram Nagar, P.O. Shyamnagar, P.S. Jagaddal, Dist - North 24 Parganas, **3. SRI SUMIT MAJUMDER**, PAN ALUPM6835G, son of Swapan Kumar Majumder, residing at : Nabapally, P.O. Bengal Enamel, P.S. Noapara, Dist - North 24 Pareganas, all by faith - Hindu (Indian), by occupation : Business, as our true and lawful Attorney to do exercise, execute and perform for us in our names on our behalf and/or all of the acts, deeds and things mentioned hereunder written prejudice to the Power.

1. To enter into, hold, demand possession of the demarcated portion of the premises and every part thereof and to develop the said demarcated portion as per annexed schedule or any part thereof and also to manage, maintain and administer the said premises.

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2. To develop the premises by construction of the building and/or structure or structures thereon consisting of several flats, shops, commercial space, garages and to do survey soil testing excavation, clearing the site and all other works at the cost and expenses of the Attorney as necessary for the development of the property.
 3. To cause mutation, amalgamation and/or any other things in relation to the premises and any other adjoining premises as my attorney deem fit and proper but at the risk, cost and responsibility of the attorney.
 4. To sign and submit all papers, documents, statements, undertakings, declarations, and plans as may be required for having the plan and/or plans sanctioned on the premises and/ or part of portions thereof and to have the same sanctioned modified and/or altered by the North Barrackpore Municipality and or other authorities and in connection with to make, sign execute and submit necessary applications and declaration, give undertakings and fees obtain sanction and such orders and permissions as be expedient,
 5. To appear before the necessary authorities (including North Barrackpore Municipality, B.L. & L.R. Office at Barrackpore -I, Fire Brigade, Competent Authority under the urban land (ceiling & Regulation) Act. 1976, Police Station etc. in

the sanctioning of plan and/or plans and also for raising construction of the building after having the plan sanctioned from the Municipality.

6. To appoint architects and contractor for the purpose of construction and/or development of the said premises.
7. To apply for and obtain temporary and/or permanent electricity, water, gas, Sewerage and/or connection of any utilities and also the completion Certificates from the North Barrackpore Municipality and/or other concerned authorities.
8. To warn off and prohibit and if necessary to proceed against in due form of law against all or any trespasser on the premises or any part thereof and to take appropriate steps whether by action or other wise and to abate all nuisance.
9. To negotiate for sale, lease and/or transfer of the premises and/or undivided share of shares thereof and/or building or buildings and/or structures thereof, portions thereof **TOGETHER WITH** the rights appurtenant thereto including flat sale agreements containing such provision and with such purchasers and /or persons as my attorney may deem fit and to receive earnest monies and/or part and/or full mutual obligations thereunder save and except the owner's Allocated portion.

John P.V.

10. To apply for the obtain such certificates and/or other permission and clearance certificates and/or permission under any act or from any Govt. authority as may be required for execution and/or registration of the documents for transfer in respect of the Developers' Allocations.
11. To sign, execute, enter into modify, cancel, alter draw approve, agreement for sale and transfer and all papers documents, contacts, agreements, declarations, affidavits, applications, returns, confirmation and other documents as may be required in connection with the development of the property or any part thereof and to receive consideration, rents, service, charges taxes and other amounts therefore and grant valid receipts and discharge for the same.
12. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including arbitration proceedings and demands touching any of the matters aforesaid or any part thereof and also, fit to compromise refer to arbitration, abandon, submit to judgement or become nonsuited, if any court, civil or criminal or Revenues, including Rent controller and shall causes court.
13. To accept notice and service of papers from any court Tribunal and postal and/or other authority and/or persons.

14. To receive and pay and/or deposit all moneys including court fees, receive, refunds and to receive and grant valid receipts and discharges in respect thereof.
15. To sign and submit all papers, applications and documents for having mutation, amalgamation and separation effected in all public records and with all authorities and/or persons inducting the North Barrackpore Municipality in respect of the premisses and to deal with such authority and authorities in any manner to have such mutation, amalgamation and separation affected.
16. To appear and represent me before the authorities of the North Barrackpore Municipality, Electricity Authority and before all other Statutory and Local Bodies as and when necessary for the purpose of construction of a new building over and above our said premises and for registration of Agreement for sale, or any other documents and instruments of Flats/Shops/Garage and Spaces of the proposed Multistoried building to be constructed as per sanction building plan duly sanctioned by the North Barrackpore Municipality over the said premises as lawful Attorney.
17. To sign and execute sale deeds, instruments and assurances which our attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying Flats/Shops/Garage

contd ... 11

and Spaces of the proposed Multistoried building, as we could do ourselves, if personally present save and except the owners allocated portion.

18. To receive the consideration money in part or full in cash or by cheque/draft from the intending purchaser or purchasers for sale or booking of flat/s, units or car parking spaces and to grant receipts therefore in our names and to give full discharge to the purchaser/s as our lawful representatives.
19. To execute and/or negotiate and/or enter into any agreement for sale of the flat/s and car parking spaces in the said new building on our behalf and as our lawful authorised representative and to accept consideration money therefore and entitled to nominate the intending purchaser or purchasers for sale, transfer and/or lease in respect of the proportionate, undivided share of land of the said premises and to execute Deed of Sale of the flats/shops and spaces in favour of the intending purchaser/s on our behalf.
20. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, deeds of Conveyance documents and other such papers as may be necessary for the purpose of booking and/or sale of the flats/units and car parking space in the said building over and above our said premises.

21. To appear before the North Barrackpore Municipality and other authorities and Government Department and/or offices and also all other states, executives, judicial or quasi-judicial, Municipal and other authorities and also all courts and tribunals for all matters connected with the Development and construction.
22. To pay all outgoings including Municipal tax, Urban Land tax, rent, revenue and other charges whatsoever payable for and on account of the premises and receive refund and other money including compensation of any nature from requisition and/or acquisition authorities and to grant valid receipts and/or discharge therefore.
23. To employ solicitors, Advocates, Chartered, Accounts Income Tax Practitioners and/or agents.
24. To give undertakings, assurances and indemnities as may be required for the purpose aforesaid.
25. To appear and represent us before all authorities make commitments, give undertaking as be required for all or any of the purpose herein contained.
26. To appoint, substitute or substitutes and to delegate all or any of the powers conferred hereby to the said substitute or substitutes.
27. This power of Attorney shall remain restricted only to the said schedule property building plan.

28. The power of attorney is revocable.

AND GENERALLY the said Attorney shall have the power to do all such acts, deeds things in connection with the development, maintenance and not to transfer by way of sale or lease of the Owner's Allocated portion.

THE SCHEDULE ABOVE REFERRED TO



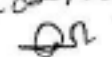
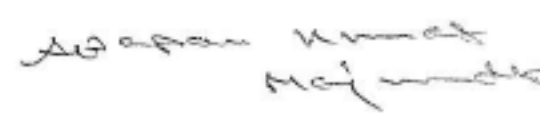
ALL THAT a piece and parcel of a plot of 'Bastu' lane measuring 5 (five) cottahs 4 (four) Chhittaks alongwith tile sheded structure thereon measuring 100 sft. lying and situated at : Mouza : Ichapore, J.L. No. 3, R.S. No. 89, Touzi No. 617, comprised and contained in R.S. Dag No. 2245 corresponding to L.R. Dag No. 4223 under R.S. Khatian No. 132 corresponding to L.R. Khatian No. 4811, within the limits of North Barrackpore Municipality, Ward No. 6, Holding No. 74, Goalapara, under P.S. Noapara, Dist - North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Barrackpore.

Which is butted and bounded by :-

<u>ON THE NORTH.</u>	:	<u>11'-6"</u> wide Goalapara Bye Lane.
<u>ON THE SOUTH</u>	:	H/o Jyotirmoy Chatterjee and Aurabinda Das.
<u>ON THE EAST</u>	:	10'-0" wide Goalapara Bye Lane.
<u>ON THE WEST</u>	:	Kartick Chandra Sadhukhan and Shankar Sadhukhan.

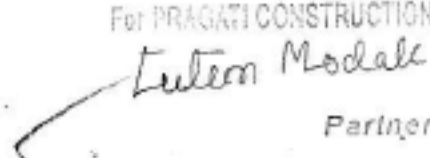
IN WITNESSES WHEREOF, we have hereunto set and
subscribe my hand and seal on this 20th day of February 2019.

Witnesses:-

- 1) Sanjay Sharma Chyga 1. 
Address: Chapally,
Shyambalgard
Ely. P. G. (N)
- 2) Soumitra Barai 2. 
OR  
Majumdar

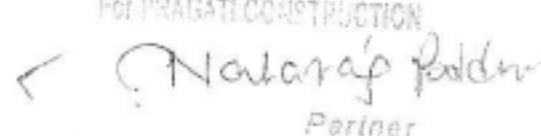
SIGNATURE OF THE EXECUTANTS

For PRAGATI CONSTRUCTION

 Lutern Modak

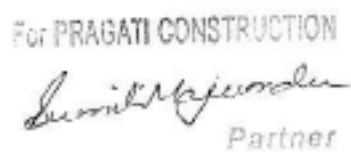
Partner

For PRAGATI CONSTRUCTION

 Nataraj Koddur

Partner

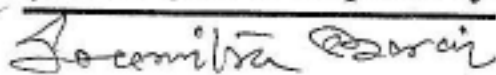
For PRAGATI CONSTRUCTION

 Soumitra Majumdar

Partner

SIGNATURE OF THE ATTORNEY

Drafted & Prepared by :

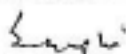
 Soumitra Barai

SOUMITRA BARAI

ADVOCATE

Barrackpore Court

COMPUTER TYPED BY



SANTANU GUPTA
BARRACKPORE
DIST - NORTH 24 PARGANAS

Major Information of the Deed

Deed No :	I-1505-00840/2019	Date of Registration	20/02/2019
Query No / Year	1505-1000048214/2019	Office where deed is registered	
Query Date	20/02/2019 12:27:28 PM	A.D.S.R. BARRACKPORE, District North 24-Parganas	
Applicant Name, Address & Other Details	Soumitra Barai Barrackpore Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831657116, 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. 26,00,000/-	Rs. 26,54,997/-		
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]:- 150500838/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Noapara, Municipality: NORTH BARRACKPORE, Road: Goyalapara Road, Mouza: Ichapur, Ward No: 6, Holding No:74 Pin Code : 743144



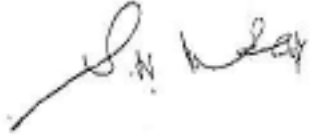


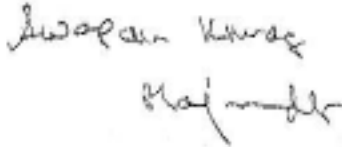
Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-4223	LR-4811	Bastu	Bastu	5 Katha 4 Chatak	25,70,000/-	26,24,997/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					8.6625Dec	25,70,000 /-	26,24,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Major Information of the Deed :- I-1505-00840/2019-20/02/2019

Principal Details :



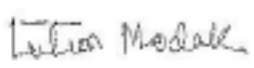


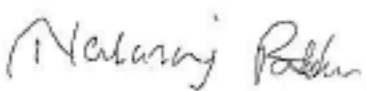


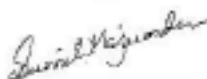
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Sudhindra Nath Modak (Presentant) Son of Late Radhika Prasad Modak Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Office	Photo  20/02/2019	Fingerprint  LTI 20/02/2019	Signature  20/02/2019
Duley Para , Kanthadhar, P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AELPM1555M, Status :Individual, Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Office				
2	Name Shri Swapan Kumar Majumder Son of Late Arun Kumar Majumder Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Office	Photo  20/02/2019	Fingerprint  LTI 20/02/2019	Signature  20/02/2019
Palta Nabapally, P.O:- Bengal Enamel, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADPPM3289H, Status :Individual, Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Office				

Attorney Details :



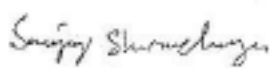
Sl No	Name,Address,Photo,Finger print and Signature			
1	Pragati Construction Shibam Apartment, 1st Floor, Ghosh Para Road, Bada, Flat No: c, P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144 , PAN No.:: AATFP3853F, Status :Organization, Executed by: Representative			

Major Information of the Deed :- I-1505-00840/2019-20/02/2019

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Smt Tutun Modak Wife of Shri Sudhindra Nath Modak Date of Execution - 20/02/2019, , Admitted by: Self, Date of Admission: 20/02/2019, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Feb 20 2019 12:43PM</p>	<p>Finger Print</p>  <p>LTI 20/02/2019</p>	<p>Signature</p>  <p>20/02/2019</p>
<p>Shibam Apartment, 1st Floor, Ghosh Para Road, Badamtala, Flat No: c, P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CGXPM2100A Status : Representative, Representative of : Pragati Construction (as Partner)</p>				
2	<p>Name</p> <p>Shri Nataraj Poddar Son of Shri Nani Gopal Podder Date of Execution - 20/02/2019, , Admitted by: Self, Date of Admission: 20/02/2019, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Feb 20 2019 12:41PM</p>	<p>Finger Print</p>  <p>LTI 20/02/2019</p>	<p>Signature</p>  <p>20/02/2019</p>
<p>Khudiram Nagar, P.O:- Shyamnagar, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKMPP9051A Status : Representative, Representative of : Pragati Construction (as Partner)</p>				
3	<p>Name</p> <p>Shri Sumit Majumder Son of Shri Swapan Kumar Majumder Date of Execution - 20/02/2019, , Admitted by: Self, Date of Admission: 20/02/2019, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Feb 20 2019 12:42PM</p>	<p>Finger Print</p>  <p>LTI 20/02/2019</p>	<p>Signature</p>  <p>20/02/2019</p>
<p>Palta , Nabapally, P.O:- Bengal Enamel, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALUPM6835G Status : Representative, Representative of : Pragati Construction (as Partner)</p>				

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Sanjoy Sharmacharya Son of Mr Sunil Sharmacharya Adarsha Pally, P.O:- Shyamnagar, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743127</p>	 <p>20/02/2019</p>	 <p>20/02/2019</p>	 <p>20/02/2019</p>

Major Information of the Deed :- I-1505-00840/2019-20/02/2019

Identifier Of Shri Sudhindra Nath Modak, Shri Swapan Kumar Majumder, Smt Tutun Modak, Shri Nataraj Poddar, Shri Sumit Majumder

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Sudhindra Nath Modak	Pragati Construction-4.33125 Dec
2	Shri Swapan Kumar Majumder	Pragati Construction-4.33125 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Sudhindra Nath Modak	Pragati Construction-50.00000000 Sq Ft
2	Shri Swapan Kumar Majumder	Pragati Construction-50.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Noapara, Municipality: NORTH BARRACKPORE, Road: Goyalapara Road, Mouza: Ichapur, Ward No: 6, Holding No:74 Pin Code : 743144

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4223, LR Khatian No:- 4811	Owner:বলদে চাঁদ মুখোপাধ্যায়, Gurdian:অক্ষয় কুমা, Address:নিজ , Classification:বারু, Area:0.08700000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150500840 / 2019

On 20-02-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 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 12:37 hrs on 20-02-2019, at the Office of the A.D.S.R. BARRACKPORE by Shri Sudhindra Nath Modak , 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 26,54,997/-

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

Execution is admitted on 20/02/2019 by 1. Shri Sudhindra Nath Modak, Son of Late Radhika Prasad Modak, Duley Para , Kanthadhar, P.O: Ichapore Nawabgunj, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743144, by caste Hindu, by Profession Business, 2. Shri Swapan Kumar Majumder, Son of Late Arun Kumar Majumder, Palta Nabapally, P.O: Bengal Enamel, Thana: Noapara, , North 24-Parganas, WEST BENGAL, India, PIN - 743122, by caste Hindu, by Profession Business

Indetified by Mr Sanjoy Sharmacharya; , , Son of Mr Sunil Sharmacharya, Adarsha Pally, P.O: Shyamnagar, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Business

Major Information of the Deed :- I-1505-00840/2019-20/02/2019

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

Execution is admitted on 20-02-2019 by Smt Tutun Modak, Partner, Pragati Construction, Shibam Apartment, 1st Floor, Ghosh Para Road, Bada, Flat No: c, P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144

Identified by Mr Sanjoy Sharmacharya, , Son of Mr Sunil Sharmacharya, Adarsha Pally, P.O: Shyamnagar, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Business

Execution is admitted on 20-02-2019 by Shri Nataraj Poddar, Partner, Pragati Construction, Shibam Apartment, 1st Floor, Ghosh Para Road, Bada, Flat No: c, P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144

Identified by Mr Sanjoy Sharmacharya, , Son of Mr Sunil Sharmacharya, Adarsha Pally, P.O: Shyamnagar, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Business

Execution is admitted on 20-02-2019 by Shri Sumit Majumder, Partner, Pragati Construction, Shibam Apartment, 1st Floor, Ghosh Para Road, Bada, Flat No: c, P.O:- Ichapore Nawabgunj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144

Identified by Mr Sanjoy Sharmacharya, , Son of Mr Sunil Sharmacharya, Adarsha Pally, P.O: Shyamnagar, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, 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: Impressed, Serial no 1536, Amount: Rs.100/-, Date of Purchase: 19/02/2019, Vendor name: S K Chakraborty



Asis Kumar Dutta
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1505-00840/2019-20/02/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2019, Page from 23534 to 23573

being No 150500840 for the year 2019.



Digitally signed by ASIS KUMAR DUTTA
Date: 2019.02.21 12:16:26 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 21-02-2019 12:16:17
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)