

10/07/2021

Q-10738



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 180756

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23.11.21
2021

When this document is submitted to
registration, the Signature Sheet of the
document shall be attached with this stamp
to the west of this document.

Amritha Dasgupta

Addl. Dist. Sub Registrar
Naihati, North 24 Parganas

23 NOV 2021

2475122

POWER OF ATTORNEY FOR DEVELOPMENT

BY THIS DEVELOPMENT POWER OF ATTORNEY, We, (1) SRI SOUMYENDRA BHOWAL, S/o Late Sitesh Chandra Bhowal (PAN : ADWPB1368H) (AADHAAR NO. : 8705 1447 5801) by faith Hindu, by profession Retired Govt. Employee, by nationality Indian, residing at Holding No. 105/95/101, Gobinda Basu Lane, P.O. Halisahar, P.S. Bizpur, Pin-743134, Dist. North 24 Parganas, W.B. and (2) SMT. SUMITA BHOWAL, wife of Sri Soumyendra Bhowal, (PAN : ACYPB5884D) (AADHAAR NO. : 4079 8236 0418), by faith Hindu, by profession Retired Govt. Employee, residing at Holding No. 105/A, Gobinda Basu Lane, P.O. Halisahar, P.S. Bizpur, Pin-743134, Dist. North 24 Parganas, W.B. SEND GREETINGS.

WHEREAS ALL THAT piece and parcel of the property mentioned specifically in schedule A below was actually owned possessed and seized by Sri Sitesh Chandra Bhowal, now deceased, who purchased the same by dint of a Sale Deed vide No. 2211 dated 26.05.2052 registered and executed at District Registry Office at Alipore from Smt. Maya Rani Mustafi and Smt. Mira Sarkar and thereafter he mutated his name in ROR. Be it mentioned here that a Deed of Declaration has been executed in connection with the above mentioned Deed No. 429 for the year 2000 by Smt. Smriti Paul, Smt. Priti Halder & Smt. Banani Nandi in favour of Sri Soumyendra Bhowal registered at the office of A.D.S.R., Naihati on 27.12.2012 vide being No. 10686 for the year 2012 in respect of correction of Dag No. and area of land.

WHEREAS Sri Sri Sitesh Chandra Bhowal expired on 12.05.1973 leaving behind his wife, Smt. Susama Rani Bhowal, his son Sri Soumyendra Bhowal and daughters namely Smt. Smriti Paul, Smt. Priti

Halder & Smt. Banani Nandi, who inherited the property mentioned in the schedule A below by virtue of law of inheritance.

WHEREAS Smt. Susama Rani Bhowal, wife of Sri Sitesh Chandra Bhowal expired on 08.12.1995 leaving behind her son Sri Soumyendra Bhowal and daughters namely Smt. Smriti Paul, Smt. Priti Halder & Smt. Banani Nandi, who inherited the property mentioned in the schedule A below by virtue of law of inheritance.

WHEREAS the above named daughters namely Smt. Smriti Paul, Smt. Priti Halder & Smt. Banani Nandi executed a Deed of Gift in favour of above mentioned Sri Soumyendra Bhowal vide Deed No. 429 dated 20.12.1999 registered and executed at the Office of the A.D.S.R., Naihati and the same has been issued on 27.01.2000 in respect of their respective shares and thus Sri Soumyendra Bhowal became the sole owner of the property mentioned in the schedule A below with full right, title and interest and he mutated his name in the records of Halisahar Municipality as well as in the ROR.

WHEREAS the said Sri Soumyendra Bhowal transferred a part of the schedule A property in favour of Smt. Sumita Bhowal who is his wife by virtue of a Deed of Gift vide Deed No. 377 dated 18.01.2002 registered and executed at the office of A.D.S.R., Naihati and the said Smt. Sumita Bhowal recorded her name in the records of Halisahar Municipality and in the ROR and this property has been specifically mentioned in the schedule C below. The present property owned by Sri Soumyendra Bhowal has been specifically mentioned in schedule B below.

WHEREAS thus the said Sri Soumyendra Bhowal and Smt. Sumita Bhowal became the owners of the properties situated at Holding No. 105/95/101, Gobinda Basu Lane, P.O. Halisahar, P.S. Bizpur, Dist. North 24 Parganas and Holding No. 105/A, Gobinda Basu Lane, P.O. Halisahar, P.S. Bizpur, Dist. North 24 Parganas respectively.

AND WHEREAS ourselves have entered into a Development Agreement with the above said Developer, registered and executed at the Office of ADSR, Naihati on 23/11/21 vide being No. 150710724 for the year 2021 and as per the above Development Agreement the Developer agreed to construct G+4 multistoried building with our allocation at his own cost and the Developer also agreed to make us payment of Rs.35,00,000/- in total and ourselves agreed to provide him a landed area mentioned in the schedule B & C below for construction of G+4 multistoried building consisting of Flats, Shops & Parking space and we agreed to execute this Power of Attorney in respect of the landed area specifically mentioned in Schedule "B" & "C" below in favour of the Developer.

AND WHEREAS the ourselves remain busy with our respective occupation and duties, so it is not possible for us to attend the respective offices or together at a time for taking necessary steps for obtaining Building Plan, Completion Certificate, Occupancy Certificate, Drainage electric, water etc., for the new house.

AND WHEREAS now it has become necessary and expedient to authorize and empower the said Developer to do all acts, deeds, matters and things for smooth running the proposed construction work and allied works thereto for earlier completion thereof.

NOW KNOW ALL BY THESE PRESENTS that we, (1) **SRI SOUMYENDRA BHOWAL**, S/o Late Sitesh Chandra Bhowal (PAN : **ADWPB1368H**) (**AADHAAR NO. : 8705 1447 5801**) by faith Hindu, by profession Retired Govt. Employee, by nationality Indian, residing at Holding No. 105/95/101, Gobinda Basu Lane, P.O. Halisahar, P.S. Bizpur, Pin-743134, Dist. North 24 Parganas, W.B. and (2) **SMT. SUMITA BHOWAL**, wife of Sri Soumyendra Bhowal, (PAN : **ACYPB5884D**) (**AADHAAR NO. : 4079 8236 0418**), by faith Hindu, by profession Retired Govt. Employee, residing at Holding No. 105/A, Gobinda Basu Lane, P.O. Halisahar, P.S. Bizpur, Pin-743134, Dist. North 24 Parganas, W.B. appointed **"GITA CONSTRUCTION"** a sole proprietorship firm, as our true and lawful constituted **ATTORNEY** having its registered office at 127/A, Nakari Mondal Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas, Pin-743145, represented by its sole proprietor, **SRI NIRAJ KUMAR JAISWAL**, (PAN : **AFRPJ1561M**), son of Sri Kailash Prasad Jaiswal, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 127/A, Nakari Mondal Road, P.O. Kanchrapara, P.S. Bizpur, Dist. North 24 Parganas in our name and on our behalf to do or execute or caused to be done and executed all such acts, deeds, matters and things in our name and on behalf of us relating to the said property fully mentioned in the schedule "B" & "C" hereunder written.

- (1) To hold the possession of the said property for construction of new building and development work as our Attorney and to maintain and manage the affairs of the said property specifically mentioned in Schedule "B" & "C" below and to protect the same in all manners and to take all steps for the said purpose in the manner as

may be though fit, proper and expedient including initiating criminal or civil actions and taking Police help and incurring costs and expenses and appointing guards and watchmen and to maintain peaceful and vacant possession of the said property.

- (2) To have the said premises surveyed and measured and to pay for such surveys and has Plan(s) prepared.
- (3) To appoint consultants and experts for soil testing and also to appoint and engage Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, Electrical Engineers and Contractors and all others experts or Consultants as may be deemed necessary by the Developer for developing the said property/premises specifically mentioned in the schedule "B" & "C" below.
- (4) To sign the building plan on behalf of us in respect of upcoming G+4 multistoried building mentioned in the schedule "B" & "C" below and to draw and/or prepare the necessary plan(s) and/or applications or requisite permission and/or sanctions for development and construction of the proposed building into and over the said property including taking all steps for amalgamation of the Schedule "B" & "C" property as may be necessary and for the said purpose to sign, verify and re-verify all applications, forms, undertakings, declarations, papers and documents.
- (5) To sign all papers and documents and applications and letters necessary for seeking permission from the authorities and all other departments for obtaining permissions for development and



construction of the project & the said premises in respect of the property specifically mentioned in the schedule "B" & "C" below.

- (6) To appear and represent us before the Halisahar Municipality, WBSEDCL, B.L & L.R.O., Collector, Land Acquisition & Requisition Department, North 24 Parganas, Land Ceiling Department, Police Station, Income Tax Department, Court, Tribunal etc. and all or any Govt. or Semi-Government, Private body or authority concerned and to sign and execute all papers and documents as may be required and do all acts, deeds and things that may be necessary in respect of the property.
- (7) To sign and present for registration any Deed for Amalgamation of the portion of the said Premises and to take all steps for amalgamation of the said premises before the Halisahar Municipal Corporation including signing of all deeds, papers, applications related to such amalgamation.
- (8) To do in general all matters and things that may be necessary for the work of construction and to enter into all correspondence and sign all letters and papers, documents, letters, applications, declarations, indemnity bond, undertaking and to file and defend all suit, proceedings, litigations, appeals and arising out the contract and/or termination thereof and/or development of the said premises and construction of building and all matters connected with the said project and to file all returns and comply with the provisions of statutes/rules and do other compliances that may be required from time to time by Government/Authority as may be

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deemed necessary by the Developer for developing the premises specifically mentioned in the schedule "B" & "C" below.

- (9) To take steps and appear in all legal proceedings concerning the property mentioned in the schedule "B" & "C" below and to sign, verify all papers including Plaints, Written Statements, Affidavit, Petitions, Pleadings, Compromises Appeals, Vokatnamas that may be necessary in this behalf and to deal with and/or negotiate with any person and/or occupier in the said premises and to take necessary steps which our said Attorney at his own discretion shall think fit and proper.
- (10) To sign, execute and deliver all or any Agreement and all instruments pertaining to the Developers' allocation (save and except Owners' allocation as mentioned in the said Development Agreement and/or Joint Venture Agreement) in terms of the said Development Agreement, Boundary Declaration and to sign all plumbing and drainage connection papers or any other Deed/s in favour of the Halisahar Municipality that may be required for obtaining sanctioned Building Plan. Sale Deed/Transfer Deed in favour of intending Purchaser or before Notary Public or before any Oath Commissioner for similar purposes and development and portions of the building or apportionment to be constructed at the said premises.
- (11) To enter into Agreement/Instrument for negotiations or to finalize all sale pertaining to the Developer's allocation (save and except Owners' Allocation) of the building to be constructed at the said premises on such terms and conditions considerations, stipulations,

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provisions as my said Attorney shall think fit and proper with any prospective Purchaser/Buyer(s) and to accept therefore any amount in advance/earnest money and agree to payment in installments and the manner of full and final payment and to give valid receipts and discharges in respect thereof and to put the Purchaser/Buyer(s) in possession of the Flat or portion agreed to be sold and/or transferred save and except the Owners' allocation.

- (12) To deliver possession and/or make over the constructed Flats/ Parking space pertaining to the Developers' allocation in terms of the said Development Agreement and to issue letter of possession in respect thereof and to do all and everything that shall be necessary for completing the sale, lease, assign or otherwise in compromise of the deal finalized.
- (13) To file complaint with the Magistrate or any other concerned authority for protecting the said Property/Premises and/or the buildings to be constructed thereon against all unlawful acts, if done by anybody and prosecute the same.
- (14) To commence, prosecute, enforce, defend, answer and oppose allocations and other legal proceedings and demands, writ applications and any and all other proceedings touching any of the matters concerning the said property or any part thereof and to compromise, settle refer to arbitration and to settle and compromise all such actions and suits as shall be decided by our said Attorney.
- (15) To engage Lawyer, Solicitors, Advocates, and other legal agents and sign all Vakalatnama, Powers, authorizations and to revoke



such appointments and to appoint others in his place and to make payment of their fees.

- (16) To pay and deposit all rates, taxes, sanction fees and all other charges, expenses and outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof and grant receipts confirmations and acknowledgements.
- (17) To pay all such moneys and incur all costs, charges and expenses from time to time as shall be required for the purpose of development of the said premises and construction of the building and completion thereof.
- (18) To receive all moneys and grant receipts and discharges in respect of the amount to be received on sale and dispose of Flats/Car Parking Space etc. save and except Owners' allocation.
- (19) To sign and execute all the papers and to obtain Completion Certificate, Drainage – Connection, Water Connection, and Electricity Connection with Transformer from the WBSUEDCL.
- (20) To do all such other acts, deeds and things as shall be necessary from time to time for and in relation to and/or in connection with the aforesaid matters of development of the said property/premises and construction of the building and completion of project in connection with intended building and construction thereof AND we the Principals hereto do confirm accept and agree that all such shall be always binding on us and we do hereby ratify and confirm

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and agree to confirm and ratify all such acts, deeds and things that shall be done by the said Attorney by virtue of the authorities and powers hereby confirmed as our own acts, deeds and things as if done by us.

- (21) To pay and discharge all or any debt or debts, sum or sums due or hereafter to become due or owing by any person(s), Office, Local Authority relating to our said Premises and to receive valid receipt in our name and on our behalf.
 - (22) To sell , transfer, convey and assign or otherwise dispose of the Flats, etc., including power to lease out, let out, mortgage from the Developers' allocation in the Schedule property "B" & "C" mentioned below (save and except Owner's allocation as mentioned in the said Development Agreement) or any part thereof to any person, firm etc. and to sign execute and register all deeds, agreements, instruments and to do all acts and things as our said Attorney may deem necessary or proper for or in relation to all or any of the purposes or matters aforesaid.
 - (23) To receive the earnest money, part consideration, full consideration deposit money, salami from the intending Purchaser/s or transferee or other person in respect of the said Developers' allocation or any part thereof and to give proper receipt thereof and to admit the receipt before the registering authority.
 - (24) For all or any purposes hereinbefore stated or otherwise to appear and represent us before all authorities and to sign and execute and submit all deeds, papers and documents relating to our said
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premises which our said Attorney at his own discretion shall think, fit and proper.

- (25) To do all acts and things as may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid from the Developers' allocation.

AND IT IS HEREBY declared and confirmed that Powers and authorities hereby granted and conferred shall remain in free during the continuance of the said Development Agreement **PROVIDED HOWEVER** that the Attorney shall not relate any financial liability on the Principal herein and shall always keep us fully indemnified against all actions, suits, proceedings, costs, demands and expenses in respect thereof.

AND GENERALLY to do all acts, deeds, matters and things concerning the said premises or in relation to the said premises in which ourselves may be interested and on our behalf to execute and do all acts, deeds, matters and things as fully and effectually in all respects as ourselves could do the same, if personally present.

AND we hereby for ourselves ratify and confirm, and agree to ratify and confirm all and whatsoever our said Attorney shall lawfully do or cause to be done in or about the said premises notwithstanding no express power in that behalf is herein provided.

SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring about 17 satak lying in and situated at Mouza-Halisahar, J.L. No. 6, Touzi No. 1, Jamidar Khatian No. 2436, Niz Khatian No. 2437, R.S. Khatian No. 2438, R.S.

Dag No. 3477 and 5290/5319 corresponding to L.R. Khatian No. 7404 & 7458 appertaining to L.R. Dag No. 7595 & 9873 within area of Halisahar Municipality, Ward No. 5, P.S. Bizpur, Dist. North 24 Parganas, A.D.S.R. Naihati.

SCHEDULE "B" ABOVE REFERRED TO

(Property of Sri Soumyendra Bhowal)

ALL THAT piece and parcel of land measuring about 12.39 satak lying in and situated at Mouza-Halisahar, J.L. No. 6, Touzi No. 1, corresponding to L.R. Khatian No. 7458 appertaining to L.R. Dag No. 7595 within area of Halisahar Municipality, Ward No. 5, P.S. Bizpur, Dist. North 24 Parganas, A.D.S.R. Naihati with residential building thereon, situated at Holding No. 105/95/101, Gobinda Basu Lane, Halisahar, the land having nature described in the ROR as "Bastu & Garlayek Patit".

SCHEDULE "C" ABOVE REFERRED TO

(Property of Smt. Sumita Bhowal)

ALL THAT piece and parcel of land measuring about 4.61 satak lying in and situated at Mouza-Halisahar, J.L. No. 6, Touzi No. 1, corresponding to L.R. Khatian No. 17359 appertaining to L.R. Dag No. 9873 within area of Halisahar Municipality, Ward No. 5, P.S. Bizpur, Dist. North 24 Parganas, A.D.S.R. Naihati, situated at Holding No. 105/A, Gobinda Basu Lane, Halisahar, the land having nature described in the ROR as "Garlayek Patit".

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IN WITNESSES WHEREOF we, the **PRINCIPAL** hereto have set and subscribed their respective hands, seals and signature on the day, month and year first above written.

WITNESSES

1. *Jaumendra Bhowal*

2. *Sumitri Bhowal.*

Signature of the Executants

1. *Ratul Gupta*
57, Ghatat Road,
Kanchnapur, Nalgonda

2. *Soma Das*
B-6 / 242
Kalyani, Nadia

Niraj Kumar Das

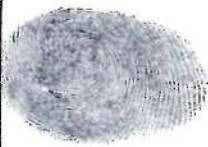
Signature of the Attorney

Drafted by me,

Ratul Gupta

Rahul Gupta
Advocate

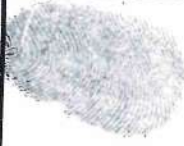
Barrackpore Court
Enl. No. F/675/679/90

Left Hand						 <i>Soumyendra Bhowal</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Attested by me : *Soumyendra Bhowal*

Left Hand						 <i>Sumila Bhowal</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Attested by me : *Sumila Bhowal*

Left Hand						 <i>Ninaj Kumar</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Attested by me : *Ninaj Kumar*

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ADW/PB/1368H

नाम /NAME
SOU MYENDRA BHOWAL

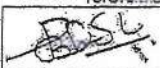
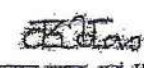
पिता का नाम /FATHER'S NAME
SITESH CHANDRA BHOWAL

जन्म तिथि /DATE OF BIRTH
25-09-1958

हस्ताक्षर /SIGNATURE
Soumyendra Bhowal

आयकर जाचुक, पत्र-XXI
COMMISSIONER OF INCOME-TAX, W.B. -XI

Soumyendra Bhowal
19/11/21

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	ACYPB5884D	
	नाम / NAME	SUMITA BHOWAL
	पिता का नाम / FATHER'S NAME	PRAMATHA KUMAR CHOWDHURY
	जन्म तिथि / DATE OF BIRTH	28-07-1953
हस्ताक्षर / SIGNATURE		
		आयकर अधिकारी, पं. II COMMISSIONER OF INCOME TAX, W.B. - II

BSL
19.11.21

भारत सरकार
GOVERNMENT OF INDIA

 Soumyendra Bhowal
Year of Birth : 1953
Male



8705 1447 5801

आधार — आम आदमी का अधिकार

Soumyendra Bhowal
19/11/21

ভারত সরকার
Government of India

সুমিতা শোহাল
Sumita Showal
পিতা : প্রমথ কুমার চৌধুরী
Father: PRAMATHA KUMAR CHOI

জন্মতারিখ/DOB: 28/07/1953
লিঙ্গ/ Female

4079 8236 0418

আধার - সাধারণ মানুষের অধিকার



স্বাক্ষর
19.11.21



Niraj Kumar Jaiswal

 ভারত সরকার Government of India		 আধার
Issue Date: 06/05/2014		নাম ওয়া Rahul Gupta জন্মতারিখ / DOB: 09/07/1964 পুরুষ / Male
7238 6059 2005		
আমার আধার, আমার পরিচয়		

Rahul Gupta

 ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকারণ Unique Identification Authority of India		 AADHAAR
Print Date: 01/02/2021	ঠিকানা: B-12/127 শান্তিলাতা এপার্টমেন্ট, ওয়ার্ড নো 11, নেহরু পার্ক, কল্যাণী, কল্যাণী, নদিয়া, পশ্চিম বঙ্গ, 741235	
Address: B-12/127 SHANTILATA APT., WARD NO 11, NEHRU PARK, KALYANI, Kalyani, Nadia, West Bengal, 741235		
7238 6059 2005		
 1947	 help@uidai.gov.in	 www.uidai.gov.in

Major Information of the Deed

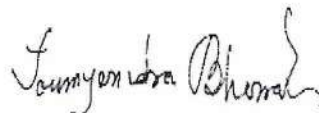
Deed No :	I-1507-10738/2021	Date of Registration	23/11/2021
Query No / Year	1507-8002425122/2021	Office where deed is registered	
Query Date	23/11/2021 2:31:30 PM	1507-8002425122/2021	
Applicant Name, Address & Other Details	Rahul Gupta Naihati,Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743165, Mobile No. : 9830340901, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 35,00,000/-		Rs. 50,99,994/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150710724/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

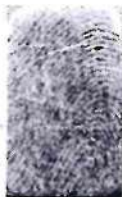
District: North 24-Parganas, P.S:- Bijpur, Municipality: HALISAHAR, Road: Gobinda Basu Lane, Mouza: Halisahar, Pin Code : 743134

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7595 (RS :-)	LR-7458	Bastu	Bastu	12.39 Dec	30,00,000/-	37,16,996/-	Width of Approach Road: 25 Ft.,
L2	LR-9873 (RS :-)	LR-17359	Bastu	Bastu	4.61 Dec	5,00,000/-	13,82,998/-	Width of Approach Road: 25 Ft.,
		TOTAL :			17Dec	35,00,000 /-	50,99,994 /-	
	Grand Total :				17Dec	35,00,000 /-	50,99,994 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOUMYENDRA BHOWAL (Presentant) Son of Late SITESH CHANDRA BHOWAL Executed by: Self, Date of Execution: 23/11/2021 , Admitted by: Self, Date of Admission: 23/11/2021 ,Place : Office			
		23/11/2021	LTI 23/11/2021	23/11/2021

105/95/101, GOBINDA BASU LANE, City:- , P.O:- HALISAHAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743134 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx8H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/11/2021
 , Admitted by: Self, Date of Admission: 23/11/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Smt SUMITA BHOWAL Wife of Mr SOUMYENDRA BHOWAL Executed by: Self, Date of Execution: 23/11/2021 , Admitted by: Self, Date of Admission: 23/11/2021 ,Place : Office			
		23/11/2021	LTI 23/11/2021	23/11/2021

105/A, GOBINDA BASU LANE, City:- , P.O:- HALISAHAR, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743134 Sex: Female, By Caste: Hindu, Occupation: Government Service, Citizen of: India, PAN No.: ACxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/11/2021
 , Admitted by: Self, Date of Admission: 23/11/2021 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GITA CONSTRUCTION 127/A, NAKARI MONDAL ROAD, City:- , P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145 , PAN No.: AFxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr NIRAJ KUMAR JAISWAL Son of Mr KAILASH PRASAD JAISWAL Date of Execution - 23/11/2021, , Admitted by: Self, Date of Admission: 23/11/2021, Place of Admission of Execution: Office			
		Nov 23 2021 3:08PM	LTI 23/11/2021	23/11/2021
	127/A, NAKARI MONDAL ROAD, City:- , P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx1M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : GITA CONSTRUCTION (as PROPRIETOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL GUPTA Son of Mr S N GUPTA KANCHRAPARA,, City:- , P.O:- KANCHRAPARA, P.S:-Bijpur, District:- North 24-Parganas, West Bengal, India, PIN:- 743145			
	23/11/2021	23/11/2021	23/11/2021
Identifier Of Mr SOUMYENDRA BHOWAL, Smt SUMITA BHOWAL, Mr NIRAJ KUMAR JAISWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMYENDRA BHOWAL	GITA CONSTRUCTION-6.195 Dec
2	Smt SUMITA BHOWAL	GITA CONSTRUCTION-6.195 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SOUMYENDRA BHOWAL	GITA CONSTRUCTION-2.305 Dec
2	Smt SUMITA BHOWAL	GITA CONSTRUCTION-2.305 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Bijpur, Municipality: HALISAHAR, Road: Gobinda Basu Lane, Mouza: Halisahar, Pin Code : 743134

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 7595, LR Khatian No:-7458	Owner:সৌমেন্দ্র ভাওয়াল, Gurdian:সীতেশ চন্দ্র, Address:গোবিন্দবসু লেন , Classification:বান্ধ, Area:0.08000000 Acre,	Mr SOUMYENDRA BHOWAL
L2	LR Plot No:- 9873, LR Khatian No:- 17359	Owner:সুমিতা ভাওয়াল, Gurdian:সৌমেন্দ্র ভাওয়াল, Address:নিজ , Classification:গড়দায়েকপতিত, Area:0.04610000 Acre,	Smt SUMITA BHOWAL

On 23-11-2021

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 13:20 hrs on 23-11-2021, at the Office of the A.D.S.R. NAIHATI by Mr SOUMYENDRA BHOWAL , 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 50,99,994/-

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

Execution is admitted on 23/11/2021 by 1. Mr SOUMYENDRA BHOWAL, Son of Late SITESH CHANDRA BHOWAL, 105/95/101, GOBINDA BASU LANE, P.O: HALISAHAR, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743134, by caste Hindu, by Profession Retired Person, 2. Smt SUMITA BHOWAL, Wife of Mr SOUMYENDRA BHOWAL, 105/A, GOBINDA BASU LANE, P.O: HALISAHAR, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743134, by caste Hindu, by Profession Government Service

Indetified by Mr RAHUL GUPTA, , , Son of Mr S N GUPTA, KANCHRAPARA,, P.O: KANCHRAPARA, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743145, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-11-2021 by Mr NIRAJ KUMAR JAISWAL, PROPRIETOR, GITA CONSTRUCTION (Sole Proprietorship), 127/A, NAKARI MONDAL ROAD, City:- , P.O:- KANCHRAPARA, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743145

Indetified by Mr RAHUL GUPTA, , , Son of Mr S N GUPTA, KANCHRAPARA,, P.O: KANCHRAPARA, Thana: Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743145, by caste Hindu, by profession Advocate

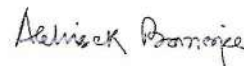
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3234, Amount: Rs.100/-, Date of Purchase: 18/11/2021, Vendor name: S Samanta



ABHISEK BANERJEE

ADDITIONAL DISTRICT SUB-REGISTRAR

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

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1507-2021, Page from 257596 to 257623
being No 150710738 for the year 2021.**



Digitally signed by ABHISEK BANERJEE
Date: 2021.11.26 16:34:29 +05:30
Reason: Digital Signing of Deed.

Abhisek Banerjee

**(ABHISEK BANERJEE) 2021/11/26 04:34:29 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
West Bengal.**

(This document is digitally signed.)