

SL-2888/24

T-2813/2024



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AN 514306

24/06/24
12-49 PM

8-8-1565147/24

Certified that the document in admitted to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar
Belghoria 24 Pgs. (N)

24 JUN 2024

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

BE IT KNOWN TO ALL CONCERN THAT I, SAGNIK DAS [PAN: AOOPD9134N], [AADHAAR NO.: 213642712084] son of Mr. PRADIP KUMAR DAS by faith- hindu, by occupation- Service, residing at 79/1/A, R.B Road, Birati P.O.- Birati, P.S.- Nimta Kolkata- 700051 hereinafter called as and referred to as the **PRINCIPAL** do hereby nominate, constituted and appoint **SHINE CONSTRUCTIONS**, having its registered

ক্রমিক নং: 1885 তারিখ: 18-06-24

মূল্য: 15

ক্রেতা:

ঠিকানা:

ভেণ্ডার: Ranjita Paul

লাইসেন্স ও ভেণ্ডার

কাশিপুর দমদম এ. ডি. এস. আর. অফিস

ভেণ্ডারের নাম: রঞ্জিতা পাল

ভেণ্ডারের নাম:- ব্যাংক

টি ভি নং:

স্টাম্প খরদের তারিখ: 11 JUN 2024

এ টি.ভি. নং মোট কত টাকার

স্টাম্প খরিদ করা হইয়াছে।



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place of business at 101 R..B Road, Kolkata-700049, represented its Sole Proprietor named **ABHIJIT SAHA**[Pan no :CTCPS6817E],[AADH AARNO: 913470032118] son of Lt. Sunil Saha, by faith -Hindu , by occupation - Business, by nationality - Indian, residing at 101 R..B Road, P.s & P.o -Nimta Kolkata-700049 hereinafter called and referred to as the **ATTORNEY** on our behalf in respect of our schedule mentioned land.

WHEREAS:

1. One MRINALINI DEVI and KRISHNA MUKHOPADHYA is the sole owner and possessor of a plot of land measuring 10 (TEN) cottahs 00 (Zoro) chittacks 00 (Zoro) sqft an area comprising in C.S Dag No.2813, corresponding to R.S. Dag No. 2813/3605 presently L.R Dag No.: 2813/3605 under R.S. Khatian No.1161 , presently L.R Khatian No.1889 and 564 of the Mouza Uttar Nimta , J.L.No. . 2 , Re Sa. No. 102 Touzi No. 172 within the jurisdiction of Nimta police station , within the local limit of North Dum Dum Municipality, being Municipal Ward No. 12 under present Municipal Holding No.-61(16), R.B. Road (Rishi Bankim Road) in the District North 24 Parganas, Which is absolutely free from all encumbrance whatsoever by virtue of purchases from PRIYABRATA GHOSH by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Cossipore Dum Dum. Office and recorded in for the year 1950, on 03/05/1950 against valuable consideration .
2. Since their purchase as above, the MRINALINI DEVI and KRISHNA MUKHOPADHYA is the sole owner and possessor of a plot of land measuring 10 (TEN) cottahs 00 (Zoro) chittacks 00 (Zoro) sqft land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.



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3. MRINALINI DEVI and Other herein agreed to sell and the purchaser SATYA RANJAN ROY agreed to purchase land measuring 7 (Seven) cottahs 08(eight) chittacks 30(thirty) sqft out of the said 10(TEN) cottahs 00(Zoro) chittacks 00 (Zoro) sqft comprising in C.S Dag No. 2813, corresponding to R.S. Dag No. 2813/3605 presently L.R Dag No. : 2813/3605 under R.S. Khatian No. 1161, presently L.R Khatian No. 1889 and 564 of the Mouza Uttar Nimta , J.L.No. . 2 , Re Sa. No. 102 Touzi No.172 within the jurisdiction of Nimta police station , within the local limit of North Dum Dum Municipality, being Municipal Ward No. 12 under present Municipal Holding No.-61(16), R.B. Road (Rishi Bankim Road) in the District North 24 Parganas ,by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book No.1, volume No. 67 , pages 229 to 232 , being No.4030 for the year 1956,on 18/07/1956 against valuable consideration .
4. Since their purchase as above, the SATYA RANJAN ROY is the sole owner and possessor of a plot of land measuring 7(Seven) Cottahs 08(eight) chittacks 30(thirty) sqft land free from all encumbrances, attachments liens etc of any manner and whatsoever nature. ,
5. SATYA RANJAN ROY herein agreed to sell and the purchaser AJIT CHANDRA SARKAR agreed to purchase land measuring 7(Seven) Cottahs 08(eight) chittacks 30(thirty) sqft comprising C.S Dag No.2813, corresponding to R.S. Dag No. 2813/3605 presently L.R Dag No.: 2813/3605 under R.S. Khatian No.1161 , presently L.R Khatian No. 1889 and 564 of the Mouza Uttar Nimta , J.L.No. . 2 , Re Sa. No. 102 Touzi No.172 within the jurisdiction of Nimta police station , within the local limit of North Dum Dum Municipality, being Municipal Ward No. 12 under present Municipal Holding No.-61(16), R.B. Road in the District North 24 Parganas ,by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum against valuable consideration .
6. Since their purchase as above, the AJIT CHANDRA SARKAR as the absolute owner of the said 07(Seven)Cottahs08(Eight)chittacks 30(Thirty) sqft more or




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less, land free from all encumbrances, attachments liens etc of any manner and whatsoever nature.

7. AJIT CHANDRA SARKAR herein agreed to sell and the purchaser PRADIP KUMAR DAS agreed to purchase land measuring 7(Seven) Cottahs 00(ZERO) chittacks 38(thirty Eight) sqft including a small water body measured 1(One) Cottahs 12(Twelve) chittacks 8(Eight) sqft out of the said total land 7(Seven) Cottahs 08(eight) chittacks 30(thirty) sqft comprising C.S Dag No.2813, corresponding to R.S. Dag No. 2813/3605 presently L.R Dag No.: 2813/3605 under R.S. Khatian No.1161, presently L.R Khatian No. 1889 and 564 of the Mouza Uttar Nimta, J.L.No. . 2, Re Sa. No. 102 Touzi No. 172 within the jurisdiction of Nimta police station, within the local limit of North Dum Dum Municipality, being Municipal Ward No. 12 under present Municipal Holding No.-61(16), R.B. Road (Rishi Bankim Road) in the District North 24 Parganas, Kolkata-700049, by a kobala in Bengali Language and Bengali character registered at A.D.S.R. Office Cossipore Dum Dum and recorded in book No.1, volume No.35, pages193 to196, being No. 1994 for the year 1982, on 14/05/1982 against valuable consideration.
8. Since their purchase as above, PRADIP KUMAR DAS as the absolute owner of the said 7(Seven) Cottahs 00(ZERO) chittacks 38(thirty Eight) sqft more or less, including a small water body measured 1(One) Cottahs 12(Twelve) chittacks 8(Eight) sqft more or less land free from all encumbrances, attachments liens etc of any manner and whatsoever nature and have the full right to dispose or transfer the same to anybody in any way as he will think fit and proper.
9. AND WHERE AS now Pradip Kumar Das gifted aforesaid total land to his own son said SAGNIK DAS by the strength of a Registered Deed of Gift, registered on 03/05/2021, in the office of the District Sub Registrar, Barasat and recorded in Book No. I, Pages 1907 206493 to 206519, Being No. 150106112, in the year 2021, against love affection mentioned thereon.
10. That the virtue of above Gift Deed the said SAGNIK DAS (the Land Owner herein) is the absolute owner and possessor of plots land total 7(Seven) Cottahs




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00(ZERO) chittacks 38(thirty Eight) sqft more or less, including a small water body measured 1(One) Cottahs 12(Twelve) chittacks 8(Eight) sqft more fully described in the First schedule hereinafter written absolutely free from all encumbrances whatsoever by virtue of registered Deed of Gift from his father and have been absolutely free from all encumbrances and have been enjoying the peacefully ,free, absolutely and without any interruptions from any corner whatsoever and have full right to enter and execute all Agreement, dispose or transfer the same to anybody in any way as they will fit and proper.

11. Now mention **SAGNIK DAS** desire to devepolment his land 7(Seven) Cottahs 00(ZERO) chittacks 38(thirty Eight) sqft more or less, including a small water body measured 1(One) Cottahs 12(Twelve) chittacks 8(Eight) sqft

Now, I the present Principal herein **SAGNIK DAS** owner/principal herein is the absolute owner and possessor of the plots of Shali land total **7cottahs 00 chittacks 38 sqft** including a small water body measured 1(One) Cottahs 12(Twelve) chittacks 8(Eight) sqft more or less, comprising in corresponding to R.S. Dag No. 2813/3605 presently L.R Dag No. 2813/3605 under R.S. khatian No.1161 crossponding L.R. khatian No. 4815, of the Mouza Uttar Nimta , J.L.No .2 , Touzi No.172 ,Holding No.61(16) R.B Road , Kolkata-700051 within the jurisdiction of Nimta police station , within the local limit of North Dumdum Municipality, being Municipal Ward No 12 in the District North 24 Parganas, within the jurisdiction of A.D.S.R., Belghoria in the District North 24 Parganas, by raising construction of multi storied building as per sanctioned plan approved by the North Dumdum Municipality thereon, but due to paucity of funds and lack of experience, We could not proceeds further and finding no other alternative, but we have entered into a Development Agreement with the said Developer **SHINE CONSTRUCTIONS**, having its registered place of business at 101 R..B Road, Kolkata-700049, represented its Sole Proprietor named




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ABHIJIT SAHA [Pan no:CTCPS6817E], [AADHAAR NO: 913470032118] son of Lt. Sunil Saha, by faith -Hindu , by occupation - Business, by nationality - Indian, residing at 101 R..B Road, P.s & P.o -Nimta Kolkata-700049, **on /0 /2024** and the said Development Agreement Registered at A.D.S.R. office BELGHORIA, recorded in the Book No I, Being Deed No ¹⁵²⁶⁰²⁸⁰⁸ in the year **2024**, under some terms and conditions mentioned thereon, appointing the developer who will be able to undertake the aforesaid job and in that case I am not be able and/or responsible for constructional works of the proposed building on the aforesaid land.

NOW KNOW YE BY THESE PRESENTS

I, the principal herein **SAGNIK DAS [PAN: AOOPD9134N], [AADHAAR NO.:213642712084]** son of Mr. PRADIP KUMAR DAS by faith- hindu, by occupation- Service, residing at 79/1/A, R.B Road, Birati P.O.- Birati, P.S.- Nimta Kolkata- 700051 do hereby nominate, constitute said Developer **SHINE CONSTRUCTIONS**, having its registered place of business at 101 R..B Road, Kolkata-700049, represented its Sole Proprietor named **ABHIJIT SAHA [Pan no:CTCPS6817E], [AADHAAR NO: 913470032118]** son of Lt. Sunil Saha, by faith -Hindu , by occupation - Business, by nationality - Indian, residing at 101 R.B Road, P.s & P.o -Nimta Kolkata-700049 (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the, by faith Hindu, by occupation- Business, by Nationality- Indian, as my true and lawful constitute attorney in my name on my behalf and to do exercise, execute and perform all and ever and any deeds, matters and things as mentioned hereinafter written:-

Sagnik Das

Abhijit Saha




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1. To enter into hold and defend possession of the said land and every part thereof and also to manage maintain and administer the said land and every part thereof.
2. To look after and to control all the affairs for the Development of the said land by raising construction of the multi storied building thereon as per the sanction plan which to be approved by the North Dumdum Municipality.
3. To sign, execute and submit all development plans, documents, statements, papers, undertaking, declarations as may required for necessary sanction, modification and/or alteration of Development Plans by the North Dumdum Municipality and other appropriate Authorities.
4. To appear and represent me before any necessary authorities including North Dumdum Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulations) Act. 1976 and Govt. of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc. of the aforesaid land.
5. To pay fees, obtain mutation sanction, modification and such other orders and permissions from the necessary authorities as for expedient for sanction modification and/or alteration of Development plans and also to submit and take delivery of title deeds concerning the said plot of land and also other papers and documents and may be required by the necessary authorities and to appoint Engineer, Architect and other Agents and sub-Contractors for the aforesaid purpose as the said attorney shall think fit and proper.
6. To receive the excess amount of fees of any payment for the purpose of sanction modification and/or alteration of the Development plan to any authority or authorities.
7. To develop the said plot of land by making construction of such type of building thereon as the said attorney may deem fit and proper and for that purpose to pull down, demolish and/or remove any house, building and/or structure of whatsoever nature of the said premises if any as my said Attorney shall think fit and proper.



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8. To apply for and obtain electricity, gas, water sewerage, telephone, drainage or other connections or any other utility to the said property and/or to make alteration thereon and to close down and/or have disconnection the same and for that purpose to sign execute and submit all papers, applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

9. To apply for and obtain building materials from the concerning authorities for construction of the building in the said premises.

10. To utilities or shift or have connected the existing electricity connection of any in the said property in such manner as the said Attorney may deem fit and proper.

11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rents and/or license fees from the occupants thereof if any.

12. To appear and represent me before all authorities for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

13. To negotiate with others for sale of the flats/shops/Units /floor in the proposed multi storied building on the said property for Developer's proportionate allocated areas of land except my allocated areas which will be kept reserved for me as per Registered Development Agreement any terms and conditions as may be said Attorney shall think fit and proper.

14. To collect advance or part payment or full consideration money from the intending purchasers of the flats/shops/units for Developer's allocated areas along with proportionate share of land on my behalf except the portion which be kept reserved for my allocated areas as per Registered Development Agreement .

15. To advertise the different Newspapers and display boarding in different places, engaged agency or agencies for selling Developer's allocated shares of




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flats/shops/units along with the proportionate share of land in my names as the said Attorney shall think fit and proper.

16. To sell, transfer, mortgage or charges of the proposed multi storied buildings /flats/shops/units of their allocated (Developer's) areas along with their proportionate share of land, which are lying against the said allocated portion of my Developer represented by my attorney at the property or any part thereof and from and purpose to sign and execute all such deeds, documents and instruments before any registering authority or authorities and to obtain land and financial accommodation from Bank, Financial Institution, person or persons as the case may be on such terms and conditions as my said Attorney shall think fit and proper against Developer's allocated portion of my said attorney as per Registered Development Agreement except owners allocation of share.

17. To file and submit declaration statements, applications and/or returns to the competent authority or any other necessary authorities or authority in connection with the matters herein contained.

18. To appear and represent me, before any Notary and other office or offices or authority or authorities having jurisdiction and to present instruments and writings executed and signed by the said Attorney in my manner conveying the said Developer's share of property on my behalf.

19. To conveyance, prosecute, enforce, defend answer and oppose all actions and other legal proceedings the said property or any part thereof including related to acquisition and/or requisition and/or in respect of the said property or any part thereof in which the said estate is nor or any time hereinafter as be interested or concerned and if think, fit be compromise, settled, refer to Arbitration abandons, submit proceedings and aforesaid before any Court, civil or revenue including the competent controller.

20. To enter into any agreement for sale with any intending purchaser or purchasers for sell, convey and transfer of the flats/garages/shops/units against Developers allocated portions of share as Developer will think fit and proper and to sign on all the requisite documents for the same.




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21. To file and defend suit, cases, appeals and applications of whatsoever nature for and on behalf of me or to be instituted performed by or against any person or persons in respect of the said plot of land/property and also to present and prosecute written application in respect thereof.

22. To compromise suits appeals or other legal proceedings in any court, tribunal or other authority whatsoever and to sign and verify applications thereof and to sign declare and/or affirm any complaints, written statements, petitions, affidavits, verification, vokalatnama, warrant of Attorney, memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.

23. To deposit and withdraw fees documents and money in and from any court or courts and/or other person or persons or authority and give valid receipts and discharges therefore.

24. To act as my attorney in relation to all matters touching my said property and building of Developer's share and on my behalf to do all instruments act, nature deeds and things as fully and effectually as I could do if I will personally present.

AND GENERALLY hereby ratify and confirm and agree to ratify and confirm or undertake ratify and confirm all the whatsoever my said Attorney appointed under this Power in that hereinbefore obtained shall lawfully to do or cause to be done or the right or by virtue of these presents including in such confirmation and other works will be completion of the whole deal/transaction as per the said Registered Development Agreement .




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THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:

(Description of land hereby powered by the Principal herein)

ALL THAT the piece and parcel of land measuring 7cottashs 00 chittacks 38 sqft comprising in C.S DAG No. 2813, corresponding R.S. Dag No 2813 / 3605 presently L.R. Dag No.2813/3605 under R.S. khatian No.1161 crossponding L.R. khatian No. 4815, of the Mouza Uttar Nimta , J.L.No .2 , Touzi No.172 ,Holding No.61(16) Rishi Bankim Road Kolkata-700049 within the jurisdiction of Nimta police station , within the local limit of North Dumdum Municipality, being Municipal Ward No 12 in the District North 24 Parganas, within the jurisdiction of A.D.S.R., Belghoria in the District North 24 Parganas,and the said land is butted and bounded as follows :-

ON THE NORTH	:	BY other land L.R dag no 2813/3605
ON THE SOUTH	:	BY other land L.R dag no 2813/3605
ON THE EAST	:	BY Rishi Bankim Road
ON THE WEST	:	Vacantland of Abhijit Mukhopadhyay



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IN WITNESS WHEREOF We, the principal herein have set and subscribe their respective hands and seals on the 24/06/2024 first above written.

SIGNED SEALED AND DELIVERED

by the Principal at Kolkata in Presence of:

1. Sanyay Ghosh
of 36 Palna Road
Nimta Kail. 49

2. 
1/12 S.C. Chakraborty
10-PS

SIGNATURE OF PRINCIPAL

Power Accepted by me

Drafted and Explained by:


(SubhasishSaha)

Advocate

(F/1591/2008)
(High Court)

SHINE CONSTRUCTIONS


Proprietor

Attorneys



[Handwritten signature]

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SIGNATURE OF THE
PRESENTANT /
EXECUTANT/SELLER/
BUYER/CAIMENT
WITH PHOTO

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

N.B.- L.H. BOX – SMALL TO THUMB PRINTS
R.H. BOX – THUMB TO SMALL PRINTS

	LH					
	RH					

ATTESTED :- *Sagnik Das*

	LH					
	RH					

ATTESTED :- *Abhijit Saha*

PHOTO	LH					
	RH					

ATTESTED:-





Addl. District Sub-Registrar
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24 JUN 2024

Major Information of the Deed

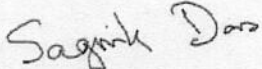
Deed No :	I-1526-02813/2024	Date of Registration	24/06/2024
Query No / Year	1526-8001565147/2024	Office where deed is registered	
Query Date	24/06/2024 12:39:20 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Subhasish Saha Durga Nagar,Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700079, Mobile No. : 9903553202, 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. 1/-	Rs. 44,43,246/-		
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]:- 152602808/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Rishi Bankim Road, Mouza: Uttar Nimta, Pin Code : 700049

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-2813/3605	LR-4815	Bastu	Shali	7 Katha 38 Sq Ft	1/-	44,43,246/-	Property is on Road Adjacent to Metal Road, , Project Name :
	Grand Total :				11.6371Dec	1 /-	44,43,246 /-	

Principal Details :

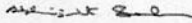
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SAGNIK DAS Son of Mr PRADIP KUMAR DAS Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office	Photo  24/06/2024	Finger Print  Captured LTI 24/06/2024	Signature  24/06/2024

79/1/A R.B. ROAD, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: AOxxxxxx4N, Aadhaar No: 21xxxxxxxx2084, Status :Individual, Executed by: Self, Date of Execution: 24/06/2024 , Admitted by: Self, Date of Admission: 24/06/2024 ,Place : Office

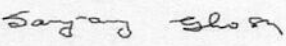
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHINE CONSTRUCTIONS 101 R.B. ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Date of Incorporation:XX-XX-1XX5 , PAN No.:: CTxxxxxx7E,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 ABHIJIT SAHA (Presentant) Son of Late SUNIL SAHA Date of Execution - 24/06/2024, , Admitted by: Self, Date of Admission: 24/06/2024, Place of Admission of Execution: Office		 Jun 24 2024 12:59PM	 Captured LTI 24/06/2024	 24/06/2024
101 R.B. ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX- 1XX5 , PAN No.:: CTxxxxxx7E, Aadhaar No: 91xxxxxxxx2118 Status : Representative, Representative of : SHINE CONSTRUCTIONS (as SOLE PROPRIETARY)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjoy Ghosh Son of Late Dharanidhar Ghosh 36 Patna Road, City:- , P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049		 Captured	
	24/06/2024	24/06/2024	24/06/2024
Identifier Of Mr SAGNIK DAS, Mr ABHIJIT SAHA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr SAGNIK DAS	SHINE CONSTRUCTIONS-11.6371 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Rishi Bankim Road, Mouza: Uttar Nimta, Pin Code : 700049

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2813/3605, LR Khatian No:- 4815	Owner:মাস্টিক দাস, Gurdian:প্রদীপ কুমার, Address:নিজ , Classification:শালি, Area:0.12000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152602813 / 2024

On 24-06-2024

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 12:49 hrs on 24-06-2024, at the Office of the A.D.S.R. Belghoria by Mr ABHIJIT SAHA ,.

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 44,43,246/-

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

Execution is admitted on 24/06/2024 by Mr SAGNIK DAS, Son of Mr PRADIP KUMAR DAS, 79/1/A R.B. ROAD, P.O: BIRATI, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Service

Indetified by Mr Sanjoy Ghosh, , , Son of Late Dharanidhar Ghosh, 36 Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 24-06-2024 by Mr ABHIJIT SAHA, SOLE PROPRIETORY, SHINE CONSTRUCTIONS, 101 R.B. ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049

Indetified by Mr Sanjoy Ghosh, , , Son of Late Dharanidhar Ghosh, 36 Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1885, Amount: Rs.100.00/-, Date of Purchase: 18/06/2024, Vendor name: Ranjita Paul



Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2024, Page from 83451 to 83470
being No 152602813 for the year 2024.



Sou

Digitally signed by SOUGATA DAS
Date: 2024.06.26 15:54:12 +05:30
Reason: Digital Signing of Deed.

(Sougata Das) 26/06/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.