

01468/21

I 01429/2021



पश्चिम बंगाल WEST BENGAL

AE 241997

Certified that the document is admitted to
registration, the signature sheets and
the endorsement sheets attached with the
document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

2 MAR 2021

DEVELOPMENT
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, WE, (1) SMT. JAYANTI
NASKAR, wife of late Nirapada Naskar, (PAN : ACWPN7421J) (2)

00375389

14 JAN 2021

No Rs. Date

Name

Address

Vendor

SUBIT MAJUMDAR
Advocate
Alipore Judge's Court
Bar Library No. 2
Kolkata - 700 027

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001



Sounav Chakraborty
&/o- Suvasis Chakraborty.
Anambagh, P.O- Gaurhati
P.S- Anambagh, Hooghly
PIN- 712613

SRI AVISHEK NASKAR, son of late Nirapada Naskar, (**PAN : AIXPN5023N**)
 (3) **SRI ANIRBAN NASKAR**, son of late Nirapada Naskar, (**PAN : AOQPN0629A**), all residing at Mahamayapur, Ganguly Para, Post Office – Garia, Police Station – Sonarpur, Kolkata – 700 084, District : South 24 – Parganas, (4) **SMT. ANIMA MONDAL**, wife of Dulal Chandra Mondal (**PAN : DBCPM8610M**), residing at Baisnabpara, Sonarpur, Post Office–Sonarpur, Police Station–Sonarpur, Kolkata–700 150, District : South 24 – Parganas, (5) **SMT. RADHA MONDAL**, wife of Sri Balai Lal Mondal (**PAN : CASPM7308B**), residing at 7, Garfa Naskar Para, Post Office – Haltu, Police Station – Garfa, Kolkata–700 078, District : South 24 – Parganas, referred to herein as **PRINCIPAL** do hereby appoint and nominate **MESSRS ‘ PUJA BUILDERS ’**, having its office at Kamduni More, Khariberai, Post Office – Kamdenu, Police Station – Rajarhat, PIN : 700135, North 24-Parganas, represented by its proprietor **SRI SONU ROHRA**, son of Sri Harish Kumar Rohra, having **PAN : AIRPR2484C**, by nationality Indian, by faith Hindu, residing at 73 Bangur Avenue, Block ‘C’, Post Office – Bangur, Police Station - Lake Town, Kolkata – 700 055 to do the following acts deeds and things ;

A. We Smt. Jayanti Naskar, Sri Avishek Naskar, Sri Anirban Naskar, Smt. Anima Mondal and Smt. Radha Mondal, the joint owners of **ALL THAT** the undivided share of landed property measuring about **36** Cottahs be the little more or less (out of undivided $3/5^{\text{th}}$ share of the landed property measuring about 60 Cottahs) along with a tile shed structure of cemented flooring measuring about 500 square feet comprised in Mouza – Barhans Fartabad, Touzi No. 109, J.L. No. 47, at Ganguly Para, Garia, comprised in R.S. Dag Nos. 1183, 1187, 1189, 1193 and 1194, R.S. Khatian Nos. 392 & 411, within the jurisdiction of the Rajpur-Sonarpur Municipality, ward no. 28, Police Station – Narendrapur (previously Sonarpur), District – South 24-Parganas.

B. We, to develop the landed property as aforesaid, entered on 23rd day of February, 2021 into a development agreement with the said **MESSRS**



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
- 2 MAR 2021

'PUJA BUILDERS' for the terms inter alia (i) the said developer will construct residential buildings on the said property (ii) the said developer will construct the building at it's own cost (iii) the said developer will provide us the **40%** of the total FAR as per sanction building plan will be issued by the K.M.C. in respect of the said proposed buildings in the said premises lying and situate on the said property which includes undivided proportionate share and rights on the common areas and facilities attached thereto along with undivided proportionate share and interest in the land underneath (hereinafter be referred to as the SAID OWNERS' ALLOCATION) (iv) that save and except the ALL THAT owners' allocation of the building all the rest area of the building i.e; **60%** of the total FAR as per sanction building plan will be issued by the K.M.C. which includes undivided proportionate share and rights on the common areas and facilities attached thereto (hereinafter be referred to as the SAID DEVELOPER'S ALLOCATION). The agreement for development as aforesaid was registered on 2nd day of March, 2021 in the office of the Dist. Sub-Registrar - III, Alipore, South 24-Parganas and recorded in Book No. I, Being No. - **01420** - for the year 2021.

Ambar Naskar

C. We, do appoint and nominate **MESSRS ' PUJA BUILDERS '**, having its office at Kamduni More, Khariberia, Post Office – Kamdenu, Police Station – Rajarhat, PIN : 700135, North 24-Parganas, represented by it's proprietor **SRI SONU ROHRA**, son of Sri Harish Kumar Rohra, having **PAN : AIRPR2484C**, by nationality Indian, by faith Hindu, residing at 73 Bangur Avenue, Block 'C', Post Office – Bangur, Police Station - Lake Town, Kolkata – 700 055 as our true and lawful attorney, for us, in our name and on our behalf to do and execute all or any of the following acts, deeds and things in respect of the said property :-

- i. To represent before any court of law.
- ii. To develop the said premises by constructing building thereon.



DISTRICT SUB REGISTRAR -III
SOUTH 24 PGS., ALIPORE
- 2 MAR 2021

- iii. To represent to the Rajpur Sonarpur Municipality and/or any competent authority.
- iv. To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present the same to the Rajpur Sonarpur Municipality and/or any competent authority.
- v. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.
- vi. To obtain clearances from all government departments and authorities including Fire Brigade, the Rajpur Sonarpur Municipality, BLRO, Police and the Authorities of Urban Land ceiling and Department and all other competent authorities as may be necessary.
- vii. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.
- viii. To appear before any officer of the Rajpur Sonarpur Municipality and/or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.
- ix. To engage and appoint any advocate or counsel wherever required.
- x. To represent me to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.
- xi. To settle any dispute arising in respect of the said property.
- xii. To negotiate on terms for and to agree to and enter into and conclude



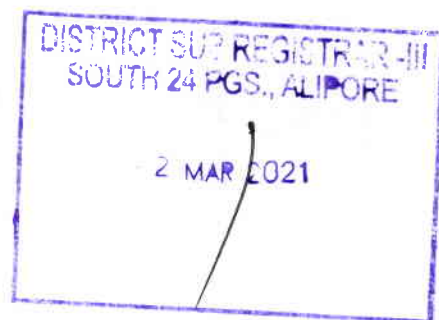
any agreement for sale and sell of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price which in his absolute discretion, think proper and/or to cancel and/or repudiate the same in respect of Developer's Allocation only.

xiii. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money in respect of Developer's Allocation only.

xiv. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or his nominee or assignee in respect of Developer's Allocation only.

xv. To sign and execute all other deeds, deed of sale, deed of gift, deed of partition any other instruments and assurances which our attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof.

xvi. To present any such conveyance or conveyances, deed of sale, deed of gift, deed of partition in respect of the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which my said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.



And we hereby agree to ratify and confirm all and whatever other act or acts my said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said developer's allocation and/or part thereof under and by virtue of this deed.

SCHEDULE AS REFERRED TO HEREINABOVE

(Description of the PROPERTY)

ALL THAT the undivided share of landed property measuring about **36** Cottahs be the little more or less (out of undivided 3/5th share of the landed property measuring about 60 Cottahs) along with a tile shed structure of cemented flooring measuring about 500 square feet comprised in Mouza - Barhans Fartabad, Touzi No. 109, J.L. No. 47, at Ganguly Para, Garia, comprised in R.S. Dag Nos. 1183, 1187, 1189, 1193 and 1194, R.S. Khatian Nos. 392 & 411, within the jurisdiction of the Rajpur-Sonarpur Municipality, ward no. 28, Police Station - Narendrapur (previously Sonarpur), District - South 24-Parganas butted and bounded in the following manner :

On the North	:	by Land under R.S. Dag No. 1185 & 1188.
On the South	:	by Landed property
On the East	:	by 10 feet wide Municipal Road
On the West	:	by 8 feet wide Municipal Road

IN WITNESSES WHEREOF I the executor have hereunto put my respective





DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
- 2 MAR 2021

hands on these presents on this the ~~2nd~~ ^{March} day of February, Two Thousand Twenty One.

WITNESSES:

1. *Biswajit Mandal*
Baishnabpara, Sonarpur,
Kolkata. 700 150.

1. *Jayanti Dasgupta*

2. *Ashish Naskar*

3. *Anirban Naskar*

2. *Pratap Kumar Mandal*
F, Garfa Naskar Para Road
P.O - Haktu - West - 78

4.

5.

(EXECUTORS)

LT/ of Smt Anima Mandal
by the pen of
Biswajit Mandal

LT/ of Smt Radha Mandal
by the pen of *Pratap Kumar Mandal*

I admit, accept, acknowledge and confirm

For **MESSRS 'PUJA BUILDERS',**

Read over and explain
by me in Bengali
Anirban Naskar

Sonu Roshan

Proprietor
(ATTORNEY)

Drafted by me and prepared in my office

Subit Majumdar
(SUBIT MAJUMDAR)

Advocate

High Court, Calcutta

Kolkata - 700 001

Enrolment No. WB/242/2004

Anirban Naskar





	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name..JAYANTI NASKAR.....

Signature *Jayanti Naskar*.....



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

name.....AYISHEK NASKAR.....

Signature *Ayishek Naskar*.....



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....ANIRBAN NASKAR.....

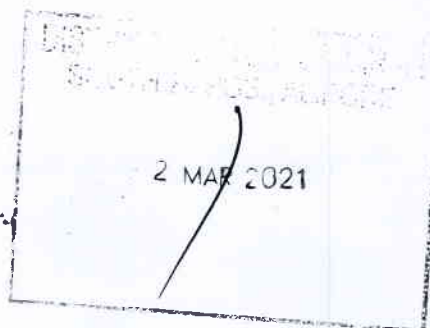
Signature *Anirban Naskar*.....



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....LTI of Smt Anina Mandal

Signature by the pen of *Biswajit Mandal*



		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name.....

Signature.....

LTI of Smt Radha Mondal

by the pen of Protap Kumar Mondal



		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

ROHKA

Signature.....

Sony Roh

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	Left hand					
	Right hand					

Name.....

Signature.....

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	Left hand					
	Right hand					

Name.....

Signature.....



DISTRICT SOUTH REGISTRAR III
SOUTH 24 P.S., ALIPORE
2 MAR 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JAYANTI NASKAR

ANNADA PRASAD CHOWDHURY

03/05/1956

Permanent Account Number

ACWPN7421J

Jayanti Naskar

Signature



06032006

Jayanti Naskar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AVISHEK NASKAR

NIRAPADA NASKAR

15/04/1985
Permanent Account Number
AIXPN5023H

Avishek Naskar
Signature





18122012

Avishek Naskar



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ANIRBAN NASKAR

NIRAPADA NASKAR

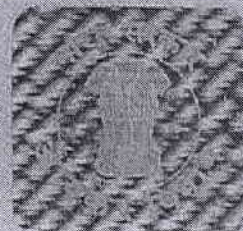
05/04/1993

Permanent Account Number

AOQPN0629A

Anirban Naskar.

Signature



03/11/2011

Anirban Naskar

आयकर विभाग
INCOME TAX DEPARTMENT
ANIMA MONDAL



भारत सरकार
GOVT. OF INDIA

NARENDRA NATH NASKAR

17/10/1956

Permanent Account Number

DBCPM8610N



Signature



26042016

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



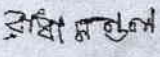
Binwaji Mondal

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RADHA MONDAL
NAREN NASKAR

20/06/1951
 Permanent Account Number
CASPM7308B


 Signature


 18012013

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं
 आयकर पेन साया इकाई, एन एस डी एल
 तीसरी मंजील, सफायर चेंबर,
 बानेर टेलिफोन एक्सचेंज के नजदीक,
 बानेर, पुणे - 411 045.

If this card is lost / someone's lost card is found,
 please inform / return to :
 Income Tax PAN Services Unit, NSDL
 3rd Floor, Sapphire Chambers
 Near Baner Telephone Exchange,
 Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: uminfo@nsdl.co.in



Protop Kumar Mondal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SONU ROHRA

HARISH ROHRA

22/12/1984

Permanent Account Number

AIRPR2484C

Sonu Rohra
Signature



10032015



भारत सरकार
GOVERNMENT OF INDIA



সৌরভ চক্রবর্তী
Sourav Chakraborty
পিতা : সুভাষী চক্রবর্তী
Father : Suvasis Chakraborty
জন্ম সাল / Year of Birth : 1997
পুরুষ / Male



7628 9796 3173

आधार - साधारण মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
কৃষ্ণাবাটি, গৌরহাটি, হুগলী,
পশ্চিমবঙ্গ, 712613

Address:
Krishnabati, Gourhati,
Hooghly, West Bengal,
712613

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Major Information of the Deed

Deed No :	I-1603-01429/2021	Date of Registration	02/03/2021
Query No / Year	1603-8000474857/2021	Office where deed is registered	
Query Date	02/03/2021 12:00:21 PM	1603-8000474857/2021	
Applicant Name, Address & Other Details	Subit Majumdar Haigh Court,Thana : Karaya, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8389040143, 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. 4,68,31,420/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160301420/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Barhans Road, Mouza: Barhans Fartabad, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1183	RS-392	Bastu	Bastu	7 Katha		90,77,672/-	Width of Approach Road: 10 Ft., , Project Name :
L2	RS-1187	RS-392	Bastu	Bastu	7 Katha		90,77,672/-	Width of Approach Road: 10 Ft., , Project Name :
L3	RS-1189	RS-392	Bastu	Bastu	7 Katha		90,77,672/-	Width of Approach Road: 10 Ft., , Project Name :
L4	RS-1193	RS-411	Bastu	Bastu	7 Katha		90,77,672/-	Width of Approach Road: 10 Ft., , Project Name :
L5	RS-1194	RS-411	Bastu	Bastu	8 Katha		1,03,74,482/-	Width of Approach Road: 10 Ft., , Project Name :
		TOTAL :			59.4Dec	0 /-	466,85,170 /-	
	Grand Total :				59.4Dec	0 /-	466,85,170 /-	

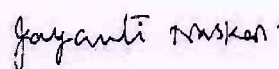
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	0/-	29,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L2	100 Sq Ft.	0/-	29,250/-	Structure Type: Structure

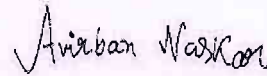
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

S3	On Land L3	100 Sq Ft.	0/-	29,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
S4	On Land L4	100 Sq Ft.	0/-	29,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
S5	On Land L5	100 Sq Ft.	0/-	29,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	0 /-	1,46,250 /-	

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name Mrs Jayanti Naskar Wife of Late Nirapada Naskar Executed by: Self, Date of Execution: 02/03/2021 , Admitted by: Self, Date of Admission: 02/03/2021 ,Place : Office	Photo  02/03/2021	Finger Print  LTI 02/03/2021	Signature  02/03/2021
Mahamayapur, Gangulypara, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx1J, Aadhaar No: 72xxxxxxx2640, Status :Individual, Executed by: Self, Date of Execution: 02/03/2021 , Admitted by: Self, Date of Admission: 02/03/2021 ,Place : Office				
2	Name Mr Avishek Naskar Son of Late Nirapada Naskar Executed by: Self, Date of Execution: 02/03/2021 , Admitted by: Self, Date of Admission: 02/03/2021 ,Place : Office	Photo  02/03/2021	Finger Print  LTI 02/03/2021	Signature  02/03/2021

Mahamayapur, Gangulypara, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AIxxxxxx3H, Aadhaar No: 26xxxxxxxx4868, Status :Individual, Executed by: Self, Date of Execution: 02/03/2021
 , Admitted by: Self, Date of Admission: 02/03/2021 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Anirban Naskar Son of Late Nirapada Naskar Executed by: Self, Date of Execution: 02/03/2021 , Admitted by: Self, Date of Admission: 02/03/2021 ,Place : Office			
		02/03/2021	LTI 02/03/2021	02/03/2021

Mahamayapur, Gangulypara, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AOxxxxxx9A, Aadhaar No: 80xxxxxxxx6943, Status :Individual, Executed by: Self, Date of Execution: 02/03/2021
 , Admitted by: Self, Date of Admission: 02/03/2021 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mrs Radha Mondal Wife of Mr Balailal Mondal Executed by: Self, Date of Execution: 02/03/2021 , Admitted by: Self, Date of Admission: 02/03/2021 ,Place : Office			LTI of Radha Mondal by Pen of Protap Kumar Mondal
		02/03/2021	LTI 02/03/2021	02/03/2021

7, Garfa Naskar Para Road, Haltu, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CAxxxxxx8B, Aadhaar No: 36xxxxxxxx6964, Status :Individual, Executed by: Self, Date of Execution: 02/03/2021
 , Admitted by: Self, Date of Admission: 02/03/2021 ,Place : Office

5	Name	Photo	Finger Print	Signature
	Mrs Anima Mondal Wife of Mr Dulal Chandra Mondal Executed by: Self, Date of Execution: 02/03/2021 , Admitted by: Self, Date of Admission: 02/03/2021 ,Place : Office			LTI of Anima Mondal by pen of Binwajit Mondal
		02/03/2021	LTI 02/03/2021	02/03/2021

Baishnab Para, Rajpur Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DBxxxxxx0N, Aadhaar No: 77xxxxxxxx8089, Status :Individual, Executed by: Self, Date of Execution: 02/03/2021
 , Admitted by: Self, Date of Admission: 02/03/2021 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Puja Builders Kamduni More, Khariberai,, P.O:- Kamdenu, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135 , PAN No.:: Alxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr Sonu Rohra (Presentant) Son of Mr Harish Kumar Rohra Date of Execution - 02/03/2021, , Admitted by: Self, Date of Admission: 02/03/2021, Place of Admission of Execution: Office				
		Mar 2 2021 12:46PM	LTI 02/03/2021	02/03/2021
73, Block-c, Bangur Avenue, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx4C, Aadhaar No: 70xxxxxxxx0159 Status : Representative, Representative of : Puja Builders (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sourav Chakraborty Son of Mr Suvasis Chakraborty Arambagh, P.O:- Gourahati, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712613	 02/03/2021	 02/03/2021	 02/03/2021
Identifier Of Mrs Jayanti Naskar, Mr Avishek Naskar, Mr Anirban Naskar, Mrs Radha Mondal, Mrs Anima Mondal, Mr Sonu Rohra			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Jayanti Naskar	Puja Builders-2.31 Dec
2	Mr Avishek Naskar	Puja Builders-2.31 Dec
3	Mr Anirban Naskar	Puja Builders-2.31 Dec
4	Mrs Radha Mondal	Puja Builders-2.31 Dec
5	Mrs Anima Mondal	Puja Builders-2.31 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Jayanti Naskar	Puja Builders-2.31 Dec
2	Mr Avishek Naskar	Puja Builders-2.31 Dec

3	Mr Anirban Naskar	Puja Builders-2.31 Dec
4	Mrs Radha Mondal	Puja Builders-2.31 Dec
5	Mrs Anima Mondal	Puja Builders-2.31 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Jayanti Naskar	Puja Builders-2.31 Dec
2	Mr Avishek Naskar	Puja Builders-2.31 Dec
3	Mr Anirban Naskar	Puja Builders-2.31 Dec
4	Mrs Radha Mondal	Puja Builders-2.31 Dec
5	Mrs Anima Mondal	Puja Builders-2.31 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Jayanti Naskar	Puja Builders-2.31 Dec
2	Mr Avishek Naskar	Puja Builders-2.31 Dec
3	Mr Anirban Naskar	Puja Builders-2.31 Dec
4	Mrs Radha Mondal	Puja Builders-2.31 Dec
5	Mrs Anima Mondal	Puja Builders-2.31 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Jayanti Naskar	Puja Builders-2.64 Dec
2	Mr Avishek Naskar	Puja Builders-2.64 Dec
3	Mr Anirban Naskar	Puja Builders-2.64 Dec
4	Mrs Radha Mondal	Puja Builders-2.64 Dec
5	Mrs Anima Mondal	Puja Builders-2.64 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Jayanti Naskar	Puja Builders-20.00000000 Sq Ft
2	Mr Avishek Naskar	Puja Builders-20.00000000 Sq Ft
3	Mr Anirban Naskar	Puja Builders-20.00000000 Sq Ft
4	Mrs Radha Mondal	Puja Builders-20.00000000 Sq Ft
5	Mrs Anima Mondal	Puja Builders-20.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mrs Jayanti Naskar	Puja Builders-20.00000000 Sq Ft
2	Mr Avishek Naskar	Puja Builders-20.00000000 Sq Ft
3	Mr Anirban Naskar	Puja Builders-20.00000000 Sq Ft
4	Mrs Radha Mondal	Puja Builders-20.00000000 Sq Ft
5	Mrs Anima Mondal	Puja Builders-20.00000000 Sq Ft
Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	Mrs Jayanti Naskar	Puja Builders-20.00000000 Sq Ft
2	Mr Avishek Naskar	Puja Builders-20.00000000 Sq Ft
3	Mr Anirban Naskar	Puja Builders-20.00000000 Sq Ft
4	Mrs Radha Mondal	Puja Builders-20.00000000 Sq Ft
5	Mrs Anima Mondal	Puja Builders-20.00000000 Sq Ft

Transfer of property for S4		
Sl.No	From	To. with area (Name-Area)
1	Mrs Jayanti Naskar	Puja Builders-20.00000000 Sq Ft
2	Mr Avishek Naskar	Puja Builders-20.00000000 Sq Ft
3	Mr Anirban Naskar	Puja Builders-20.00000000 Sq Ft
4	Mrs Radha Mondal	Puja Builders-20.00000000 Sq Ft
5	Mrs Anima Mondal	Puja Builders-20.00000000 Sq Ft
Transfer of property for S5		
Sl.No	From	To. with area (Name-Area)
1	Mrs Jayanti Naskar	Puja Builders-20.00000000 Sq Ft
2	Mr Avishek Naskar	Puja Builders-20.00000000 Sq Ft
3	Mr Anirban Naskar	Puja Builders-20.00000000 Sq Ft
4	Mrs Radha Mondal	Puja Builders-20.00000000 Sq Ft
5	Mrs Anima Mondal	Puja Builders-20.00000000 Sq Ft

On 02-03-2021

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 12:22 hrs on 02-03-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Sonu Rohra ,.

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 4,68,31,420/-

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

Execution is admitted on 02/03/2021 by 1. Mrs Jayanti Naskar, Wife of Late Nirapada Naskar, Mahamayapur, Gangulypara, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 2. Mr Avishek Naskar, Son of Late Nirapada Naskar, Mahamayapur, Gangulypara, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 3. Mr Anirban Naskar, Son of Late Nirapada Naskar, Mahamayapur, Gangulypara, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 4. Mrs Radha Mondal, Wife of Mr Balailal Mondal, 7, Garfa Naskar Para Road, Haltu, P.O: Haltu, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 5. Mrs Anima Mondal, Wife of Mr Dulal Chandra Mondal, Baishnab Para, Rajpur Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Others

Indetified by Mr Sourav Chakraborty, , , Son of Mr Suvasis Chakraborty, Arambagh, P.O: Gourahati, Thana: Arambag, , Hooghly, WEST BENGAL, India, PIN - 712613, by caste Hindu, by profession Others

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

Execution is admitted on 02-03-2021 by Mr Sonu Rohra, Proprietor, Puja Builders, Kamduni More, Khariberai,, P.O:- Kamdenu, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN - 700135

Indetified by Mr Sourav Chakraborty, , , Son of Mr Suvasis Chakraborty, Arambagh, P.O: Gourahati, Thana: Arambag, , Hooghly, WEST BENGAL, India, PIN - 712613, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

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 AE1997, Amount: Rs.100/-, Date of Purchase: 14/01/2021, Vendor name: I Chakraborty



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 47073 to 47097

being No 160301429 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.03.12 19:46:55 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/03/12 07:46:55 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)