

12472/24

I-12/31/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 345140

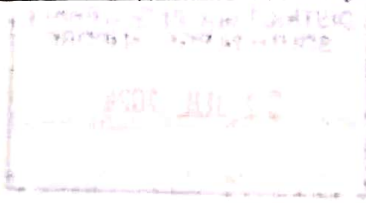
22/7/24
Q-8-1949028/24

Certified that the document is admitted to registration. The signature stamp and the endorsement sheet attached with the document are the part of this document.

[Signature]
District Sub-Registrar-III
Alipore, South 24-parganas.

22 JUL 2024

POWER OF ATTORNEY FOR DEVELOPMENT AFTER REGISTRATION OF THE DEVELOPMENT AGREEMENT



[Faint handwritten text, possibly a signature or notes, in the bottom right corner.]

12016

18 JUL 2024

SL. No. _____ Date _____

For _____

Name Tapajit Roy &

ADVOCATE

Address Alipore Judges Court, Kol-27

SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kol-27



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS., ALIPORE
22 JUL 2024

Identified by me,
Subhrajit Halder.
S/O Manu ram Halder
Alipore Judges' Court
Kolkata - 700027

KNOW ALL MEN BY THESE PRESENTS SMT. JHARNA DEY SARKAR (PAN DZTTPS 4667 E) wife of Sri Subhas De Sarkar, a Housewife, by religion Hindu, by nationality Indian, and residing at Boral Bhattacharjee Para, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata – 700154, District – South 24-Parganas, hereinafter called and referred to as the PRINCIPAL, does hereby give and grant this General Power of Attorney to and in favour NIVANJALI CONSTRUCTION (PAN AATFN 7992 H), a Partnership Firm, having its office at Boral, Majher Para, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata – 700154, District South 24 Parganas and being represented by its Partners namely (1) SMT. SUTAPA DEY (PAN CAHPD 5975 J), wife of Sri Soumen Dey, by religion Hindu, by nationality Indian, by occupation Business and residing at Boral Majherpara, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata – 700154, District South 24 Parganas AND (2) SRI UDAY SARKAR (PAN BXYPs 7968 D), son of Late Anath Nath Sarkar, by religion Hindu, by nationality Indian, by occupation Business and residing at Boral Majherpara, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata – 700154, District South 24 Parganas and (3) SRI SOUVIK DEY (PAN EDVPD 4685 N), son of Sri Soumen Dey, by religion Hindu, by nationality Indian, by occupation Business and residing at Boral Majher Para, Boral, Post Office Boral, Police Station Narendrapur (previously Sonarpur), Kolkata – 700154, District : South 24 Parganas, hereinafter jointly called and referred to as the DEVELOPER (which term or expression unless excluded by or repugnant to the context shall mean and include its Partners' heirs, successors, administrators, executors, legal representatives, assignees etc.) of the SECOND PART., hereinafter called and referred to as the ATTORNEY.

WHEREAS one Ashoke Bose alias Ashoke Kumar Bose (son of Late Nagendra Nath Bose) and Jharna Dey Sarkar (daughter of Late Nagendra Nath Sarkar), became the joint and absolute Owners and Possessors of ALL THAT the piece and parcel of Land

measuring about 04 (Four) Cottahs, along with a temporary tile shed cemented structure measuring about 200 (Two Hundred) Sq. Ft., standing thereon, lying and situate within the District: South 24-Parganas, Police Station – Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at Garia (previously Sonarpur), J.L. No. 61, Mouza Boral, appertaining to the L.O.P. No. 7, comprised under C.S. Plot No. 641 (Part), by virtue of execution and registration of this Indenture of Gift dated 19.02.2008, duly executed by the Additional District Magistrate, South 24 Parganas, Alipore on behalf of then Governor of the State of West Bengal and registered at the Office of the Additional District Sub Registrar at Alipore and recorded in Book No. I, Volume No. I, from 53 to 56 Pages and being Deed No. 14 for the year 2008.

On and from the date of execution and registration of the said Indenture of Gift, the said Ashoke Bose alias Ashoke Kumar Bose and Jharna Dey Sarkar started to possess and enjoy the same jointly and absolutely and without any disturbances and / or hindrances from any corner.

AND WHEREAS during their joint, absolute and peaceful possession and enjoyment of the said property, the said Ashoke Bose alias Ashoke Kumar Bose being one of the co-owners of the said Property, have voluntarily gifted and / or transferred ALL THAT the undivided and un-partitioned half share and interest of land measuring about 02 (Two) Cottahs out of the entire First Schedule mentioned Property, to and in favour of Smt. Jharna Dey Sarkar (the Land Owner herein named), by virtue of execution and registration of the Deed of Gift (Danpatra Dalil) dated 04.12.2021. The said Deed has been registered at the Office of the District Sub Registrar – III at Alipore and recorded in Book No. I, Volume No. 1603-2022, from 1351 to 1370 Pages and being Deed No. 160312690 for the year 2021.

AND WHEREAS in pursuance of the said Deed of Gift, the Jharna Dey Sarkar (the Land Owner herein named) became the sole and absolute Owner and Possessor of the entire First Schedule mentioned Property and started to possess and enjoy the same

solely and absolutely and without any disturbances and / or hindrances from any corner and also mutated her name in the books and records of the Rajpur Sonarpur Municipality under Ward No. 34 and the said Property has started to be known and numbered as the Holding No. 139, Boral – A, Kolkata 700154 and assessed under Assessment No. 1104302055108 and thereby started to pay its taxes and rents regularly.

During her such sole, absolute and peaceful possession and enjoyment of the said property, the said Jharna Dey Sarkar, being the Land Owner as well as the Principal herein-named have entered into a Development Agreement on 22.07.2024 with the above named Developer namely SUTAPA DEY, UDAY SARKAR AND SOUVIK DEY, being the Partners of NIVANJALI CONSTRUCTION, to construct a multi storied building thereon the said property. The said Deed has been registered at the Office of the District Sub Registrar – III at Alipore and recorded in Book No. I and Being No. 160312119 for the year 2024 and as per the terms of the Agreement, the Allocations of both the Land Owner and the Developer are as follows: .

➤ THE LAND OWNER'S ALLOCATION (being the Principal herein-named) WILL CONSIST OF :

The "LAND OWNER'S ALLOCATION" shall mean the Land Owner / First Party will be provided the following allocation, out of the proposed (probably a G + III storied) building, which will be constructed, as per the Building Plan, to be sanctioned by the Rajpur Sonarpur Municipality, i.e.

- Residential Allocation:
 - a) 01 (One) Self Sufficient Residential Flat, at the First Floor, measuring about 500 (Five Hundred) Sq. Ft., Built Up Area ;
 - b) 01 (One) Self Sufficient Residential Flat, at the Second Floor, measuring about 500 (Five Hundred) Sq. Ft., Built Up Area AND
 - c) 01 (One) Self Sufficient Residential Flat, at the Third Floor, measuring about 500 (Five Hundred) Sq. Ft., Built Up Area;

-- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at his own cost or at the cost of his nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump-sum non- refundable amount of Rs. 16,50,000/- (Rupees Sixteen Lakh and Fifty Thousand) only out of which --

- Rs. 2,00,000/- (Rupees Two Lakh) only shall be paid by the Developer to the Land Owner herein named at the time of execution and registration of this Agreement;
- Rs. 5,00,000/- (Rupees Five Lakh) only shall be paid by the Developer to the Land Owner herein named on or before getting the necessary Building Sanction Plan and
- Rs. 9,50,000/- (Rupees Nine Lakh and Fifty Thousand) only shall be paid by the Developer to the Land Owner herein named in three intallments but before handing over the Land Owner's Allocation to the Land Owner herein -- named.

THE DEVELOPER'S ALLOCATION (being the Attorney herein-named) WILL CONSIST OF:

The "DEVELOPER'S ALLOCATION" shall mean the remaining allocation out the total constructed area, to be constructed, out of the proposed G + III Storied Building, on the basis of the Building Plan, as sanctioned by the Competent Authority of The Rajpur Sonarpur Municipality -- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at it's own cost or at the cost of it's nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

The roof of the building will remain common to both the parts herein.

The Developer is being provided with the right to dispose of its allocation, as per its choice, against receipt of the consideration amount as it may seem fit and proper.

It is further to be mentioned here that because of her various problem, the Principal herein is facing difficulties to look-after, manage, maintain and execute the various required acts and jobs in respect of the above mentioned as well as Schedule mentioned property and it has become next to impossible for her to present herself physically whenever and wherever required for the purpose of various acts and jobs required to look-after, manage, maintain and execute the various day-to-day requirement for peaceful and better use, enjoyment and execution of various acts and/or deeds in respect of the building thereon, at the Schedule mentioned property and hence she does hereby authorize and/or appoint and/or nominate and constitute the above-named SUTAPA DEY, UDAY SARKAR AND SOUVIK DEY, being the Partners of NIVANJALI CONSTRUCTION to be her true and lawful Attorney, to act for her and in her name and on her behalf to do, execute and/or perform all or any of the following acts, deeds, matters & things:-

- 1) To represent the Principal before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the Schedule mentioned property.
- 2) To enter into the said Premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls, to construct building, etc.,
- 3) To appoint engineers, architects, contractors and other agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.
- 4) To approach and/or make applications before various Concerned Departments of The Rajpur Sonarpur Municipality, like Building assessment, water supply, drainage, etc., including signing on the required papers and/or documents and plans for getting necessary permission, sanction, re-sanction, alteration, addition, verification, modification to get the plan sanctioned and to get connections like water, electric supply, drainage, etc. in the name of the Principal and/or on behalf of her and to take delivery of the said permission, sanction, re-sanction, alteration, addition, verification, modification,

etc. from the Concerned Departments and/or Authorities of the Rajpur Sonarpur Municipality. The Attorney is hereby authorized to sign on the Building Plan and/or any deviation/addition/alteration of the same for submitting the same before The Rajpur Sonarpur Municipality or any other Concerned Authority/s including Layout Plan for water supply and drainage as also for the purpose of regularizing the deviations / alterations / addition plan as also any matter related with the Commencement Certificate and the Completion Certificate.

5) To make various deposits / apply for getting connection / sign / disconnection into the various Concerned Department/s of the C.E.S.C. / WBSEDCL in respect of the Schedule mentioned property, to pay any amount for getting new connection, to pay electric bills and also to get refund for any excess payment and to issue proper and valid receipt for the same.

6) To make various deposits into the various Concerned Department/s and/or Authority/s and/or Office/s including The Rajpur Sonarpur Municipality, KMDA, B.L. & L.R.O., C.E.S.C., WBSEDCL, etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.

7) To approach and / or apply and / or sign various papers and / or documents for getting necessary mutation, conversion, etc., of the property, before the Competent Authority of the B.L. & L.R.O. and sign and / or receive necessary certificate for the same.

8) To apply for and obtain steel, bricks, cements and other construction materials in the name of the Principal and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the Principal either financially or otherwise.

9) To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of plan and any other purpose for construction of the new building at the said premises on account of the owner of the said premises without making liability upon the owners.

10) To do all acts, deeds, matters and things in respect of the property mentioned in the Schedule here-below and to represent the Principal before and correspond with the Concerned Authority/s for any of the matters relating to the property under the Schedule here below.

11) To do and/or perform any necessary and required acts, deeds, matters for the purpose of better use and enjoyment of the property under the Schedule herein.

12) To insure the said property against damage, fire, tempest, riots, flood, earthquake or otherwise as it stands fit and proper.

13) To represent the Principal before the Registrar, Sub-Registrar and/or other such Authorities in all connections with execution and registration of the required Declaration etc. and/or Rectification of the required Deeds and/or any other Documents (including Agreement for Sale, Sale Deed or any other type of Deed of Transfer of Developer's Allocation only) in relation with the property, as the occasion may require.

14) The Attorney will remain eligible to execute Agreement for Sale and /or Deed of Sale and /or other kind of transfer Deed and if necessary make the same registered in respect of the entire Developer's Allocation, out of the proposed building and the amount to be realized there-from will be considered as the Developer's share and the same can be utilized by it as per its desire.

15) To accept for the Principal and in her name or on her behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Office or Competent Person/s of any other Office/s whatsoever as by the said Attorney shall deem advisable and to commence any action and/or other proceeding/s or to prosecute or discontinue or become non-suited as the said Attorney shall see cause, then also to take such other lawful ways and means for recovering or getting in any such manner or other thing whatsoever which the said Attorney be convinced and conceived to be due/owing/belonging or payable to her, by any person and/or any Firm and/or Body Corporate and also to appoint any Solicitor and/or Advocates and/or Agents and/or Lawyers and/or Authorized Person to prosecute and/or to defend the cause as occasions

may arise either in her name or in the name of the Attorney in relation with the Schedule mentioned property.

16) To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in her place and stead in relation with the Schedule mentioned property.

17) To sign, verify and execute Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s & Document/s of every description that may be necessary to be signed, verified & executed for the purpose of Suit/s, Action/s, Appeal/s & Proceeding/s of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by Lawful Authority and to do all acts, deeds and things and to appear and/or to make Petitions and/or Applications in any such Court or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or to defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s, Proceeding/s and to execute Decree/s as the said Attorney shall be advised or think proper.

18) To receive from any Court or any Officer thereof or from any person, firm or body /corporate any amounts due and payable to the Principal on any account whatsoever and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.

19) To do all other acts, deeds, matters and things, which may be necessary to be done for rendering these presents valid and effectual in all intents and purposes according to the Laws and Custom of India and particularly of West Bengal.

20) By virtue of this Revocable Power, the Attorney will remain entitled to sell out and/or transfer all the units out of the Developer's Allocation only.

21) **AND THE PRINCIPAL DOES HEREBY DECLARE** that this Revocable Power of Attorney is given in favour of the said Attorney and accordingly the

said Attorney shall be entitled to exercise independently the powers conferred upon her by this Power, in respect of the matters, related with the Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development Work.

22) AND THE PRINCIPAL DOES HEREBY DECLARE to ratify and confirm whatsoever the said Attorney shall do for the betterment of the property by virtue of these presents and the Principal will not act adversely in respect of the instant Power.

THE SCHEDULE ABOVE REFERRED TO
(THE LAND PROPERTY)

ALL THAT the piece and parcel of Land measuring about 04 (Four) Cottahs, along with a temporary tile shed cemented structure measuring about 200 (Two Hundred) Sq. Ft., standing thereon, lying and situate within the District: South 24-Parganas, Police Station – Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at Garia (previously Sonarpur), J.L. No. 61, Mouza Boral, appertaining to the L.O.P. No. 7, comprised under C.S. Plot No. 641 (Part), within the jurisdiction of the Rajpur Sonarpur Municipality, under Ward No. 34, being Holding No. 139, Boral - A, Kolkata -700154 and assessed under Assessment No. 1104302055108.

The Property is located near Bhattacharjee Para Road, Kolkata 700154.

The property is butted and bounded by:

ON THE NORTH : 20'-00" wide Pucca Common Passage;

ON THE SOUTH : L.O.P. No. 8;

ON THE EAST : L.O.P. No. 10;

ON THE WEST : L.O.P. No. 6.

IN WITNESS WHEREOF the Parties herein have set & subscribe their respective hands and put their respective signatures on this the day, month, year after going through the contents, understanding the meaning and realizing the results thereof.

THIS THE 22ND DAY OF JULY, 2024. A.D.

IN THE PRESENCE OF:

(1) *Munnu Ray*

Souvik Ray
vill + Po. Dargaria
P.S. Nodakhali
Dist. 24 Pgs (S)
Pin - 743318

L
T
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of *Souvik Ray Sarkar*
Identified by me:

Subhrajit Halder.

SIGNATURE OF THE PRINCIPAL

Accepted the Power & undertake to act accordingly (without prejudicing or affecting the interest of the Principal herein-named):

(2) *Subhrajit Halder*
Advocate.

Alipore Judges' Court
Kolkata - 700027

NIVANJALI CONSTRUCTION

Subhrajit Halder

Partner

NIVANJALI CONSTRUCTION

Souvik Dey

Partner

NIVANJALI CONSTRUCTION

Sutapa Dey

Partner

SIGNATURE OF THE ATTORNEY

Signature of the Attorney is hereby attested by the Principal:

L
T
I



of *Souvik Ray Sarkar*
Identified by me: *Subhrajit Halder.*

SIGNATURE OF THE PRINCIPAL *Halder.*

DRAFTED & PREPARED BY:

Souvik Dey
Advocate,

Alipore Judges' Court,
Kolkata - 700027

F-118 of 1550/2009.



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Left Hand					

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Right Finger					

NAME - UDAY SARKAR

SIGNATURE *Uday Sarkar*



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - SOUVIK DEY

SIGNATURE *Souvik Dey*



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Left Hand					

L
T
I
of Jharna Deo Sarkar
Identified by me :
Subhrajit Halder



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - JHARNA DEY SARKAR

SIGNATURE



Jharna Deo Sarkar. Identified by me: Subhrajit Halder.



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Left Hand					

Sutapa Deo

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME - SUTAPA DEY

SIGNATURE

Sutapa Deo



IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-9335/7330, CRIMINAL : 2479-1477

Card No. : **I/C/3308**

Name **SUBHRAJIT HALDER, Advocate**

Father's/husband's Name **Mantu Ram Halder**

W.B. Bar Council Enrollment No.: **F/2522/2321/2023**



Sudip Bhaumick

(SUDIP BHAUMICK)
Secretary

Major Information of the Deed

Deed No :	I-1603-12131/2024	Date of Registration	22/07/2024
Query No / Year	1603-8001949028/2024	Office where deed is registered	
Query Date	22/07/2024 2:02:28 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBHRAJIT HALDER Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8482024224, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,10,000/-	Rs. 48,60,002/-		
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]:- 160312119/2024 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: Bhattacharjee Para Road, Mouza: Boral, , Ward No: 34, Holding No:139 Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-641	LR-7	Bastu Bastu	4 Katha	1,00,000/-	48,00,002/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				6.6Dec	1,00,000 /-	48,00,002 /-	



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	10,000/-	60,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	200 sq ft	10,000 /-	60,000 /-	
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Principal Details :



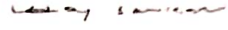



SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt JHARNA DEY SARKAR, (Alias: Smt JHARNA DE SARKAR) Wife of Shri SUBHAS DE SARKAR Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office	 22/07/2024	 Captured LTI 22/07/2024	LTI of Jharana Deey Sarkar Identified by me, Subregistrar.
BORAL BHATTACHARJEE PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: dzxxxxxx7e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office				

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature
1	NIVANJALI CONSTRUCTION BORAL MAJHER PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 , PAN No.:: AAxxxxxx2H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt SUTAPA DEY Wife of Shri SOUMEN DEY Date of Execution - 22/07/2024, , Admitted by: Self, Date of Admission: 22/07/2024, Place of Admission of Execution: Office	 Jul 22 2024 3:15PM	 Captured LTI 22/07/2024	Sutapa Deey 22/07/2024
BORAL MAJHER PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CAxxxxxx5J,Aadhaar No Not Provided Status : Representative, Representative of : NIVANJALI CONSTRUCTION (as PARTNER)				

2	Name Shri UDAY SARKAR Son of Late ANATH NATH SARKAR Date of Execution - 22/07/2024, , Admitted by: Self, Date of Admission: 22/07/2024, Place of Admission of Execution: Office	Photo  Jul 22 2024 3:14PM	Finger Print  Captured LTI 22/07/2024	Signature  22/07/2024
BORAL MAJHER PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxx8D,Aadhaar No Not Provided Status : Representative, Representative of : NIVANJALI CONSTRUCTION (as PARTNER)				
3	Name Shri SOUVIK DEY (Presentant) Son of Shri SOUMEN DEY Date of Execution - 22/07/2024, , Admitted by: Self, Date of Admission: 22/07/2024, Place of Admission of Execution: Office	Photo  Jul 22 2024 3:13PM	Finger Print  Captured LTI 22/07/2024	Signature  22/07/2024
BORAL MAJHER PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: EDxxxxx5N,Aadhaar No Not Provided Status : Representative, Representative of : NIVANJALI CONSTRUCTION (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHRAJIT HALDER Son of Mr MANTURAM HALDER ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 22/07/2024	 Captured 22/07/2024	 22/07/2024
Identifier Of Smt JHARNA DEY SARKAR, Smt SUTAPA DEY, Shri UDAY SARKAR, Shri SOUVIK DEY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt JHARNA DEY SARKAR	NIVANJALI CONSTRUCTION-6.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt JHARNA DEY SARKAR	NIVANJALI CONSTRUCTION-200.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Bhattacharjee Para Road,
Mouza: Boral, , Ward No: 34, Holding No:139 Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 641, LR Khatian No:- 7		Owner Name not selected by applicant.

Endorsement For Dood Number : I - 160312131 / 2024

On 22-07-2024

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 14:07 hrs on 22-07-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri SOUVIK DEY ,.

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 48,60,002/-

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

Execution is admitted on 22/07/2024 by Smt JHARNA DEY SARKAR, Alias Smt JHARNA DE SARKAR, Wife of Shri SUBHAS DE SARKAR, BORAL BHATTACHARJEE PARA, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife

Indetified by Mr SUBHRAJIT HALDER, , , Son of Mr MANTURAM HALDER, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-07-2024 by Smt SUTAPA DEY, PARTNER, NIVANJALI CONSTRUCTION, BORAL MAJHER PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mr SUBHRAJIT HALDER, , , Son of Mr MANTURAM HALDER, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 22-07-2024 by Shri UDAY SARKAR, PARTNER, NIVANJALI CONSTRUCTION, BORAL MAJHER PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mr SUBHRAJIT HALDER, , , Son of Mr MANTURAM HALDER, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 22-07-2024 by Shri SOUVIK DEY, PARTNER, NIVANJALI CONSTRUCTION, BORAL MAJHER PARA, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154

Indetified by Mr SUBHRAJIT HALDER, , , Son of Mr MANTURAM HALDER, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

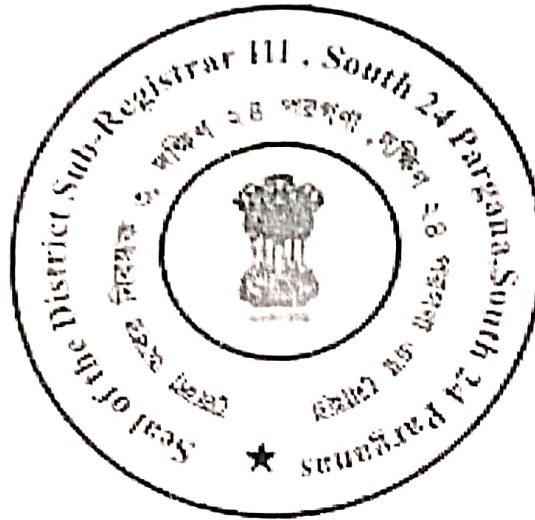
Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 12016, Amount: Rs.100.00/-, Date of Purchase: 18/07/2024, Vendor name: S B DAS



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 1603-2024, Page from 325979 to 325999
being No 160312131 for the year 2024.



[Handwritten signature]

Digitally signed by Debasish Dhar
Date: 2024.07.29 13:35:23 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 29/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.