

9081/2022

6 9/30/22



6.50

22/8/22
10.00

पश्चिम बंगाल WEST BENGAL

AH 510047

Certified that the document is submitted for registration. The signature sheet and the endorsement sheet's attached to this document are the part of this document

Addl. Dist. Sub Registrar
Naihati, North 24 Parganas

22 AUG 2022

POWER OF ATTORNEY

(After registration of Development Agreement)

8/2237904/22

Sl. No. 589 Date 22/7/2022

Name Soumenetra Bose Value 100/-

Address Kalyani Dist. Nadia

STAMP VENDOR
Sujit Kumar Sen
A.D.S.R. Office
Kalyani, Nadia

Soumenetra Bose



V-67.1-2617

Soumenetra Bose



V-67.1-2618

Narendran Kumar Bose



V-67.1-2619



No Enrolment

Add. Dist. Sub Registrar
Malhati, North 24 Parganas

22 JUL 2022

Dapoddyt - del

BY THIS POWER of ATTORNEY

We, 1. SRI NARENDRA KUMAR BOSE, son of Late Haripada Bose, by faith-Hindu, by profession- Business, by Nationality: Indian, resident of A-8/182, Kalyani Township, under P.O. and P.S. Kalyani, District: Nadia and
2.SRI SOUMENDRA BOSE, son of Sri Narendra Kumar Bose, by faith-Hindu, by profession- Business, by Nationality: Indian, resident of A-8/182, Kalyani Township, under P.O. and P.S. Kalyani, District: Nadia, West Bengal, do hereby empower, nominate, constitute and appoint **SRI MOHANISH SHAW**, Son of Sri Mohan Kumar Shaw, by occupation: Business, by religion: Hindu, by Nationality: Indian, resident of A-9/5, Kalyani Township, under P.O & P.S. Kalyani, District: Nadia, sole Proprietor of **DHANUSHDHARI DEVELOPERS**, to be our true and lawful attorney in Our name and on Our behalf to exercise, execute and perform and /or cause to be exercised, executed and performed all or any of the following acts, deeds and things concerning the below scheduled premises as follows:

1. To enter into, hold and defend possession of the below Scheduled properties and every part thereof, which is herein after referred as 'the said premises, and receive and/or deliver possession thereof from and to any person

or persons occupying the same or desirous of purchasing the same and also to manage, maintain and administer the said properties and every part thereof.

2. To construct multi-storied building on the below Scheduled land as per sanctioned building plan in our names by dismantling the existing building and structures thereon at the cost of our Attorney and to reimburse the cost of such construction with profit on the investment by selling and /or letting out any portion thereof in terms of the Agreement entered into by and between us and the **DHANUSHDHARI DEVELOPERS** on this day.
3. To demand and receive consideration, premium and/or rents, profit, license fees, damages, electricity charges, service charges, Municipal Taxes & Rates and all other sum or money receivable in respect of the said premises or any part thereof from the Occupants/Licensees/Purchasers of the said premises in respect of Developer's allocated share and to make all just and reasonable allowance in respect thereof and to take all necessary steps whether by action, distress or otherwise to recover the same and to raise bills and grant valid receipt and discharges thereof which shall fully exonerate the persons paying such money.

4. To pay all rents and taxes, charges, expenses and other outgoings whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to insure any building thereon against loss or damages by fire and/or other risks as the Attorney may deem necessary and/or desirable and to pay all premium for such insurance.

5. To sign and give Notice to any occupier or trespassers of any portion of the below scheduled land or any part of the building constructed thereof, if any and to take all remedial actions for removal of the encumbrances.

6. To enforce all the terms and conditions of the Agreement, entered into by and between us as the Owners and **DHANUSHDHARI DEVELOPERS** as the Developer on this day for successful completion of the development project on the below Scheduled land.

7. To warn and prohibit and if necessary, proceed against in due form of law against all trespassers on the said premises or any part thereof for taking possession and to take appropriate steps to abate all nuisance and for such to enter into all contracts or arrangement with the trespassers.

8. To appoint and terminate the appointment of Architect and to get prepared plans for demolition, construction and/or additions and/or alteration to any new or existing Building or Structures on the said premises or any portion thereof.
9. To appear before and execute all formalities, to submit plan before the Halisahar Municipality for the said proposed housing project and to sign, execute, present all building plans on our behalf to get the same approved by the competent authority.
10. To pay fees, obtain sanction for principal plan and/ or allocation and modification of plan and to take delivery of the same and such other orders and permissions from the necessary authorities including the Halisahar Municipality, as be expedient for sanctioning and/or modification and/or alterations of plans and also to submit and take delivery of title deeds concerning the said premises as be required by the necessary Authorities.
11. To built upon and exploit commercially the said premises by making construction of building or buildings thereon and for that to arrange for

demolishing structures of whatsoever nature existing thereon or as may be constructed in future.

12. To appoint any sub-contractor for constructional works and/or building thereon and to cancel the same and engage new contractor at the discretion of the Attorney, as if we do the same personally.

13. To appear and represent us in any proceedings for fixation of fair rent and/or of any other purpose or purposes before any court or other authority or authorities in connection with any matter relating to and/or arising out of the said housing project and premises built on the below Scheduled land.

14. To apply for and obtain such certificate, permission and clearance including certificate and/or permissions of the Government of West Bengal, Housing department and under the Income Tax Act or other law relating to Revenue and/or building, both urban and Rural, as may be required for execution and/or Registration of any sale deed, lease deed, mortgage deed or any other documents of transfer concerning the said premises and also to appear before and sign and submit all papers and documents and to make

representations to the necessary Authority for getting such certificate and/or permissions.

15. To negotiate on terms for and to agree and to sale the said space/speaces with flats and/or proportionate land to be laying or situate with common space and car parking space/spaces within Developer's allocation as per the Development Agreement referred above in favour of any purcharser or purcharsers, either for space, propoetionate share of land and/or space with super structures and/or flat or flats at such price which the said Attorney in his absolute discretion thinks proper.

16. To collect the maintanence charges, service charges or whatsoever charges from the intending purchaser or purcharsers as the Attorney shall thinks fit and proper.

17. To agree upon and to enter into any agreement or agreements with any party or parties or firm or company for sale of any space or spaces with super-structures or flats with proportionate share of land in respect to Developer's allocation of the building and to cancel or repudiate the same, except Owners' allocation i.e. the allocation of the land and building with common spaces in the

allocation of the Owners i.e. Ourselves, as mentioned in the Development Agreement dated 20th day of July, 2022, being No. 7958 of 2022.

18. To receive from the intending purchaser or purchasers any booking money and /or earnest money, advances and also the balance of the purchase money, all in respect of Developer's share only and to give good, valid receipts thereof and to discharge for the same which will protect the Purchaser or Purchasers without seeing the application of the money, save and except the allocation vested in Our favour.

19. Upon such receipt as aforesaid in Our name and on Our behalf to act and to sign, execute all deeds and conveyance or Conveyances to sale proportionate share of land and/or Flat/Flats and/or space with super structures and/or Flat/Flats, space proposed to be constructed with all rights to common spaces, passages etc with all easement rights of the common areas and/or car parking space in respect of the proposed selling of space/flat/proportionate share of land in favour of the Purchaser or Purchasers or his/her /their nominee or nominees only in respect of Developer's allocation and Our said Attorney will also join as Vendor in the Conveyance or Conveyances of the proposed sale and the

Attorney will grant receipt and will acknowledge the advance and/or booking money and/or earnest money and /or full consideration money from the intending Purchaser or Purchasers in Our name, which will be treated as receipts granted by us personally, save and except the Owners' Allocation as mentioned in the Development Agreement entered into by and between Ourselves as Owners and **DHANUSHDHARI DEVELOPERS** as the Developer.

20. To sign and execute all other deeds, instruments and assurance which Our Attorney shall consider necessary and to enter into and/or agree to such covenants and condition as may be required for fully and effectually conveying the said proportionate share of land, flat/flats, flat/space, together with the easement right of the common passage only in respect of Developer's share, as if we did it personally. To be very specific, in all deeds and documents including transfer deeds in respect of Developer's allotment of the proposed multi-storied building with all rights to common spaces our Attorney will execute the same on our behalf as Vendors which will convey perfect title to the purchasers/transferees, as if we executed the deeds and documents personally.

21. To prepare, sign, execute, submit, enter into, modify, cancel, alter, draw, approve, present for registration and admit registration of all papers, documents, deeds, contracts, agreements, conveyance, lease, mortgage, tenancy agreement, surrender deed, cancellation deed, nomination deed, rectification deed, declarations, affidavits, applications, consent and other documents, as may in any way be required to be so done, for or in connection with all or any of the powers herein contained including sale, mortgage, assignment, induction of tenants and/or to give leave and licence permission of the said premises and every or any part thereof only in respect of Developer's allocation and to terminate all contracts, rights of occupancy user and/or enjoyment by any person or persons whatsoever in connection with observing, fulfilling and performing all the terms, conditions and covenants on Our part to be observed fulfilled and performed under the said agreement, all in connection with Developer's allocation as per the Development Agreement dated..20.11 July 2022.

22. To commence, prosecute, enforce, defend, answer or oppose all action and other legal proceeding and demands touching any of the matters aforesaid or any other matter relating to the said premises in which we may hereafter be impleaded or connected and to give evidence and compromise any dispute or

refer the same to arbitration or abandon, submit for judgement and/or be non-suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue Court or District Court.

23. To sign, declare, verify and affirm any plaint, written statement, petitions, consent petitions, affidavits, vokatnama, Memorandum of Appeal or any other document or paper in any proceeding or in any way concerned with the legal proceeding in respect of the said premises or connected with any of the matters aforesaid.

24. To receive any payment and/or deposit all moneys including the Court Fees, Stamp Duty, Registration Fees, receive refunds of the same and to receive and grant valid receipts and discharges in respect thereof.

25. To retain and employ solicitors, advocates, and/or debt collecting or other agents.

26. To institute, conduct and defend all proceedings for acquisition and/or requisition in respect of the said premises or any part thereof and to receive

refer the same to arbitration or abandon, submit for judgement and/or be non-suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue Court or District Court.

23. To sign, declare, verify and affirm any plaint, written statement, petitions, consent petitions, affidavits, vakalatnama, Memorandum of Appeal or any other document or paper in any proceeding or in any way concerned with the legal proceeding in respect of the said premises or connected with any of the matters aforesaid.

24. To receive any payment and/or deposit all moneys including the Court Fees, Stamp Duty, Registration Fees, receive refunds of the same and to receive and grant valid receipts and discharges in respect thereof.

25. To retain and employ solicitors, advocates, and/or debt collecting or other agents.

26. To institute, conduct and defend all proceedings for acquisition and/or requisition in respect of the said premises or any part thereof and to receive

compensation payable in respect thereof and also to grant valid receipt and discharge thereof.

27. To appear and represent us before all authorities, to make commitments and give undertakings as required for all or any of the purposes herein contained.

28. To appear before the Halisahar Municipality and/or before any other authorities regarding sanction of building plans and executions thereof and for assessment of Tax or for mutation of any Holding or for any other purposes relating to the said premises or any portion thereof.

29. To register the building or buildings constructed on the said property under the West Bengal Apartment Ownership Act, 1972, if required.

30. To observe, fulfil and perform all the terms, conditions and obligations on Our part to be observed fulfilled and performed under the said Development Agreement and to exercise all Our rights therein.

31. To appoint and terminate the appointment of any contractor or sub-contractor or any employee, who will be engaged for the project from time to

time and to make other appointments and/or to substitute them for exercising all or any of the authorities herein above contained.

32. To receive loan from any Financial Institution or any Government or Bank or other Authorities for the purpose of raising constructions of building in the said premises, described in the schedule below, on terms and conditions and covenants or choice which Our Attorney may deem fit and proper, but without mortgaging the below scheduled property or any part thereof and without involving us with any financial obligation, whatsoever.

33. The money to be received by Our Attorney for selling any portion of Developer's allocation out of the total flats/units and other construction/structures, as mentioned in the Development Agreement dated 2nd May, 2022, will be credited in the account of the Developer and the consideration money received by us against Owners' allocation will be credited to Our personal Account.

34. This Power of Attorney shall be guided under section 202 to 208 of the Indian Contract Act. This Power of Attorney is involved and coupled with interest and is credited for valuable consideration. This power will subsist and

remain irrevocable so long the Agreement, referred to hereinabove, subsist until the contract is rescinded upon the violation or breach of contract on the part of the Developer/ Attorney being established.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of Land ad-measuring 9.261 decimals land comprised in R.S. Plot No. 89, corresponding L.R. Plot No. 120, a little more or less, 19.37 decimals land comprised in R.S. Plot No. 94, corresponding L.R. Plot No. 127, a little more or less, and 5.28 decimals land comprised in R.S. Plot No. 95, corresponding L.R. Plot No. 129, a little more or less, in total 33.911 decimals, appertains to L.R. Khatian Nos. 1665, 1671, and 1663, all of Mouza- Khasbati, J.L. No. 7, under P.S. Bizpur, District: North 24 Parganas, under the Limits of Halisahar Municipality, which was assessed as Holding No. in Halisahar Municipality, A.D.S.R. office Naihati, in the District of North 24 Parganas, with a dilapidated structure of about 300 Square Feet, which is butted and bounded as follows:

On the North: 10 feet wide Public Road

On the South: Land of Manik Chatterje

On the East: House of Badal Chatterjee, since deceased

On the West: House of Shishir Chatterjee.

IN WITNESS WHERE OF we, the Executors herein, have set and subscribed our respective hands on the day, month and year first above written. *on this 22nd day of July, 2022*

SIGNED SEALED AND DELIVARED BY THE EXECUTORS

1. *Narendra Kumar Bose*

(NARENDRA KUMAR BOSE)

2. *Soumendra Bose*

(SOUMENDRA BOSE)

IN PRESENCE OF THE WITNESSES

1. *Seikar Chhortha*
Kalyani, Nadia
2. *Darodjit Lee*
Karey

Drafted by:

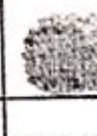


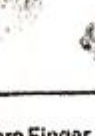







Kabita Debnath
ADVOCATE

KABITA DEBNATH
ADVOCATE
Kalyani Court, Kalyani, Nadia
EN. No. 619/228 of 2002







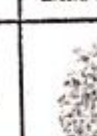




SPECIMEN FROM FOR TEN FINGERPRINTS

Left Hand						 <i>Seemancha Bose</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me
Seemancha Bose

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

Above given finger impression of me and attested by me *Narayan Kumar Bose*

Left Hand						 <i>Mohan L. Shrivastava</i>
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me *Mohan L. Shrivastava*

Left Hand						PHOTO
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb	
Right Hand						

Above given finger impression of me and attested by me





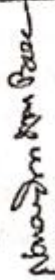





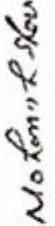
Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. NAIHATI, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15078002237904/2022



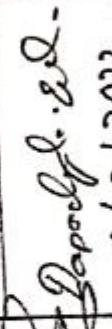
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr NARENDRA KUMAR BOSE A-8/182 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235	Principal			 22/7/2022
2	Mr SOUMENDRA BOSE A-8/182 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235	Principal			 22/08/22
3	Mr MOHANISH SHAW A-9/5 KALYANI TOWNSHIP, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235	Representative of Attorney [DHANUS HDHARI DEVELOPERS]			 22/07/2022.

Query No:-15078002237904/2022, 22/07/2022 04:56:28 PM NAIHATI (A.D.S.R.)

Page 2 of 3

24/08/2022 Query No:-15078002237904 / 2022 Deed No : 150709130 / 2022, Document is digitally signed.

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Tapodyuti Paul Son of Mr Sadhan Chandra Paul M B Road,, City:- , P.O:- Naihati, P.S:- Naihati, District:- North 24-Parganas, West Bengal, India, PIN:- 743165	Mr NARENDRA KUMAR BO: Mr SOUMENDRA BOSE, Mr MOHANISH SHAW			 22/07/2022

(Pranab Kumar Poddar)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
NAIHATI
North 24-Parganas, West
Bengal

Major Information of the Deed

Deed No :	I-1507-09130/2022	Date of Registration	22/08/2022
Query No / Year	1507-8002237904/2022	Office where deed is registered	
Query Date	22/07/2022 3:52:15 PM	A.D.S.R. NAIHATI, District: North 24-Parganas	
Applicant Name, Address & Other Details	B K Paul Naihati, Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743165, Mobile No. : 9830696866, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 46,50,000/-	Rs. 1,18,78,333/-		
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]:- 150707958/2022 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: M. C. Mitra Road, Mouza: Khashbati, Pin Code : 743145

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-127	LR-1665	Viti	Bastu	6.4566 Dec	4,40,000/-	21,71,653/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-127	LR-1671	Viti	Bastu	6.4566 Dec	4,40,000/-	21,71,653/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-127	LR-1663	Viti	Bastu	6.4568 Dec	4,40,000/-	21,71,720/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-129	LR-1665	Viti	Gar Layekpati	1.76 Dec	4,00,000/-	5,91,969/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-129	LR-1671	Viti	Gar Layekpati	1.76 Dec	4,56,000/-	5,91,969/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :

L7	LR-129	LR-1663	Bastu	Gar Layekpalli	1.76 Dec	4,56,000/-	5,91,969/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-120	LR-1665	Viti	Doba	3.087 Dec	7,56,000/-	10,38,300/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-120	LR-1671	Viti	Doba	3.087 Dec	7,56,000/-	10,38,300/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-120	LR-1663	Viti	Doba	3.087 Dec	5,06,000/-	10,38,300/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			33.911Dec	46,50,000 /-	114,05,833 /-	
		Grand Total :			33.911Dec	46,50,000 /-	114,05,833 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9	700 Sq Ft.	0/-	4,72,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	700 sq ft	0 /-	4,72,500 /-	

Principal Details :

SI No	Name, Address, Photo, Finger print and Signature
1	Mr NARENDRA KUMAR BOSE Son of Late HARIKADA BOSE A-8/182 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:- Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx0N, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/07/2022 , Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Pvt. Residence

2

Mr SOUMENDRA BOSE (Presentant)

Son of Mr NARENDRA KUMAR BOSE A-8/182 KALYANI, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxxx7P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2022

, Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/07/2022

, Admitted by: Self, Date of Admission: 22/07/2022 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DHANUSHDHARI DEVELOPERS A-9/5 KLAYANI TOWNSHIP, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235 , PAN No.:: BAxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MOHANISH SHAW Son of Mr MOHAN KUMAR SHAW A-9/5 KALYANI TOWNSHIP, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAxxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DHANUSHDHARI DEVELOPERS (as DEVELOPER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapodyuti Paul Son of Mr Sadhan Chandra Paul M B Road,, City:- , P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165			
Identifier Of Mr NARENDRA KUMAR BOSE, Mr SOUMENDRA BOSE, Mr MOHANISH SHAW			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NARENDRA KUMAR BOSE	DHANUSHDHARI DEVELOPERS-3.2283 Dec
2	Mr SOUMENDRA BOSE	DHANUSHDHARI DEVELOPERS-3.2283 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr NARENDRA KUMAR BOSE	DHANUSHDHARI DEVELOPERS-3.2283 Dec
2	Mr SOUMENDRA BOSE	DHANUSHDHARI DEVELOPERS-3.2283 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr NARENDRA KUMAR BOSE	DHANUSHDHARI DEVELOPERS-3.2284 Dec

2	Mr SOUMENDRA BOSE	DHANUSHDHARI DEVELOPERS-3.2284 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr NARENDRA KUMAR BOSE	DHANUSHDHARI DEVELOPERS-0.88 Dec
2	Mr SOUMENDRA BOSE	DHANUSHDHARI DEVELOPERS-0.88 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr NARENDRA KUMAR BOSE	DHANUSHDHARI DEVELOPERS-0.88 Dec
2	Mr SOUMENDRA BOSE	DHANUSHDHARI DEVELOPERS-0.88 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr NARENDRA KUMAR BOSE	DHANUSHDHARI DEVELOPERS-0.88 Dec
2	Mr SOUMENDRA BOSE	DHANUSHDHARI DEVELOPERS-0.88 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr NARENDRA KUMAR BOSE	DHANUSHDHARI DEVELOPERS-1.5435 Dec
2	Mr SOUMENDRA BOSE	DHANUSHDHARI DEVELOPERS-1.5435 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr NARENDRA KUMAR BOSE	DHANUSHDHARI DEVELOPERS-1.5435 Dec
2	Mr SOUMENDRA BOSE	DHANUSHDHARI DEVELOPERS-1.5435 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr NARENDRA KUMAR BOSE	DHANUSHDHARI DEVELOPERS-1.5435 Dec
2	Mr SOUMENDRA BOSE	DHANUSHDHARI DEVELOPERS-1.5435 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr NARENDRA KUMAR BOSE	DHANUSHDHARI DEVELOPERS-350.00000000 Sq Ft
2	Mr SOUMENDRA BOSE	DHANUSHDHARI DEVELOPERS-350.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Bijpur, Municipality: HALISAHAR, Road: M. C. Mitra Road, Mouza: Khashbati, Pin Code : 743145

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 127, LR Khatian No:- 1665	Owner:নরেন্দ্র কুমার বসু, Gurdian:হরিপদ বসু, Address:নিজ , Classification:বাড়ি, Area:0.08080000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 127, LR Khatian No:- 1671	Owner:নরেন্দ্র কুমার বসু, Gurdian:মৃত হরিপদ, Address:নিজ , Classification:বাগ, Area:0.04840000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 127, LR Khatian No:- 1663	Owner:সৌমেন্দ্র বসু, Gurdian:নরেন্দ্র কুমার বসু, Address:নিজ , Classification:বাগ, Area:0.00450000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 129, LR Khatian No:- 1665	Owner:নরেন্দ্র কুমার বসু, Gurdian:হরিপদ বসু, Address:নিজ , Classification:গড়লায়েকপতিত, Area:0.02180000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 129, LR Khatian No:- 1671	Owner:নরেন্দ্র কুমার বসু, Gurdian:মৃত হরিপদ, Address:নিজ , Classification:গড়লায়েকপতিত, Area:0.01330000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 129, LR Khatian No:- 1663	Owner:সৌমেন্দ্র বসু, Gurdian:নরেন্দ্র কুমার বসু, Address:নিজ , Classification:গড়লায়েকপতিত, Area:0.01770000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 120, LR Khatian No:- 1665	Owner:নরেন্দ্র কুমার বসু, Gurdian:হরিপদ বসু, Address:নিজ , Classification:ডোবা, Area:0.04460000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 120, LR Khatian No:- 1671	Owner:নরেন্দ্র কুমার বসু, Gurdian:মৃত হরিপদ, Address:নিজ , Classification:ডোবা, Area:0.02690000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 120, LR Khatian No:- 1663	Owner:সৌমেন্দ্র বসু, Gurdian:নরেন্দ্র কুমার বসু, Address:নিজ , Classification:ডোবা, Area:0.03560000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150709130 / 2022

On 22-07-2022

Presentation(Under Section 52 & Rule 22A(3) 40(1),W.B. Registration Rules,1962)

Presented for registration at 18:05 hrs on 22-07-2022, at the Private residence by Mr SOUMENDRA BOSE , 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 1,18,78,333/-


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

Execution is admitted on 22/07/2022 by 1. Mr NARENDRA KUMAR BOSE, Son of Late HARIPADA BOSE, A-8/182 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Business, 2. Mr SOUMENDRA BOSE, Son of Mr NARENDRA KUMAR BOSE, A-8/182 KALYANI, P.O: KALYANI, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Business Indetified by Mr Tapodyuti Paul, , Son of Mr Sadhan Chandra Paul, M B Road,, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business

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

Execution is admitted on 22-07-2022 by Mr MOHANISH SHAW, DEVELOPER, DHANUSHDHARI DEVELOPERS, A-9/5 KLAYANI TOWNSHIP, City:- Not Specified, P.O:- KALYANI, P.S:-Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235

Indetified by Mr Tapodyuti Paul, , Son of Mr Sadhan Chandra Paul, M B Road,, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by profession Business


Pranab Kumar Poddar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
North 24-Parganas, West Bengal

On 22-08-2022

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.

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 589, Amount: Rs.100/-, Date of Purchase: 22/07/2022, Vendor name: A K Sen


Pranab Kumar Poddar
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 1507-2022, Page from 193111 to 193136
being No 150709130 for the year 2022.



Digitally signed by PRANAB KUMAR
PODDER
Date: 2022.08.24 16:44:43 +05:30
Reason: Digital Signing of Deed.

(Pranab Kumar Poddar) 2022/08/24 04:44:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
West Bengal.

(This document is digitally signed.)