

6059/16

I-5805/2016



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

It is certified that the document is admitted  
for registration, the signature sheets and  
the endorsement sheets attached with  
the document are part of this document.

T 279763

District Sub-Registrar,  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

6 SEP 2016

Development Power of Attorney after registered Development Agreement

TO ALL TO WHOM THESE PRESENTS SHALL COME we, (1) Sri Susanta Kumar Nandy, Son of Late Purna Chandra Nandy, aged about 61 years, having PAN No. ABSPN2037K, residing at Dakshin Kumrakhali, Green Park, P.O. Narendrapur, within P.S. Sonarpur, Kolkata-700 103, District: South 24 Parganas, (2) Sri Prem Lalwani, son of Sri Shyamdas Lalwani, aged about 49 years, having PAN No. ABUPL5750F, residing at 32, Mahamayatala Main Road, P.O. Garia, within P.S. Sonarpur, Kolkata - 700084, and (3) Sri Dheeraj Lalwani, Son of Sri Shyamdas Lalwani, aged about 31 years, having PAN No. ABUPL5751E, 32, Mahamayatala Main Road, P.O. Garia, within P.S. Sonarpur, Kolkata - 700084, hereinafter referred to as the **OWNERS/PRINCIPALS**, state as follows :-



WHEREAS we are the owners of All that piece and parcel of land measuring more or less 27 Cottahs 9 Chittacks 14.80 Sq. Ft. in part of R.S. Dag Nos. 1405, 1415, 1416, 1417 and 1414 under R.S. Khatian Nos. 798, 802 and 1527 corresponding to L.R. Dag Nos. 1481, 1491, 1492, 1493, 1490 under L.R. Khatian Nos. 1415, 2932 and 2931 in Mouza Kumrakhali, J.L. No.48, within P.S. Sonarpur, District: South 24 Parganas, with tile shed cemented structure measuring 100 sq.ft. more or less, within the local limits of Rajpur Sonarpur Municipality Ward No.27 having Holding No.2068, Dakshin Kumrakhali, described in the **First Schedule** below (hereinafter referred to as the '**said property**') and have seized and possessed of the same in khas by making payments of all out going rates and taxes free from all encumbrances, liens, lispendens, lease, mortgage, attachment, claims and/or demands.

AND WHEREAS we have entered into a Development Agreement with the Developer M/s Navyug Developer, a Partnership Firm having its Office at 2235/778, Dakshin Kumrakhali, Green Park, P.O. Narendrapur, within P.S. Sonarpur, Kolkata-700 103, represented by its Partners namely (1) Sri Prem Lalwani, Son of Sri Shyamdas Lalwani, by faith Hindu, by occupation Business, having PAN No. ABUPL5750F, and (2) Sri Dheeraj Lalwani, Son of Sri Shyamdas Lalwani, by faith Hindu, by occupation Business, having PAN No. ABUPL5751E, both of 32, Mahamayatala Main Road, P.O. Garia, within P.S. Sonarpur, Kolkata-700084 for development of the said property under certain terms and conditions specifically stated therein.

AND WHEREAS the said Development Agreement has been executed and registered in the office of the **D.S.R. IV, Alipore**, South 24 Parganas on 28/10/2014 and entered in **Book No.I, CD Volume No.46, Pages from 1511 to 1544, being Deed No. 07964 of Book I for the year 2014** by making payment of the requisite stamp duty and registration fees.

AND WHEREAS pursuant to the said registered development agreement we have to execute a power of attorney authorising the Developer for development of the said property and sale of the flats/units and car parking spaces under the developer's allocation mentioned in Third schedule below and for other allied lawful purposes and for that it has become necessary and expedient for us to appoint an Attorney to do necessary acts on my behalf particularly stated below.

KNOW ALL MEN BY THESE PRESENTS THAT we, jointly and severally, do hereby nominate, constitute and appoint **(1) Sri Prem Lalwani**, Son of Sri Shyamdas Lalwani, by faith Hindu, by occupation Business, having PAN No. ABUPL5750F, and **(2) Sri Dheeraj Lalwani**, Son of Sri Shyamdas Lalwani, by faith Hindu, by occupation Business, having PAN No. ABUPL5751E, both of 32, Mahamayatala Main Road, P.O. Garia, within P.S. Sonarpur, Kolkata-700 084, being the Partners of **M/s Navyug Developer**, a Partnership Firm having its Office at 2235/778, Dakshin Kumrakhali, Green Park, P.O. Narendrapur, within P.S. Sonarpur, Kolkata-700 103, as our true and lawful **ATTORNEYS** in our names and on our behalf to do, inter alia, all or any of the following acts, deeds and things that is to say:

1. To enter into, hold and defend possession of the said property and every part thereof and also to deliver possession of the building or the said premises or any part thereof and also to manage, maintain and administer the premises and all building and construction thereon and every part thereof.
2. To develop the said property by construction of building or buildings thereon and do soil testing, excavation and all other works as be deemed expedient.
3. To sign and submit all papers, documents, statements, undertakings, declarations and plans as be required for having the sanctioned building plan modified and/or altered by the Rajpur Sonarpur Municipality and/or



other authorities and in connection therewith to make sign execute and submit necessary application and declarations, give undertakings, pay fees, obtain sanction and such orders and permissions as be expedient.

4. To appear before the necessary authorities, including Rajpur Sonarpur Municipality, Urban Development Department, Fire Brigade, competent authority under the Urban Land (Ceiling and Regulation) Act, 1976, Police Authorities, etc. in connection with sanctioning of the plans and to give undertakings, pay fees, make representations, apply for and obtain "No objection Certificate" and/or other clearance and permissions.
5. To apply for and obtain such permission as be necessary for obtaining steel, cement, bricks, and other construction equipment and to appoint Architects and Contractors for the purpose of development of the said premises.
6. To apply for and obtain electricity, water, sewerage and/or connections of any other utilities and also the completion or other certificates from the Rajpur Sonarpur Municipality and/or other authorities.
7. To warn off and prohibit, if necessary, proceed against with due process of law against all or any trespassers and/or occupiers on the said property or any portion thereof and to take appropriate steps whether by action or otherwise and to abate all nuisance.
8. To make representations to the Government of West Bengal or any other Authority for de-acquisition or de-requisition of the premises or any part or portion thereof and for that purpose to sign and submit all representations, statements and papers as may be required from time to time.

9. To engage appoint or nominate construction workmen, technical persons and Architects for the purpose of the construction of new building in the said premises by demolishing the existing structure if any thereon and also supervise the work of such appointed persons.
10. To apply for and obtain such certificates and other permissions and clearance including certificates and/or permissions under Urban Land Ceiling & Regulation Act, 1976 or other law relating to land or under the Income Tax Act or under any other Act or Acts or under any Authorities as may be required for execution and/or registration or any documents of transfer in respect of the said premises or any portion or portions thereof.
11. To commence, prosecute, enforce, defend, answer or oppose all action or other legal proceedings including Arbitration Proceedings and demands, and to verify and sign plaints, written statements, petitions, Vakalatnama, declaration and affidavits touching any of the matters aforesaid or any other matters relating to the said premises and/or the undivided share or any part thereof and also if though fit to compromise, refer to arbitration, abandon, submit to judgement or become non sulted in any such action or proceedings as aforesaid before any Court, Civil, Criminal or Revenue including Rent Controller.
12. To accept notices and services of papers from any court, Tribunal Postal and/or other Authority and/or persons.
13. To receive and pay and/or deposit all moneys including Court fees, receive refunds and to receive and grant valid receipts and discharges in respect thereof.
14. To sign and submit all papers applications and documents for having the mutation effected in all public records and with all authorities and/or persons including the Rajpur Sonarpur Municipality in respect of the said

property and/or undivided share or any portion thereof and to deal with such authority and authorities in any manner to have such mutation effected.

15. To appear before the Government Departments and/or officers, and also all other State Executives, Judicial or Quasi Judicial, Municipal and other authorities and also all Courts and Tribunals for all matters connected with the Development and construction of the building and/or buildings on the said premises and sanctioning of plans and other matters relating to the said premises.
16. To pay all outgoings including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever payable for and on account of the said premises or the land therein or any part thereof and for the said purpose to do all acts and make all payments and sign all papers as be required.
17. To receive refund and other moneys including compensation of any nature from requisition and/or acquisition authorities and to grant valid receipts and/or discharges therefor.
18. To appear and represent us before all authorities make demands give undertakings as be required for all or any of purposes herein contained.
19. To employ solicitors, Advocates, Chartered Accountants, Income Tax Practitioners and/or Agents.
20. To give undertakings, assurances and indemnities as be required for the purpose aforesaid.
21. To negotiate for sale the flats with right of car parking spaces and other saleable spaces in the new buildings as mentioned in the Third Schedule



and item Nos. B & C of the Second Schedule below together with the rights appurtenant thereto and enter into agreement for sale of Flats including proportionate land with the intending purchasers and/or other persons as the attorneys may deem fit and proper and to receive earnest money and/or part and/or full consideration thereunder and also to fulfil and enforce mutual obligations thereunder.

22. To sign, execute, enter into, modify, cancel, alter, draw approve, present for registration and admit registration of the agreement and all papers, documents, contracts, agreements, conveyance, declarations, affidavits, applications, confirmations, consents, and other documents as may be required to be so done or in connection with the development, sale of the said property and/or undivided share or any part thereof in the manner and to receive consideration, rents, services, charges, taxes and other amount therefor and grant valid receipts and discharges for the same.
23. To receive from the Purchaser/s any earnest money and also the balance of purchase money and to give good, valid receipt and discharge for the same.
24. To sign and execute all other deeds, instruments and assurance which they shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the flats/units under the Developer's allocation in the proposed new building as we could do ourselves, if present.
25. To present any such conveyance/s for registration, to admit execution and receipt of consideration before the Registrar having authority for and to have the said Conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the said property to the purchasers as fully and effectually.

PROVIDED ALWAYS my Attorney shall have no power to sell or enter into any agreement for sale or in otherwise to deal with the Flats and other spaces under Owner's Allocation mentioned in the Item No. A of the Second Schedule below.

AND GENERALLY the said Attorney shall have power to do all such other acts, deeds and things connection with and/or relating to the above as I could have lawfully done if personally present.

AND we, the Owners/Principals herein, do hereby agree and undertake to ratify and confirm all and whatever my said attorneys shall lawfully do or cause to be done or about the said premises as aforesaid.

#### **FIRST SCHEDULE**

##### **(The plot of land)**

All that piece and parcel of homestead land admeasuring more or less **27 Cottahs 9 Chittacks 14.80 Sq. Ft.** i.e. 2 Cottah 3 Chittack 4.8 Sq. Ft. in R.S. Dag No.1405; 6 Cottah 12 Chittack 15 Sq. Ft. in R.S. Dag No.1414; 9 Cottah 1 Chittack 9 Sq. Ft. in R.S. Dag No.1415; 7 Cottah 1 Chittack 39 Sq. Ft. in R.S. Dag No.1416 and 2 Cottah 6 Chittack 37 Sq. Ft. in R.S. Dag No.1417, under R.S. Khatian Nos. 798, 802 and 1527 corresponding to L.R. Dag Nos. 1481, 1491, 1492, 1493, 1490 under L.R. Khatian Nos. 1415, 2932 and 2931 in Mouza Kumrakhali, J.L. No.48, within P.S. Sonarpur, District: South 24 Parganas, with tile shed cemented structure measuring 100 sq.ft. more or less, within the local limits of Rajpur Sonarpur Municipality Ward No.27 having Holding No.2068, Dakshin Kumrakhali, and butted and bounded as follows:

On the North: St. John Bosco School and land in Dag Nos.1404 and 1405;

On the South: Land in part of R.S. Dag Nos.1416, 1414 and 1412;

On the East: Land in part of R.S. Dag Nos.1408;

On the West: 25 feet wide road.



## SECOND SCHEDULE

### (Owners' Allocation)

A. The Owner No.1 Mr. S. K. Nandy will get the following flats/units:

Flat No.	Built up area	Flat No.	Built up area
A-2	1054.183 sft.	C-4	771.52 sft.
D-4	610.103 sft.	E-4	1116.226 sft.
F-2	1176.343 sft.	F-3	1176.343 sft.
G-3	1012.225 sft.	H-3	1225.922 sft.
H-4	1225.922 sft.	J-1	1201.499 sft.
J-4	1201.449 sft.	<b>Total</b>	<b>11771.368 sft.</b>

B. The Owner No.2 Mr. P. Lalwani will get the following flats/units:

Flat No.	Built up area	Flat No.	Built up area
C-3	771.52 sft.	H-2	1225.922 sft.
		<b>Total</b>	<b>1997.44 sft.</b>

C. The Owner No.3 Mr. D. Lalwani will get the following flats/units:

Flat No.	Built up area	Flat No.	Built up area
B-2	881.56 sft.	E-3	1116.226 sft.
		<b>Total</b>	<b>1997.78 sft.</b>

**THIRD SCHEDULE**  
**(Developer's Allocation)**

The Developer will get the following flats/units:

Flat No.	Built up area	Flat No.	Built up area
A-1	1054.183 sft.	A-3	1054.183 sft.
A-4	1054.183 sft.	B-1	881.56 sft.
B-3	881.56 sft.	B-4	881.56 sft.
C-1	771.52 sft.	C-2	771.52 sft.
D-1	610.103 sft.	D-2	610.103 sft.
D-3	610.103 sft.	E-1	1116.226 sft.
E-2	1116.226 sft.	F-1	1176.343 sft.
F-4	1176.343 sft.	G-1	1012.225 sft.
G-2	1012.225 sft.	G-4	1012.225 sft.
H-1	1225.922 sft.	I-1	1045.012 sft.
I-2	1045.012 sft.	I-3	1045.012 sft.
I-4	1045.012 sft.	J-2	1201.499 sft.
J-3	1201.499 sft.	<b>Total</b>	<b>24611.676 sft.</b>



IN WITNESS WHEREOF we, the Owners/Principals herein, do hereby have hereunto set and subscribed our respective hands having gone through the contents hereof on sound disposing mind in presence of the following witness on this the 6th day of September, 2016.

SIGNED AND DELIVERED

IN PRESENCE OF :-

1. Dilip Kunder  
S/O - Late Narendra Nath Kunder  
138 Greenpark  
P.O - Narasapur  
P.S - Sonapur  
Kotha - 700103

Susanta Kumar Nayak  
P. Lalwani  
Dheeraj Lalwani

Owners/Principals

M/s. NAVYUG DEVELOPER

P. Lalwani

PARTNER

2. Rupak Palta  
Somohan Palta  
Nashan hat Dakshin Parag  
Kot-39.

M/s. NAVYUG DEVELOPER

Dheeraj Lalwani  
PARTNER

Prepared in my Office



Satyabrata Chakraborty,  
Advocate,  
G-319A, Baghajatin,  
Kolkata-700 086  
WB/936/1989

Thumb

First  
Finger

Middle  
Finger

Ring  
Finger

Small  
Finger

Photo

Left  
Hand



Right  
Hand



Name : Sri Sushanta Nandy

Signature : *Sushanta Kumar Nandy*

Left  
Hand



Right  
Hand



Name : Sri Prem Lalwani

Signature : *Prem Lalwani*

Photo

Left  
Hand



Right  
Hand



Name : Sri Dheeraj Lalwani

Signature : *Dheeraj Lalwani*



19  
25/7



**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**

Query No / Year	16041000282794/2016	Query Date	25/07/2016 4:19:05 PM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Rupak Palta		
Address	Naskarhat Dakshin Para, Thana : Tiljala, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Others		
Other Details	Mobile No. : 9903151640		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction Details			
Set Forth value	Rs. 6/-	Total Market Value:	Rs. 1,80,13,573/-
Stampduty Payable	Rs. 50/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 39/-	Registration Fee Article:-	E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 100/-
Mutation Fee Payable	DLRS server does not return any Information		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Kumrakhali, Ward No: 27, Holding No:2068	LR Plot No:- 1480 , LR Khatian No:- 798	2 Katha 3 Chatak 4.8 Sq Ft	1/-	13,02,644/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 25 Ft.,
L2	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Kumrakhali, Ward No: 27, Holding No:2068	RS Plot No:- 1414 , RS Khatian No:- 798	6 Katha 12 Chatak 15 Sq Ft	1/-	56,27,660/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 25 Ft.,
L3	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Kumrakhali, Ward No: 27, Holding No:2068	RS Plot No:- 1415 , RS Khatian No:- 798	9 Katha 1 Chatak 9 Sq Ft	1/-	53,87,695/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 25 Ft.,
L4	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Kumrakhali, Ward No: 27, Holding No:2068	RS Plot No:- 1416 , RS Khatian No:- 798	7 Katha 1 Chatak 39 Sq Ft	1/-	42,25,062/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 25 Ft.,
L5	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Kumrakhali, Ward No: 27, Holding No:2068	RS Plot No:- 1417 , RS Khatian No:- 798	2 Katha 6 Chatak 37 Sq Ft	1/-	14,40,512/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 25 Ft.,
Total			45.51204202 Dec	5/-	1,79,83,573/-	



Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	Gr. Floor	100 Sq Ft.			Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L5	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Principal Details					
SI No.	Name & Address		Status	Execution And Admission Details	Other Details
1	Susanta Kumar Nandy Son of Late Purna Ch Nandy Dakshin Kumrakhali Green Park, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103		Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ABSPN 2037 K,
2	Prem Lalwani Son of Shyamdas Lalwani 32 Mahamayatala Main Rd, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084		Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ABUPL 5750 F,
3	Dheeraj Lalwani Son of Shyamdas Lalwani 32 Mahamayatala Main Rd, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084		Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ABUPL 5751 E,
Attorney Details					
SI No.	Name & Address ( Organization )		Status	Execution And Admission Details	Other Details
1	M/s Navyug Developer 2235/778 Dakshin Kumrakhali Green Park, P.O:- Narendrapur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700103		Organization	Executed by: Representative,	PAN No. AAKFN 7669 I,
2	M/s Navyug Developer 2235/778 Dakshin Kumrakhali Green Park, P.O:- Narendrapur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700103		Organization	Executed by: Representative,	PAN No. AAKFN 7669 I,

Representative Details				
SL No.	Representative Name & Address	Other Details	Execution And Admission Details	Representative of
1	Dheeraj Lalwani 32 Mahamayatala Main Rd, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABUPL 5751 E		M/s Navyug Developer (as partner/developer)
2	Prem Lalwani 32 Mahamayatala Main Rd, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABUPL 5750 F		M/s Navyug Developer (as partner/developer)
Identifier Details				
Identifier Name & Address		Other Details	Identifier of	
Shri Rupak Palta Son of Shri Mohan Palta Naskarhat Dakshinpara, P.O:- Tiljala, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039		Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India,	Prem Lalwani, Dheeraj Lalwani, Susanta Kumar Nandy, Prem Lalwani, Dheeraj Lalwani	
Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
L1	Susanta Kumar Nandy	M/s Navyug Developer	0.603396 Dec	16.6667
L1	Susanta Kumar Nandy	M/s Navyug Developer	0.603396 Dec	16.6667
L1	Prem Lalwani	M/s Navyug Developer	0.603396 Dec	16.6667
L1	Prem Lalwani	M/s Navyug Developer	0.603396 Dec	16.6667
L1	Dheeraj Lalwani	M/s Navyug Developer	0.603396 Dec	16.6667
L1	Dheeraj Lalwani	M/s Navyug Developer	0.603396 Dec	16.6667



Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
L2	Susanta Kumar Nandy	M/s Navyug Developer	1.86198 Dec	16.6667
L2	Susanta Kumar Nandy	M/s Navyug Developer	1.86198 Dec	16.6667
L2	Prem Lalwani	M/s Navyug Developer	1.86198 Dec	16.6667
L2	Prem Lalwani	M/s Navyug Developer	1.86198 Dec	16.6667
L2	Dheeraj Lalwani	M/s Navyug Developer	1.86198 Dec	16.6667
L2	Dheeraj Lalwani	M/s Navyug Developer	1.86198 Dec	16.6667
Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
L3	Susanta Kumar Nandy	M/s Navyug Developer	2.49563 Dec	16.6667
L3	Susanta Kumar Nandy	M/s Navyug Developer	2.49563 Dec	16.6667
L3	Prem Lalwani	M/s Navyug Developer	2.49563 Dec	16.6667
L3	Prem Lalwani	M/s Navyug Developer	2.49563 Dec	16.6667
L3	Dheeraj Lalwani	M/s Navyug Developer	2.49563 Dec	16.6667
L3	Dheeraj Lalwani	M/s Navyug Developer	2.49563 Dec	16.6667
Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
L4	Susanta Kumar Nandy	M/s Navyug Developer	1.95708 Dec	16.6667
L4	Susanta Kumar Nandy	M/s Navyug Developer	1.95708 Dec	16.6667
L4	Prem Lalwani	M/s Navyug Developer	1.95708 Dec	16.6667
L4	Prem Lalwani	M/s Navyug Developer	1.95708 Dec	16.6667
L4	Dheeraj Lalwani	M/s Navyug Developer	1.95708 Dec	16.6667
L4	Dheeraj Lalwani	M/s Navyug Developer	1.95708 Dec	16.6667



Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
L5	Susanta Kumar Nandy	M/s Navyug Developer	0.667257 Dec	16.6667
L5	Susanta Kumar Nandy	M/s Navyug Developer	0.667257 Dec	16.6667
L5	Prem Lalwani	M/s Navyug Developer	0.667257 Dec	16.6667
L5	Prem Lalwani	M/s Navyug Developer	0.667257 Dec	16.6667
L5	Dheeraj Lalwani	M/s Navyug Developer	0.667257 Dec	16.6667
L5	Dheeraj Lalwani	M/s Navyug Developer	0.667257 Dec	16.6667
Transfer of Property from Principal To Attorney				
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area in(%)
S1	Susanta Kumar Nandy	M/s Navyug Developer	16.6667 Sq Ft	16.6667
S1	Susanta Kumar Nandy	M/s Navyug Developer	16.6667 Sq Ft	16.6667
S1	Prem Lalwani	M/s Navyug Developer	16.6667 Sq Ft	16.6667
S1	Prem Lalwani	M/s Navyug Developer	16.6667 Sq Ft	16.6667
S1	Dheeraj Lalwani	M/s Navyug Developer	16.6667 Sq Ft	16.6667
S1	Dheeraj Lalwani	M/s Navyug Developer	16.6667 Sq Ft	16.6667

**For Information only**

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 07/09/2016 for registration.
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.1,00,000/- or Registration Fees payable is more than 5,000/- or both.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

(Tidip Misra)

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





## Major Information of the Deed

Deed No :	I-1604-05805/2016	Date of Registration	9/6/2016 12:34:13 PM
Query No / Year	1604-1000282794/2016	Office where deed is registered	
Query Date	25/07/2016 4:19:05 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rupak Palta Naskarhat Dakshin Para, Thana : Tiljala, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9903151640, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 6/-	Rs. 1,80,13,573/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	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, Mouza: Kumrakhali, Ward No: 27,  
Holding No:2068



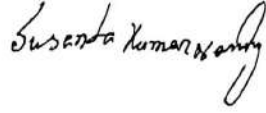


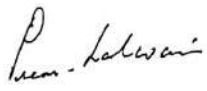


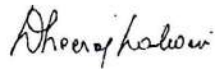
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1480	LR-798	Bastu	Bastu	2 Katha 3 Chatak 4.8 Sq Ft	1/-	13,02,644/-	Width of Approach Road: 25 Ft.,
L2	RS-1414	RS-798	Bastu	Bastu	6 Katha 12 Chatak 15 Sq Ft	1/-	56,27,660/-	Width of Approach Road: 25 Ft.,
L3	RS-1415	RS-798	Bastu	Bastu	9 Katha 1 Chatak 9 Sq Ft	1/-	53,87,695/-	Width of Approach Road: 25 Ft.,
L4	RS-1416	RS-798	Bastu	Bastu	7 Katha 1 Chatak 39 Sq Ft	1/-	42,25,062/-	Width of Approach Road: 25 Ft.,
L5	RS-1417	RS-798	Bastu	Bastu	2 Katha 6 Chatak 37 Sq Ft	1/-	14,40,512/-	Width of Approach Road: 25 Ft.,
		<b>TOTAL :</b>			<b>45.5121Dec</b>	<b>5 /-</b>	<b>179,83,573 /-</b>	
		<b>Grand Total :</b>			<b>45.5121Dec</b>	<b>5 /-</b>	<b>179,83,573 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L5	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	<b>Total :</b>	<b>100 sq ft</b>	<b>1 /-</b>	<b>30,000 /-</b>	



# Principal Details :



















SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Susanta Kumar Nandy</b> Son of Late Purna Ch Nandy Executed by: Self, Date of Execution: 06/09/2016 , Admitted by: Self, Date of Admission: 06/09/2016 ,Place : Office	 06/09/2016	 LTI 06/09/2016	 06/09/2016
Dakshin Kumrakhali Green Park, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No. ABSPN 2037 K, Status :Individual				
2	Name	Photo	Fingerprint	Signature
	<b>Prem Lalwani</b> Son of Shyamdas Lalwani Executed by: Self, Date of Execution: 06/09/2016 , Admitted by: Self, Date of Admission: 06/09/2016 ,Place : Office	 06/09/2016	 LTI 06/09/2016	 06/09/2016
32 Mahamayatala Main Rd, 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. ABUPL 5750 F, Status :Individual				
3	Name	Photo	Fingerprint	Signature
	<b>Dheeraj Lalwani</b> Son of Shyamdas Lalwani Executed by: Self, Date of Execution: 06/09/2016 , Admitted by: Self, Date of Admission: 06/09/2016 ,Place : Office	 06/09/2016	 LTI 06/09/2016	 06/09/2016
32 Mahamayatala Main Rd, 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. ABUPL 5751 E, Status :Individual				

## Attorney Details :


SI No	Name,Address,Photo,Finger print and Signature			
1	<b>M/s Navyug Developer</b> 2235/778 Dakshin Kumrakhali Green Park, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 PAN No. AAKFN 7669 I, Status :Organization			
2	<b>M/s Navyug Developer</b> 2235/778 Dakshin Kumrakhali Green Park, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103 PAN No. AAKFN 7669 I, Status :Organization			



# Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Prem Lalwani</b>            Son of Shyamdas Lalwani            Date of Execution - 06/09/2016, , Admitted by: Self, Date of Admission: Sep 6 2016 , Place of Admission of Execution: Office         </td> <td>             Sep 6 2016 12:28PM         </td> <td>             LTI            Sep 6 2016 12:28PM         </td> <td>             Sep 6 2016 12:29PM         </td> </tr> </tbody> </table> <p>32 Mahamayatala Main Rd, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABUPL 5750 F, Status : Representative, Representative of : M/s Navyug Developer (as partner/developer)</p>	Name	Photo	Finger Print	Signature	<b>Prem Lalwani</b> Son of Shyamdas Lalwani Date of Execution - 06/09/2016, , Admitted by: Self, Date of Admission: Sep 6 2016 , Place of Admission of Execution: Office	 Sep 6 2016 12:28PM	 LTI Sep 6 2016 12:28PM	 Sep 6 2016 12:29PM
Name	Photo	Finger Print	Signature						
<b>Prem Lalwani</b> Son of Shyamdas Lalwani Date of Execution - 06/09/2016, , Admitted by: Self, Date of Admission: Sep 6 2016 , Place of Admission of Execution: Office	 Sep 6 2016 12:28PM	 LTI Sep 6 2016 12:28PM	 Sep 6 2016 12:29PM						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Dheeraj Lalwani</b>            Son of Shyamdas Lalwani            Date of Execution - 06/09/2016, , Admitted by: Self, Date of Admission: Sep 6 2016 , Place of Admission of Execution: Office         </td> <td>             Sep 6 2016 12:29PM         </td> <td>             LTI            Sep 6 2016 12:29PM         </td> <td>             Sep 6 2016 12:30PM         </td> </tr> </tbody> </table> <p>32 Mahamayatala Main Rd, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABUPL 5751 E, Status : Representative, Representative of : M/s Navyug Developer (as partner/developer)</p>	Name	Photo	Finger Print	Signature	<b>Dheeraj Lalwani</b> Son of Shyamdas Lalwani Date of Execution - 06/09/2016, , Admitted by: Self, Date of Admission: Sep 6 2016 , Place of Admission of Execution: Office	 Sep 6 2016 12:29PM	 LTI Sep 6 2016 12:29PM	 Sep 6 2016 12:30PM
Name	Photo	Finger Print	Signature						
<b>Dheeraj Lalwani</b> Son of Shyamdas Lalwani Date of Execution - 06/09/2016, , Admitted by: Self, Date of Admission: Sep 6 2016 , Place of Admission of Execution: Office	 Sep 6 2016 12:29PM	 LTI Sep 6 2016 12:29PM	 Sep 6 2016 12:30PM						

## Identifier Details :

Name & address
Shri Rupak Palta Son of Shri Mohan Palta Naskarhat Dakshinpara, P.O:- Tiljala, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Prem Lalwani, Dheeraj Lalwani, Susanta Kumar Nandy, Prem Lalwani, Dheeraj Lalwani
06/09/2016 



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Susanta Kumar Nandy	M/s Navyug Developer-0.603396 Dec,M/s Navyug Developer-0.603396 Dec
2	Prem Lalwani	M/s Navyug Developer-0.603396 Dec,M/s Navyug Developer-0.603396 Dec
3	Dheeraj Lalwani	M/s Navyug Developer-0.603396 Dec,M/s Navyug Developer-0.603396 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Susanta Kumar Nandy	M/s Navyug Developer-1.86198 Dec,M/s Navyug Developer-1.86198 Dec
2	Prem Lalwani	M/s Navyug Developer-1.86198 Dec,M/s Navyug Developer-1.86198 Dec
3	Dheeraj Lalwani	M/s Navyug Developer-1.86198 Dec,M/s Navyug Developer-1.86198 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Susanta Kumar Nandy	M/s Navyug Developer-2.49563 Dec,M/s Navyug Developer-2.49563 Dec
2	Prem Lalwani	M/s Navyug Developer-2.49563 Dec,M/s Navyug Developer-2.49563 Dec
3	Dheeraj Lalwani	M/s Navyug Developer-2.49563 Dec,M/s Navyug Developer-2.49563 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Susanta Kumar Nandy	M/s Navyug Developer-1.95708 Dec,M/s Navyug Developer-1.95708 Dec
2	Prem Lalwani	M/s Navyug Developer-1.95708 Dec,M/s Navyug Developer-1.95708 Dec
3	Dheeraj Lalwani	M/s Navyug Developer-1.95708 Dec,M/s Navyug Developer-1.95708 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Susanta Kumar Nandy	M/s Navyug Developer-0.667257 Dec,M/s Navyug Developer-0.667257 Dec
2	Prem Lalwani	M/s Navyug Developer-0.667257 Dec,M/s Navyug Developer-0.667257 Dec
3	Dheeraj Lalwani	M/s Navyug Developer-0.667257 Dec,M/s Navyug Developer-0.667257 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Susanta Kumar Nandy	M/s Navyug Developer-16.6667 Sq Ft,M/s Navyug Developer-16.6667 Sq Ft
2	Prem Lalwani	M/s Navyug Developer-16.6667 Sq Ft,M/s Navyug Developer-16.6667 Sq Ft
3	Dheeraj Lalwani	M/s Navyug Developer-16.6667 Sq Ft,M/s Navyug Developer-16.6667 Sq Ft

Endorsement For Deed Number : I - 160405805 / 2016



25-07-2016

**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 1,80,13,573/-



**Tridip Misra**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 06-09-2016**

**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 12:20 hrs on 06-09-2016, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Prem Lalwani , one of the Executants.

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

Execution is admitted on 06/09/2016 by 1. Susanta Kumar Nandy, Son of Late Purna Ch Nandy, Dakshin Kumrakhali Green Park, P.O: Narendrapur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Others, 2. Prem Lalwani, Son of Shyamdas Lalwani, 32 Mahamayatala Main Rd, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others, 3. Dheeraj Lalwani, Son of Shyamdas Lalwani, 32 Mahamayatala Main Rd, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others

Indetified by Shri Rupak Palta, Son of Shri Mohan Palta, Naskarhat Dakshinpara, P.O: Tiljala, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, By caste Hindu, By Profession Law Clerk

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

Execution is admitted on 06/09/2016 by Prem Lalwani partner/developer, M/s Navyug Developer, 2235/778 Dakshin Kumrakhali Green Park, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103

Indetified by Shri Rupak Palta, Son of Shri Mohan Palta, Naskarhat Dakshinpara, P.O: Tiljala, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, By caste Hindu, By Profession Law Clerk

Execution is admitted on 06/09/2016 by Dheeraj Lalwani partner/developer, M/s Navyug Developer, 2235/778 Dakshin Kumrakhali Green Park, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700103

Indetified by Shri Rupak Palta, Son of Shri Mohan Palta, Naskarhat Dakshinpara, P.O: Tiljala, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700039, By caste Hindu, By Profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**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 5656, Amount: Rs.100/-, Date of Purchase: 14/11/2014, Vendor name: A K Purakayastha



**Tridip Misra**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**