

10762/22

10394/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 348085

8/7/22  
C-8/2072627/22

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~~signatory only and~~  
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~~outside the organization.~~

District Sub-Registrar  
Alipore, South 24 Parganas.

88 JUL 2022

SUPPLEMENTARY DEVELOPMENT POWER OF

ATTORNEY AFTER REGISTERED

SUPPLEMENTARY DEVELOPMENT AGREEMENT

Sub 57 JUL 2022

LW. 12

No. .... Date .....  
Name .....  
Address .....

T. Chowdhury  
Advocate  
Alipore Judge's Court  
Kolkata-27

VENDOR : NAMATAJUDUIN GAZI  
ALIPORE JUDGES' COURT  
KOLKATA-700027

Signature of Vendor

1-7 JUL 2022



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

08 JUL 2022

Baridynth Doh  
s/o B. Doh  
Alipore Sub. Court  
Kolkata-27  
a a cll



**KNOW ALL THESE MEN BY THESE PRESENTS** that We, **(1) SRI SUSANTA KUMAR NANDY (PAN- ABSPN2037K, Aadhaar No. 4848 6764 5515)**, son of Late Purna Chandra Nandy, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Dakshin Kumrakhali, Green Park, P.O.- Narendrapur, P.S.- Narendrapur, Kolkata-700103, District- South 24 Parganas, **(2) SRI DHEERAJ LALWANI (PAN- ABUPL5751E, Aadhaar No.4140 6422 9186)**, son of Shyam Das Lalwani, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 257/3, S.N. Roy Road, P.O.- Sahapur, P.S.- New Alilpore, Kolkata-700038 hereinafter called and known as the **OWNERS** send the following greetings :

**WHEREAS** we are the absolute owners of **ALL THAT** piece and parcel of land measuring 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 Cottahs 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 cottahs 6 chittacks 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. within the limits of the Rajpur Sonarpur Municipality, Ward No. 27 having Holding No. 2068, Dakshin Kumrakhali, Kolkata-700103, more fully and particularly described in the Schedule hereunder written.



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**AND WHEREAS** by a Registered Supplementary Development Agreement dated 08.07.2022 being No. 010383 for the year 2022, we the said owners herein have entrusted the Development work in respect of the said property by way of construction of building therewith **M/S. NAVYUG DEVELOPER (PAN- AAKFN7669J)**, a Partnership Firm, having its office at 2235/778, Dakshin Kumrakhali, P.O.- Narendrapur, P.S.- Sonarpur at present Narendrapur, Kolkata-700103, District - South 24 Parganas, represented by its partners (1) **SRI DHEERAJ LALWANI (PAN- ABUPL5751E, Aadhaar No.4140 6422 9186)**, son of Shyam Das Lalwani, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 257/3, S.N. Roy Road, P.O.- Sahapur, P.S.- New Alipore, Kolkata-700038 and (2) **SMT. LAVINA LALWANI (PAN- BOMPK1185H, Aadhaar No. 2467 5544 1717)**, wife of Sri Dheeraj Lalwani, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 257/3, S.N. Roy Road, P.O.- Sahapur, P.S.- New Alipore, Kolkata-700038, (3) **JYOTI CHAWLA (PAN- ABCPC0061A, Aadhaar No. 6454 4651 0066)**, wife of Naveen Chawla, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at PP-3, Maurya Enclave, Pitampura, North West Delhi, Pin- 110034, **Represented and executed by one of its partners SRI DHEERAJ LALWANI (PAN- ABUPL5751E, Aadhaar No.4140 6422 9186)**, son of Shyam Das Lalwani, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 257/3, S.N. Roy Road, P.O.- Sahapur, P.S.- New Alipore, Kolkata-700038, by virtue of

*Dheeraj Lalwani*



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Resolution dated 15.06.2022 for the consideration and other terms and conditions therein contained.

**KNOW ALL MEN BY THIS PRESENTS We, (1) SRI SUSANTA KUMAR NANDY (PAN- ABSPN2037K, Aadhaar No. 4848 6764 5515),** son of Late Purna Chandra Nandy, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Dakshin Kumrakhali, Green Park, P.O.- Narendrapur, P.S.- Narendrapur, Kolkata-700103, District- South 24 Parganas and **(2) SRI DHEERAJ LALWANI (PAN- ABUPL5751E, Aadhaar No.4140 6422 9186),** son of Shyam Das Lalwani, by faith – Hindu, by Nationality - Indian, by occupation – Business, residing at 257/3, S.N. Roy Road, P.O.- Sahapur, P.S.- New Alipore, Kolkata-700038, hereinafter called and referred to as the **“PRINCIPAL”/OWNERS** in respect of the property mentioned in the **SCHEDULE** herein below, do hereby appoint and nominate **M/S. NAVYUG DEVELOPER (PAN- AAKFN7669J),** a Partnership Firm, having its office at 2235/778, Dakshin Kumrakhali, P.O.- Narendrapur, P.S.- Sonarpur at present Narendrapur, Kolkata-700103, District – South 24 Parganas, represented by its partners **(1) SRI DHEERAJ LALWANI (PAN- ABUPL5751E, Aadhaar No.4140 6422 9186),** son of Shyam Das Lalwani, by faith – Hindu, by Nationality - Indian, by occupation – Business, residing at 257/3, S.N. Roy Road, P.O.- Sahapur, P.S.- New Alipore, Kolkata-700038 and **(2) SMT. LAVINA LALWANI (PAN- BOMPK1185H, Aadhaar No. 2467 5544 1717),** wife of Sri Dheeraj Lalwani, by faith – Hindu, by Nationality - Indian, by occupation – Business, residing at



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1. To obtain no objection certificates from the occupiers or from the competent authority in respect of the schedule property for any purpose.
2. To represent us in connection with the said land before all authorities, Police Station, all Courts, all Govt. Offices, Revenue Departments, Collector's Office, Settlement Offices, K. I. T, K. M. D. A., Rajpur Sonarpur Municipality, R. R. & R. Department, Syndicates and all such place/s wherever our personal presence may be necessary and required.



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
3. To institute, defend, prosecute and enforce, complaints, writ applications, executions or Revisions or resist any suit/s/case/s or other action/s and/or proceedings, appeal/s of whatsoever manner or nature before civil, criminal, revenue Court or any Judicial or Quasi Judicial Authority or in any Court and anywhere within India and/or before any Tribunal or Arbitration authorities or in any office/s in connection with the above noted case/s, to act and plead, to sign and verify, to swear any affidavit, to execute any order, decree, claims, counter claims and to appoint and engage Advocate/s, Attorney/s, Counsel/s and other legal agent/s as our said Attorney may think fit and proper and to do acts, deeds and things that may be necessary or requisite in connection therewith.
4. To sign and execute all necessary papers, complaints, applications, letters, petitions, written statements, verifications, vakalatnama, warrant of Attorney and all other writings, whatsoever, necessary in respect of the said land and to appoint advocate/s, solicitor/s and to represent us before all authorities and Courts concerned and to accept services of all summons, notices and any process of law.
5. To receive all letters, documents whatsoever in the manner or nature in respect of the scheduled land/premises and to make all communications and reply to the same and to grant proper and effectual receipts in respect thereof.



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6. To execute and generally to act for me in respect of the above mentioned matters and things relating to the affairs of my said landed property
7. To construct building/buildings according to the proposed plan to be sanctioned by the Rajpur Sonarpur Municipality on the said piece and parcel of land.
8. To sign any application or affidavits and affirm the same on behalf of the Principals herein which may be necessary for the construction of the said building or buildings and to carry correspondence on behalf of the principals herein with all concerned authorities and body/bodies including Rajpur Sonarpur Municipality, Government of West Bengal, Police, Fire Brigade etc. in connection with the said construction and development of the said premises under reference, to make sign and submit application/s, petition/petitions, letters and other writing/s to the appropriate authorities, local bodies for all any every sale, permissions, sanction and consents required for the proposed construction and development of the said premises.
9. To execute agreement for sale, deed of conveyance  on behalf of the Owners/principals herein in respect of the flat/flats of the said proposed building/buildings, together with undivided and impartible proportionate share of land, to be constructed by the said attorney/Developers in accordance with the agreement for development excepting the Owners' allocation mentioned in the registered development agreement, and





to receive payments from the purchaser/purchasers of the respective flat/s, commercial space/s, shop room/s and car parking space/s in the proposed building to be constructed on the scheduled premises and to grant receipt to them subject always to the terms, conditions, stipulations and undertakings contained in these presents, in respect of Developer's allocation.

10. To procure purchasers of the flat/s, commercial space/s, shop room/s and car parking space/s in the proposed building to be constructed on the scheduled premises (excluding the Owners' allocation, mentioned in the second schedule of the registered development agreement dated 27.10.2014 to be constructed by the attorney/ Developers on behalf of the Owners/principal at the said premises.
11. To represent us before the registrar or any registration office for the purpose of registration of the agreement/ agreements, deed of conveyance/conveyances in respect of any saleable space or parts of portions (being the Developers'/Attorney's Allocation), together with undivided and impartible proportionate share and interest in land underneath the proposed building attributable to the Developers' allocation, to be constructed by the said Attorney/Developers at the said premises.
12. To enter into, hold and defend possession of the said land and every part thereof and also to manage,



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maintain and administer the said land and every part thereof.

13. To develop the said land by construction of buildings and/or structure thereon and for the said purpose to do all soil testing, excavation and other allied works whatsoever.
14. To pay all outgoings from the date of execution of these presents including sanction fees for the building plan to be sanctioned by the Rajpur Sonarpur Municipality (if opted for by the Developers), municipal tax, rent revenue and other charges whatsoever payable for and on account of the said land and building and receive refund/s and /or other moneys including compensation of any nature from requisition and/or acquisition authorities and to grant valid receipts and /or discharges thereof.
15. To take booking and/or enter into agreement for Sale, or Mortgage of the said Developers' Allocation, together with undivided and impartible proportionate share and interest in land underneath the proposed building attributable to the Developers' allocation, with the intending or proposed purchaser/s or from their nominee/nominees thereof and to receive booking money or earnest money or door from them on behalf of principle/Owners and shall have full right to take the amount from the purchaser/s or from the nominee/nominees of the Developers and to receive booking money or earnest money from them on behalf of



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Principals/Owners and shall have full right to take the amount from the intending buyers by disposing the **Developers' Allocation** and at the same time shall have full right to execute proper deed of conveyance in favour of the intending purchaser/s and to issue possession letter for the said sold space namely flats, office and /or car parking space in the said proposed project.

16. To affix sign board or install any hoarding on the said scheduled plot of the land in the name of the Attorney.
17. To advertise in the newspapers for procuring purchasers for selling the flats, office in the said proposed project.
18. To sign and submit all papers, documents, application, undertakings, declarations and plans as will be required for having the building plan of the proposed building to be constructed at the scheduled premises sanctioned and to have the said sanctioned plan modified and/or altered by the competent authorities and in connection therewith to make, sign execute and submit necessary application/s and declaration/s, giving undertakings, paying fees for drawing the building plan and such order or orders and permission/s as may be expedient.
19. To appear before the necessary authority including competent authority.
20. To apply for appear before and obtain electricity, gas, telephone, water sewerage and/or other connection of any other utilities from appropriate authorities or from the competent authority of the Rajpur Sonarpur Municipality and/or other competent authorities.



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21. To accept notice and serving of papers from any Courts, Tribunal and /or Attorney and /or persons.
22. To receive and pay and /or deposit all moneys including court fee, receive refunds and to receive and grant valid receipts and discharges in respect thereof in all public records and with all authorities and/or persons including the said Chairman of the Rajpur Sonarpur Municipality or who has appropriate jurisdiction in respect of the said land or any portion thereof and to deal with such authority and/or authorities in any manner, to have mutation effected for all and any of the purpose hereinbefore stated to appear and represent the Principals before all authorities having jurisdiction and to sign and execute all the papers and documents as the said attorney can act.
23. To represent me before any Notary Public, Registrar of Assurance, D.S.R., A.D.S.R., and other offices or authority/authorities, having jurisdiction and to present for registration and to acknowledge the Registrar or have registered and perfected and presented all Deeds, instruments and writings and signed by the said Attorney in any manner concerning the Developers' allocation.
24. The Principals/Owners hereby ratify, confirm and agree or undertake to ratify confirm and agree to all the acts whatsoever done by their Attorney or agent appointed under this power, in pursuance of what is hereinabove contained and confirm to ratify and agree to validate all



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acts that shall lawfully be done or caused to be done by our attorney in the right of or by virtue of these presents including such confirmations and other works till the completion of the whole deal as per the development agreement dated 27.10.2014.

*Shreej Balan*

**SCHEDULE "A" ABOVE REFERRED TO**  
**(DESCRIPTION OF THE SAID LAND)**

**ALL THAT** piece and parcel of land measuring 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 Cottahs 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 cottahs 6 chittacks 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. within the limits of the Rajpur Sonarpur Municipality, Ward No. 27 having Holding No. 2068, Dakshin Kumrakhali, Near Sonarpur Station Road, Kolkata-700103, the said land is butted and bounded by:-

- ON THE NORTH : St. Bosco School and land in part of 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.



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**SCHEDULE "B" ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

<b><u>Flat No.</u></b>	<b><u>Built up area</u></b>	<b><u>Flat No.</u></b>	<b><u>Built up area</u></b>
A-1, on the 1 <sup>st</sup> floor,	1054.183 sq.ft.	A-3, on the 3 <sup>rd</sup> floor	1054.183 sq.ft.
A-4, on the 4 <sup>th</sup> floor	1054.183 sq.ft.	B-1, on the 1 <sup>st</sup> floor	881.56 sq.ft.
B-3, on the 3 <sup>rd</sup> floor	881.56 sq.ft.	B-4, on the 4 <sup>th</sup> floor	881.56 sq.ft.
C-1, on the 1 <sup>st</sup> floor	771.52 sq.ft.	C-2, on the 2 <sup>nd</sup> floor	771.52 sq.ft.
D-1, on the 1 <sup>st</sup> floor	610.103 sq.ft.	D-2, on the 2 <sup>nd</sup> floor	610.103 sq.ft.
D-3, on the 3 <sup>rd</sup> floor	610.103 sq.ft.	E-1, on the 1 <sup>st</sup> floor	1116.226 sq.ft.
E-2, on the 2 <sup>nd</sup> floor	1116.226 sq.ft.	F-1, on the 1 <sup>st</sup> floor	1176.343 sq.ft.
F-4, on the 4 <sup>th</sup> floor	1176.343 sq.ft.	G-1, on the 1 <sup>st</sup> floor	1012.225 sq.ft.



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<u>Flat No.</u>	<u>Built up area</u>	<u>Flat No.</u>	<u>Built up area</u>
G-2, on the 2 <sup>nd</sup> floor	1012.225 sq.ft	G-4, on the 4 <sup>th</sup> floor	1012.225 sq.ft.
H-1, on the 1 <sup>st</sup> floor	1225.922 sq.ft	I-1, on the 1 <sup>st</sup> floor	1045.012 sq.ft.
I-2, on the 2 <sup>nd</sup> floor	1045.012 sq.ft	I-3, on the 3 <sup>rd</sup> floor	1045.012 sq.ft.
I-4, on the 4 <sup>th</sup> floor	1045.012 sq.ft	J-2, on the 2 <sup>nd</sup> floor	1201.499 sq.ft.
J-3, on the 3 <sup>rd</sup> floor	1201.499 sq.ft		

**ALONG WITH** 23 nos. of car parking spaces, being nos. 1, 3, 4, 6, 8, 9, 11, 12, 13, 14, 16, 22, 23, 25, 26, 28, 29, 30, 31, 35, 36, 38 & 39 on the ground floor of the G+IV storied building together with undivided proportionate share of land 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 within the limits of the Rajpur Sonarpur Municipality, Ward No. 27 having Holding No. 2068, Dakshin Kumrakhali, Kolkata-700103, District- South 24 Parganas.



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**IN WITNESSES WHEREOF** we the parties above named and attorney have hereunto set our respective hands and seals this 08<sup>th</sup> day of *July*, 2022.

**SIGNED, SEALED AND DELIVERED**

by the Appointer, above named  
at Kolkata in presence of :

1.

*Mansi Kumar*  
28, Block H,  
New Apartment  
601-53.

*Sasanta Kumar Dasgupta*

*Abheer Kishore*

**Signature of the Executants**

2. *Dilip Kumar*  
138 Green Park  
KOL-700103

We accept this power

M/s. NAVYUG DEVELOPER

*Abheer Kishore*  
PARTY

**Signature of the Attorney**

Drafted by me

*P. P. Choudhury*  
Advocate  
Alipore Judges Court, F/32/413/90  
Kolkata-700027

Computer print at :

*S. Pradhan*  
Alipore Judges Court,  
Kolkata-700027



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08 JUL 2022



Thumb 1<sup>st</sup> Finger Middle Finger Ring finger Small Finger

	Left hand					
	Right hand					

Name .....

Signature .....

Thumb 1<sup>st</sup> finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name .....

Signature *S. S. S. Kumar Nandy*

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name *DHEERAJ LAZWANI*

Signature *Dheeraj Lalwani*

Thumb 1<sup>st</sup> Finger Middle Finger Ring Finger Small Finger

	Left hand				
	Right hand				

Name .....

Signature .....



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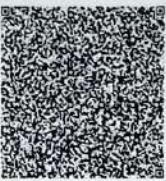
भारत सरकार  
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Enrollment No : 0638/11398/14066

To  
Dheeraj Lalwani  
257/3, S.N ROY ROAD  
VTC, Sahapur,  
PO. Sahapur,  
Sub District Circus Avenue, District Kolkata,  
State West Bengal,  
PIN Code: 700038,  
Mobile 9831128782  
25219314  
MF252193148FI



आपका आधार क्रमांक / Your Aadhaar No. :

4140 6422 9186

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Dheeraj Lalwani  
DOB : 23/07/1983  
Male



4140 6422 9186

मेरा आधार, मेरी पहचान

24/01/2014



पहचान का प्रमाण है, नागरिकता का नहीं।  
सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन  
से पहचान प्रमाणित करें।

INFORMATION

Aadhaar is a proof of identity, not of citizenship.  
Verify identity using Secure QR Code / Offline XML /  
Online Authentication.

- आपका देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

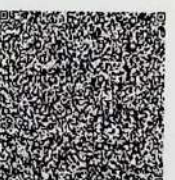
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



Address: 257/3, S.N ROY ROAD,  
Sahapur, Kolkata, West Bengal,  
700038



4140 6422 9186



1947

help@uidai.gov.in

www.uidai.gov.in





आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

NAVYUG DEVELOPER

14/02/2014

Permanent Account Number

AAKFN7669J

Signature

*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTITSL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनिट, UTITSL

प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,

नवी मुंबई-400 614





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

DHEERAJ LALWANI  
SHYAMDAS LALWANI  
23/07/1983

Permanent Account Number

ABUPL5751E

*Shyamy Lalwani*

Signature



*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :

आयकर पैन सेवा यूनिट, यू टी आई एस एल,  
प्लॉट नं: ३, सेक्टर ११, सी बी डी बेलपुर,  
नवी मुंबई-४०० ६१४.





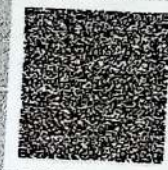
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
ABSPN2037K



नाम / Name  
SUSANTA KUMAR NANDY

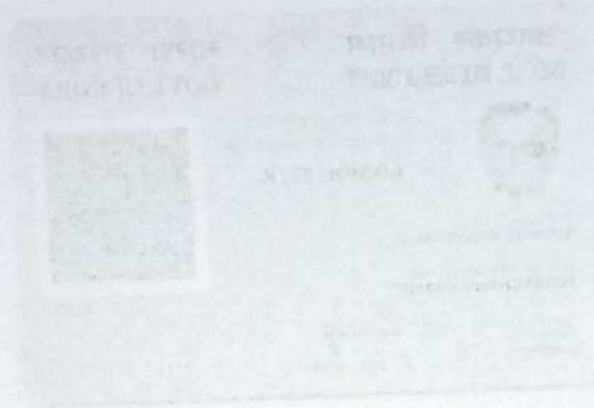
पिता का नाम / Father's Name  
PURNA CHANDRA NANDY

जन्म की तारीख /  
Date of Birth  
07/08/1953

हस्ताक्षर / Signature

30092021









ভারত সরকার

Government of India



সুশান্ত কুমার নন্দী

Susanta Kumar Nandy

জন্মতারিখ / DOB : 07/08/1953

পুরুষ / Male



4848 6774 5514

আমার আধার, আমার পরিচয়



ভারত সরকার

Unique Identification Authority of India

ঠিকানা:

এস/ও: পূর্ণ চন্দ্র নন্দী, 1864

সোনারপুর স্টেশন রোড, গ্রীন

পার্ক, রাজপুর সোনারপুর (এম),

নরেন্দ্রপুর, দক্ষিণ ২৪ পরগনা,

সোনারপুর, পশ্চিম বঙ্গ, 700103

Address:

S/O: Purna Chandra Nandy, 1864

sonarpur station road, green park,

Rajpur Sonarpur(M), Narendrapur,

South 24 Parganas, Sonarpur,

West Bengal, 700103

4848 6774 5514



1947



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Office of the Dist. Sub-Registrar-III  
District of South 24 Parganas  
Alipore  
Date: 28/12/2018  
Page: 1/1  
4122 2778 9484  
স্বাক্ষরিত প্রতিলিপি, প্রাপ্ত প্রতিলিপি

Office of the Dist. Sub-Registrar-III  
District of South 24 Parganas  
Alipore  
Date: 28/12/2018  
Page: 1/1  
4122 2778 9484  
স্বাক্ষরিত প্রতিলিপি, প্রাপ্ত প্রতিলিপি





## Major Information of the Deed

Deed No :	I-1603-10394/2022	Date of Registration	08/07/2022
Query No / Year	1603-8002072627/2022	Office where deed is registered	
Query Date	08/07/2022 1:02:55 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BAIDYANATH DOLUI ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9064896216, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 6/-		Rs. 4,63,11,994/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160310383/2022 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: Sonarpur Station Road, Mouza: Kumrakhali, , Holding No:2068 Pin Code : 700103



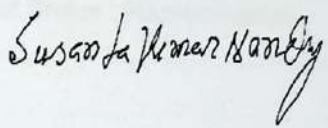


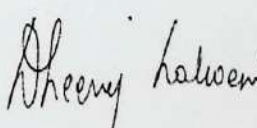
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1481	LR-1415	Bastu	Bastu	2 Katha 3 Chatak 4.8 Sq Ft	1/-	36,81,861/-	Width of Approach Road: 25 Ft., , Project Name :
L2	RS-1414	RS-802	Bastu	Bastu	6 Katha 12 Chatak 15 Sq Ft	1/-	1,13,61,613/-	Width of Approach Road: 25 Ft., , Project Name :
L3	RS-1415	RS-1527	Bastu	Bastu	9 Katha 1 Chatak 9 Sq Ft	1/-	1,52,28,057/-	Width of Approach Road: 25 Ft., , Project Name :
L4	RS-1416	RS-798	Bastu	Bastu	7 Katha 1 Chatak 39 Sq Ft	1/-	1,19,41,928/-	Width of Approach Road: 25 Ft., , Project Name :
L5	RS-1417	RS-802	Bastu	Bastu	2 Katha 6 Chatak 37 Sq Ft	1/-	40,71,535/-	Width of Approach Road: 25 Ft., , Project Name :
		<b>TOTAL :</b>			<b>45.5121Dec</b>	<b>5 /-</b>	<b>462,84,994 /-</b>	
	<b>Grand Total :</b>				<b>45.5121Dec</b>	<b>5 /-</b>	<b>462,84,994 /-</b>	



**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	



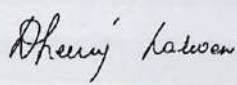
**Principal Details :**

Sl No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Mr SUSANTA KUMAR NANDY</b> Son of Late PURNA CHANDRA NANDY Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 , Place : Office	<b>Photo</b>  08/07/2022	<b>Finger Print</b>  LTI 08/07/2022	<b>Signature</b>  08/07/2022
DAKSHIN KUMRAKHALI GREEN PARK, City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx7K, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office				
2	<b>Name</b> <b>Mr DHEERAJ LALWANI (Presentant)</b> Son of SHYAM DAS LALWANI Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office	<b>Photo</b>  08/07/2022	<b>Finger Print</b>  LTI 08/07/2022	<b>Signature</b>  08/07/2022
257/3 S N ROY ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx1E, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office				

### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>NAVYUG DEVELOPER</b> 2235/778 DAKSHIN KUMRAKHALI, City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 , PAN No.:: AAxxxxxx9J,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
	<b>Mr DHEERAJ LALWANI</b> Son of SHYAM DAS LALWANI Date of Execution - 08/07/2022, , Admitted by: Self, Date of Admission: 08/07/2022, Place of Admission of Execution: Office			
		Jul 8 2022 1:22PM	LTI 08/07/2022	08/07/2022
257/3 S N ROY ROAD, City:- Not Specified, P.O:- SAHAPUR, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx1E,Aadhaar No Not Provided Status : Representative, Representative of : NAVYUG DEVELOPER (as PARTNER)				

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr BAIDYANATH DOLUI</b> Son of Late B DOLUI ALIPORE POLICE OCURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
08/07/2022	08/07/2022	08/07/2022	
Identifier Of Mr SUSANTA KUMAR NANDY, Mr DHEERAJ LALWANI, Mr DHEERAJ LALWANI			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR NANDY	NAVYUG DEVELOPER-1.81019 Dec
2	Mr DHEERAJ LALWANI	NAVYUG DEVELOPER-1.81019 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR NANDY	NAVYUG DEVELOPER-5.58594 Dec
2	Mr DHEERAJ LALWANI	NAVYUG DEVELOPER-5.58594 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR NANDY	NAVYUG DEVELOPER-7.48688 Dec
2	Mr DHEERAJ LALWANI	NAVYUG DEVELOPER-7.48688 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR NANDY	NAVYUG DEVELOPER-5.87125 Dec
2	Mr DHEERAJ LALWANI	NAVYUG DEVELOPER-5.87125 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR NANDY	NAVYUG DEVELOPER-2.00177 Dec
2	Mr DHEERAJ LALWANI	NAVYUG DEVELOPER-2.00177 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SUSANTA KUMAR NANDY	NAVYUG DEVELOPER-50.00000000 Sq Ft
2	Mr DHEERAJ LALWANI	NAVYUG DEVELOPER-50.00000000 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sonarpur Station Road, Mouza: Kumrakhali, Holding No:2068 Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1481, LR Khatian No:- 1415	Owner:সুশান্ত কুমার নন্দী, Gurdian:পূর্ণচন্দ্র নন্দী, Address:নিজ, Classification:বারু, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L2	RS Plot No:- 1414, RS Khatian No:- 802		Owner Name not selected by applicant.
L3	RS Plot No:- 1415, RS Khatian No:- 1527		Owner Name not selected by applicant.
L4	RS Plot No:- 1416, RS Khatian No:- 798		Owner Name not selected by applicant.



L5	RS Plot No:- 1417, RS Khatian No:- 802	Owner Name not selected by applicant.
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Deputy Magistrate  
DISTRICT MAGISTRATE  
OFFICE OF THE D.D. & S.D. SOUTH IN  
PARANAGAL  
South 24-Parganas, West Bengal

**Endorsement For Deed Number : I - 160310394 / 2022**

**On 08-07-2022**

**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.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13:18 hrs on 08-07-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DHEERAJ LALWANI , 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 4,63,11,994/-

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

Execution is admitted on 08/07/2022 by 1. Mr SUSANTA KUMAR NANDY, Son of Late PURNA CHANDRA NANDY, DAKSHIN KUMRAKHALI GREEN PARK, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Business, 2. Mr DHEERAJ LALWANI, Son of SHYAM DAS LALWANI, 257/3 S N ROY ROAD, P.O: SAHAPUR, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business

Indetified by Mr BAIDYANATH DOLUI, , , Son of Late B DOLUI, ALIPORE POLICE OCURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-07-2022 by Mr DHEERAJ LALWANI, PARTNER, NAVYUG DEVELOPER, 2235/778 DAKSHIN KUMRAKHALI, City:- Not Specified, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103

Indetified by Mr BAIDYANATH DOLUI, , , Son of Late B DOLUI, ALIPORE POLICE OCURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 348085, Amount: Rs.100/-, Date of Purchase: 07/07/2022, Vendor name: M Gazi



**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 1603-2022, Page from 372453 to 372481  
being No 160310394 for the year 2022.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2022.07.08 19:17:16 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/07/08 07:17:16 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)