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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 8/1508054/24 AR 251952

11/6/24

Certifies that the document is admitted to registration. The signature, the seal and the endorsement are all in conformity with this document and are part of this document.

[Handwritten Signature]

Additional District Sub-Registrar
Rajatal New Town, North 24 Parganas

19 JUN 2024

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL THESE MEN BY THESE PRESENTS THAT WE, (1) SMT. SANDHYA BAG (PAN : CJRPB2426H) (Aadhaar Card No.5215 9435 7108) wife of Shibnath Bag by faith Hindu by nationality Indian, by occupation - Housewife, residing at Nowapara, P.O. Hatiara, P.S. Eco Park, New Town, Kolkata 700157, District - North 24 Parganas, (2) SRI DILIP KUMAR BAG (PAN : AXOPB4913E) (Aadhaar Card No.3716 9235 4515) son of Shibnath Bag by faith Hindu by nationality Indian, by occupation - Business residing at Nowapara, P.O. Hatiara, P.S. Eco Park, New Town, Kolkata 700157, District - North 24 Parganas, (3) SMT. ARCHANA DAS (PAN : BLIPD1267J) (Aadhaar Card No. 2151 3080 8580) Wife of Sambhu Nath Das,

52677
LS. Developer

NAME	
ADD.	
Rs.	11/1
11 JUN 2024	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kol-1	

RB-13
Rashmika
19-59

11 JUN 2024
11 JUN 2024



Registrar of Companies
New Town, North 24 P.S.
19 JUN 2024

Daughter of Shibnath Bag by faith Hindu by nationality Indian, by occupation – Housewife, residing at Nitaji Lane, North Badra, P.O. Italgacha, P.S. Dum Du, District North 24 Parganas, Kolkata 700079, **(4) ARUNA BAG (PAN : EQBPB1082A) (Aadhaar Card No. 2211 2559 9222)**

Daughter of Shibnath Bag by faith Hindu by nationality Indian, by occupation – Unemployed, residing at Nowapara, P.O. Hatiara, P.S. Eco Park, New Town, Kolkata 700157, District - North 24 Parganas, **(5) KARUNA BAG (PAN : EQBPB1081D) (Aadhaar Card No. 6213 4758 6482)**

Daughter of Shibnath Bag by faith Hindu by nationality Indian, by occupation – Unemployed, residing at Nowapara, P.O. Hatiara, P.S. Eco Park, New Town, Kolkata 700157, District - North 24 Parganas, hereinafter called and referred to as the **LAND OWNERS/EXECUTANTS** send the following greetings :

WHEREAS the Executants herein are the exclusive owner and possessor in respect of **ALL THAT** piece and parcel of land measuring **11 Satak equivalent to 6 Cottahs 8 Chittacks** a little more or less under Mouza – Noapara, P.S. Rajarhat District North 24 Parganas Dag No. 317 L.R. Khatian No. 3058, 3011 3060, 3062 3061 Under Mouza Noapara, J.L. No.11, P.S. Rajarhat, District North 24 Parganas, A.D.S.R. New Town, Rajarhat, which is more fully described in the Schedule herein under written and herein after referred to as the **"SAID PROPERTY"**.

AND WHEREAS an agreement for development was entered by and between the Executants as owner and **'L.S. DEVELOPER'** a partnership firm having its office at 'RB-13, Raghunathpur, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata 700059 represented by its partners : (1) **LUTFAR RAHAMAN, (PAN : ACSPR7632M), (Aadhaar No.7578 1565 5463)** son of Azibar Rahaman, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Atghara (Majher Para), P.O. R. Gopalpur, P.S. Airport, Kolkata 700136, 2) **SRI SANTIMOY KUNDU @ SANTI KUNDU (PAN AKQPK8126R)** son of Late Gopal Chandra Kundu by faith –Hindu, by occupation – Business, by Nationality-Indian residing at Narayanpur, Purbayan, P.S. Airport, Kolkata - 700136, District North 24-Parganasa, West Bengal, as Developer under certain terms and conditions executed and registered on *19/06/24* before the office of A.D.S.R. Rajarhat, and recorded in Book No. *1*, CD Volume No *10* Pages *30* to *37* being No *9577* for the year 2024.

AND WHEREAS in order to proceed further for the purpose of proposed construction as per the said Development Agreement we have decided to **'L.S. DEVELOPER'** a



[Handwritten Signature]
National District Sub-Registrar,
Kanchi, New Town, North 24-Pg

19 JUN 2024

partnership firm having its office at 'RB-13, Raghunathpur, P.O. Deshbandhu Nagar, P.S. Bagulati, Kolkata 700059 represented by its partners : (1) **LUTFAR RAHAMAN, (PAN : ACSPR7632M), (Aadhaar No.7578 1565 5463)** son of Azibar Rahaman, by faith - Muslim, by occupation - Business, by nationality - Indian, residing at Atghara (Majher Para), P.O. R. Gopalpur, P.S. Airport, Kolkata 700136, 2) **SRI SANTIMOY KUNDU @ SANTI KUNDU (PAN AKQPK8126R)** son of Late Gopal Chandra Kundu by faith -Hindu, by occupation -Business, by Nationality-Indian residing at Narayanpur, Purbayan, P.S. Airport, Kolkata -700136, District North 24-Parganasa, West Bengal, as our true and lawful attorneys to act deed the followings in respect of the aforesaid property :

1. To look after and maintain and to clear possession the Schedule mentioned property.
2. To demolish the existing structure standing if any in the Schedule mentioned property and to construct the building upon the said land mentioned in the Schedule herein below in accordance with the Sanctioned Plan in our names and to sign on our behalf in the proposed Site Plan, Building Plan, Revised Plan and/or any modifications plan or plans and to renew the Plan if required and to file and obtain the same from the Bidhan Nagar Municipal Corporation
3. To negotiate on terms for and to agree and to enter into and conclude any agreement for sale and sell Developer's Allocation the proposed building consisting of different flats, garages, shops, spaces, units etc and the part thereof mentioned in the Schedule hereunder written except owner's Allocation to any purchaser or purchasers at such price which agreed upon and/or cancel or repudiate the same in the manner its deems fit and proper.
4. To allow the intending purchaser or purchasers to inspect the documents relating to the said property.
5. To receive from the intending Purchaser or Purchasers any earnest money and/or advances and also the balance of purchase money and to give good valid receipt and discharge for the same of Developer's Allocation as per Development Agreement .



ADDITIONAL DISTRICT SUB-REGISTRAR,
Kolar, New Town, North 74-Pol

19 JUN 2024

6. Upon such receipt as aforesaid in our name and as our acts and deeds to sign, execute and deliver any conveyance or conveyances, deed or deeds of the said property Developer's Allocation in favour of the Purchaser or Purchasers, or their nominees.
7. To receive and accept any consideration against aforesaid by cash or bank drafts, pay orders, cheques or in any other form whatsoever in the Developer own names and to give receipt thereof in full or partial discharges of the receipt of such consideration and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection or realisation of the money in respect of such instrument, and for this the owner have no liability.
8. To do all acts, deeds, things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and which our Constituted Attorney shall think best fit and proper in respect of Developer's Allocation.
9. To institute, commence, prosecute, carry on or defend or resist of all suits and other actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which we may be parties in any court in Civil, Criminal, Revenue or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India etc before Income Tax Authorities and to sign and verify all plaints, written statements, Accounts, Inventories to accept service of all Summons, Notice and Other Judicial Process to execute any Judgement, Decree or order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vokatnama or any kind of Affidavit.
10. To sign and execute deed or any other deeds, declarations, instruments and assurances which our said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying developer's allocation of the said property as we could do ourselves, if present.
11. To present any such conveyance or conveyances or declarations for registration before the Additional District Sub - Registrar, District Sub-



REGIONAL OFFICE SUB-DIVISION,
Kalyanpur, New Town, North 24-Pgs

19 JUN 2024

Registrar or Registrar of Assurances in Calcutta having authority for unto have the said Conveyance registered and to do all acts, deed and things of Developer's Allocation which our said Attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respects as we could do the same ourselves.

12. To attend any Court of Law either Civil or Criminal and to present our in all Government Offices on our behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below.
13. To appoint Architect, Civil Engineer, Structural Engineer, labour, labour contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be require for the construction of the said building.
14. To appear in any suit proceeding, motion, L.A. Office I.T. Office etc. on our behalf and to present us before the B.L. & L.R.O. for mutation, conversion etc and to file the statement or objection, affidavit-in-opposition etc. if required, in connection with the land mentioned in the Schedule hereinbelow.
15. To call the tender, quotation etc. from the supplier for supply cement, iron rod, sand, wood, iron grill etc. and to appoint them as our Constituted Attorney shall think fit and proper.
16. To ask for demand, recover receive and collect all money due and payable in connection with Developer's Allocation the said proposed building or construction and to settle, compromise or compound any debt or claim whatsoever.
17. To deliver possession of flat/flats, shops, Units, spaces, garages etc except owner' Allocation as per said Development Agreement with undivided proportionate share of land along with other amenities relating thereto either in complete or incomplete, finished or semi-finished condition which our Constituted Attorney shall think best, fit and proper in respect of Developer's Allocation.
18. To represent us before the Concerned Municipality for Site Plan, Building Plan, Revised Plan and/or any modifications plan or plans and to renew the



ਸਹਾਇਕ ਸਿਹਤ ਵਿਭਾਗ, ਜਲੰਧਰ-144001
ਜਲੰਧਰ, ਨਿਊ ਟਾਊਨ, ਨਰਥ 24-ਪੇਜ

19 JUN 2024

Plan if required and to file and obtain the same from the concerned Municipality and to apply for Completion Certificate of the Building and to collect the said Completion Certificate on our behalf and to deposit money, fees, taxes, A.D.C. or other requisite fee or fees etc, on our behalf as our Constituted Attorney shall think fit and proper.

19. To represent us before the competent Authority for connection of transformer, electric meter and for any other work or works and deposit money to the said Authority on our behalf and collect all receivables, vouchers etc. from it.

AND we do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by our said Attorney which shall be construed as our acts, deeds and things done by us to all intents and purpose and if we personally present even not withstanding the facts that no special power in that behalf is contained in these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu vacant land measuring **11 Satak equivalent to 6 Cottahs 8 Chittacks** a little more or less under Mouza – Noapara, P.S.Rajarhat District North 24 Parganas R.S./L.R. Dag No. 317 L.R. Khatian No. 3058, 3011 3060, 3062 3061 Under Mouza Noapara, J.L. No.11, P.S. Rajarhat now Eco Park, District North 24 Parganas, A.D.S.R New Town, Rajarhat , (Road Zone : Noapara-Shastitala-Purbapara) which is butted and bounded as follows :-

ON THE NORTH	:	17' ft. wide road
ON THE SOUTH	:	Land & Building
ON THE EAST	:	Land and Building, City Centre – II,
ON THE WEST	:	6' ft. common passage

H P



West Bengal District Sub-Registrar,
Rajarhat, New Town, North 24 Parganas

19 JUN 2024

IN WITNESS WHEREOF we, the Principals/Executants hereto have set and subscribed our hands and seals on this 19th day of June, 2024.

SIGNED, SEALED AND DELIVERED by the parties at Kolkata in the presence of :

WITNESSES :

1] Pradip Saha.
Advocate
High Court, Calcutta.



1. LT 9 of sandhya Bag

2. Dilip Kumar Bag

3. Atchana Das

4. Aruna Bag

5. Karuna Bag

Signature Of The Executants

1. Lutfur Rahman

2. Santimoy Kundu

2] K. Subieddin
Rajachet, Kol-135

L.S. DEVELOPER represented by its partners

(1) LUTFAR RAHAMAN and (2) SRI SANTIMOY KUNDU @ SANTI KUNDU

Signature Of The Attorney Holder

Drafted by :

Pradip Saha

Pradip Saha
Advocate
High Court, Calcutta
Enrolment No. WB/708/1990



राजधानी डिस्ट्रिक्ट रजिस्ट्रार,
राजधानी, न्यू टाउन, नॉर्थ 24-एग्स

19 JUN 2024

SPECIMEN FORM FOR TEN FINGERPRINTS



LT9 of Sandhya Bag, by the pen of Pradip Saha.

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



Dilip Kumar Bag

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



Archana Das

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



Aruna Bag

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



REGISTRAR OF THE ADMIRALTY DISTRICT
ADMIRALTY DISTRICT, NORTH 24-DIST

19 JUN 2024

SPECIMEN FORM FOR TEN FINGERPRINTS



Kasrence Bag

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



Ruffin Lashonon

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



Candice mds

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



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



~~NATIONAL DISTRICT REGISTRAR,~~
Rajarhat, New Town, North 24-Pgs

19 JUN 2024

Major Information of the Deed



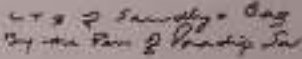
Deed No :	I-1523-09589/2024	Date of Registration	19/06/2024
Query No / Year	1523-8001508054/2024	Office where deed is registered	A.D.S.R. RAJARHAT, District: North 24-Parganas
Query Date	19/06/2024 2:31:07 PM		
Applicant Name, Address & Other Details	PRADIP SAHA HIGH COURT, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9836149661, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,48,20,003/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article.48(g))	Rs. 21/- (Article.E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 152309577/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Rajamat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Purba Para (Nowapara), Mouza: Noyapara, Pin Code : 700059

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-317	LR-3058	Bastu	Bastu	11 Dec	1/-	1,48,20,003/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					11Dec	1/-	148,20,003 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt SANDHYA BAG Wife of SHIBNATH BAG Executed by: Self, Date of Execution: 19/06/2024 Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office		 Captured	
		19/06/2024	L1 14860324	19/06/2024



NOWAPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth: XX-XX-1XX0, PAN No.: CJxxxxxx6H, Aadhaar No: 52xxxxxxxx7108, Status : Individual, Executed by: Self, Date of Execution: 19/06/2024, Admitted by: Self, Date of Admission: 19/06/2024, Place : Office

2	Name	Photo	Finger Print	Signature
Mr DILIP KUMAR BAG Son of SHIBNATH BAG Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	 <small>19/06/2024</small>	 <small>LT1</small> <small>19/06/2024</small>	 <small>19/06/2024</small>	

NOWAPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX7, PAN No.: AXxxxxxx3E, Aadhaar No: 37xxxxxxxx4515, Status : Individual, Executed by: Self, Date of Execution: 19/06/2024, Admitted by: Self, Date of Admission: 19/06/2024, Place : Office



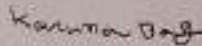
3	Name	Photo	Finger Print	Signature
Smt ARCHANA DAS Wife of Mr SAMBHU NATH DAS Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	 <small>19/06/2024</small>	 <small>LT1</small> <small>19/06/2024</small>	 <small>19/06/2024</small>	

NITAJI LANE, NORTH BADRA, City:- Not Specified, P.O:- ITALGHACHA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth: XX-XX-1XX6, PAN No.: BLxxxxxx7J, Aadhaar No: 21xxxxxxxx8580, Status : Individual, Executed by: Self, Date of Execution: 19/06/2024, Admitted by: Self, Date of Admission: 19/06/2024, Place : Office

4	Name	Photo	Finger Print	Signature
ARUNA BAG (Presentant) Daughter of SHIBNATH BAG Executed by: Self, Date of Execution: 19/06/2024 , Admitted by: Self, Date of Admission: 19/06/2024 ,Place : Office	 <small>19/06/2024</small>	 <small>LT1</small> <small>19/06/2024</small>	 <small>19/06/2024</small>	

NOWAPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth: XX-XX-1XX1, PAN No.: EQxxxxxx2A, Aadhaar No: 22xxxxxxxx9222, Status : Individual, Executed by: Self, Date of Execution: 19/06/2024, Admitted by: Self, Date of Admission: 19/06/2024, Place : Office



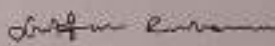


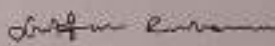


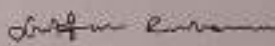


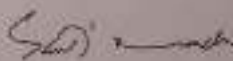


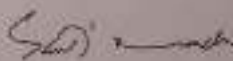


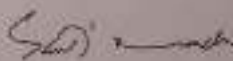


Name	Photo	Finger Print	Signature
KARUNA BAG Daughter of SHIBNATH BAG Executed by: Self, Date of Execution: 19/06/2024 Admitted by: Self, Date of Admission: 19/06/2024, Place of Admission: Office	 <small>19/06/2024</small>	 Captured <small>LTI 19/06/2024</small>	 <small>19/06/2024</small>
NOWAPARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX7, PAN No.:: EQxxxxxx1d, Aadhaar No: 62xxxxxxxx6482, Status :Individual, Executed by: Self, Date of Execution: 19/06/2024, Admitted by: Self, Date of Admission: 19/06/2024, Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	L. S. DEVELOPER RB-13, RAGHUNATHPUR, City- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700059 Date of Incorporation:XX-XX-2XX3, PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

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> LUTFAR RAHAMAN Son of Mr AZIBAR RAHAMAN Date of Execution - 19/06/2024, , Admitted by: Self, Date of Admission: 19/06/2024, Place of Admission of Execution: Office </td> <td>  <small>July 19 2024 3:59PM</small> </td> <td>  Captured <small>LTI 19/06/2024</small> </td> <td>  <small>19/06/2024</small> </td> </tr> <tr> <td colspan="4"> MAJHER PARA, City:- Not Specified, P.O:- R GOPALPUR, P.S:-Airport, District-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No.:: ACxxxxxx2M, Aadhaar No: 75xxxxxxxx5463 Status : Representative, Representative of: L. S. DEVELOPER (as PARTNER) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	LUTFAR RAHAMAN Son of Mr AZIBAR RAHAMAN Date of Execution - 19/06/2024, , Admitted by: Self, Date of Admission: 19/06/2024, Place of Admission of Execution: Office	 <small>July 19 2024 3:59PM</small>	 Captured <small>LTI 19/06/2024</small>	 <small>19/06/2024</small>	MAJHER PARA, City:- Not Specified, P.O:- R GOPALPUR, P.S:-Airport, District-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No.:: ACxxxxxx2M, Aadhaar No: 75xxxxxxxx5463 Status : Representative, Representative of: L. S. DEVELOPER (as PARTNER)			
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LUTFAR RAHAMAN Son of Mr AZIBAR RAHAMAN Date of Execution - 19/06/2024, , Admitted by: Self, Date of Admission: 19/06/2024, Place of Admission of Execution: Office	 <small>July 19 2024 3:59PM</small>	 Captured <small>LTI 19/06/2024</small>	 <small>19/06/2024</small>										
MAJHER PARA, City:- Not Specified, P.O:- R GOPALPUR, P.S:-Airport, District-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No.:: ACxxxxxx2M, Aadhaar No: 75xxxxxxxx5463 Status : Representative, Representative of: L. S. DEVELOPER (as PARTNER)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SANTIMOY KUNDU, (Alias Name: Mr SANTI KUNDU) Son of Late GDPAL CHANDRA KUNDU Date of Execution - 19/06/2024, , Admitted by: Self, Date of Admission: 19/06/2024, Place of Admission of Execution: Office </td> <td>  <small>July 19 2024 3:24PM</small> </td> <td>  Captured <small>LTI 19/06/2024</small> </td> <td>  <small>19/06/2024</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SANTIMOY KUNDU, (Alias Name: Mr SANTI KUNDU) Son of Late GDPAL CHANDRA KUNDU Date of Execution - 19/06/2024, , Admitted by: Self, Date of Admission: 19/06/2024, Place of Admission of Execution: Office	 <small>July 19 2024 3:24PM</small>	 Captured <small>LTI 19/06/2024</small>	 <small>19/06/2024</small>				
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NARAYANPUR, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No.: AKxxxxxx6R, Aadhaar No: 77xxxxxxxx7336 Status : Representative, Representative of : L. S. DEVELOPER (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADIP SAHA Son of Late C D SAHA, HIGH COURT, City:- P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	19/06/2024	19/06/2024	19/06/2024

Identifier Of Smt SANDHYA BAG, Mr DILIP KUMAR BAG, Smt ARCHANA DAS, ARUNA BAG, KARUNA BAG, LUTFAR RAHAMAN, Mr SANTIMOY KUNDU

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Smt SANDHYA BAG	L. S. DEVELOPER-2.2 Dec
2	Mr DILIP KUMAR BAG	L. S. DEVELOPER-2.2 Dec
3	Smt ARCHANA DAS	L. S. DEVELOPER-2.2 Dec
4	ARUNA BAG	L. S. DEVELOPER-2.2 Dec
5	KARUNA BAG	L. S. DEVELOPER-2.2 Dec

Land Details as per Land Record*

District: North 24-Parganas, P.S:-Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Purba Para (Nowapara), Mouza: Nayapara, Pin Code: 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 317, LR Khatian No:- 3058	Owner:মহা শ্রম, গুর্ডান্দেবনা শ্রম, Address:মহা, Classification:মহা, Area:0.01000000 Acres,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 152309589 / 2024

On 19-06-2024

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:53 hrs on 19-06-2024, at the Office of the A.D.S.R. RAJARHAT by ARUNA BAG, 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 1,48,20,003/-

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

Execution is admitted on 19/06/2024 by 1. Smt SANDHYA BAG, Wife of SHIBNATH BAG, NOWAPARA, P.O: HATIARA, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife. 2. Mr DILIP KUMAR BAG, Son of SHIBNATH BAG, NOWAPARA, P.O: HATIARA, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business. 3. Smt ARCHANA DAS, Wife of Mr SAMBHU NATH DAS, NITAJI LANE, NORTH BADRA, P.O: ITALGHACHA, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession House wife. 4. ARUNA BAG, Daughter of SHIBNATH BAG, NOWAPARA, P.O: HATIARA, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Others. 5. KARUNA BAG, Daughter of SHIBNATH BAG, NOWAPARA, P.O: HATIARA, Thana: New Town, North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Others

Identified by Mr PRADIP SAHA, Son of Late C D SAHA, HIGH COURT, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-06-2024 by LUTFAR RAHAMAN, PARTNER, L. S. DEVELOPER (Partnership Firm), RB-13, RAGHUNATHPUR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr PRADIP SAHA, Son of Late C D SAHA, HIGH COURT, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 19-06-2024 by Mr SANTIMOY KUNDU, Mr SANTI KUNDU PARTNER, L. S. DEVELOPER (Partnership Firm), RB-13, RAGHUNATHPUR, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr PRADIP SAHA, Son of Late C D SAHA, HIGH COURT, P.O: G P O, Thana: Hare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,00/- (E = Rs 21,00/-) and Registration Fees paid by Cash Rs 21,00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100,00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 52677, Amount: Rs.100.00/-, Date of Purchase: 11/06/2024, Vendor name: S Mukherjee

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2024, Page from 359300 to 359315
being No 152309589 for the year 2024.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2024.06.26 11:48:12 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 26/06/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

