

DEVELOPMENT POWER OF ATTORNEY

DATED

26TH DAY OF SEPTEMBER, 2024.

REGISTERED AT

THE OFFICE OF THE DISTRICT SUB-REGISTRAR III, AT ALIPORE.

RECORDED IN

BOOK NO. I

VOLUME NO.1603 - 2024

PAGES FROM 446304 TO 446323

BEING NO. 160316598 FOR THE YEAR 2024.

BY AND BETWEEN

SMT. SHEFALI ADHIKARI AND ANR.

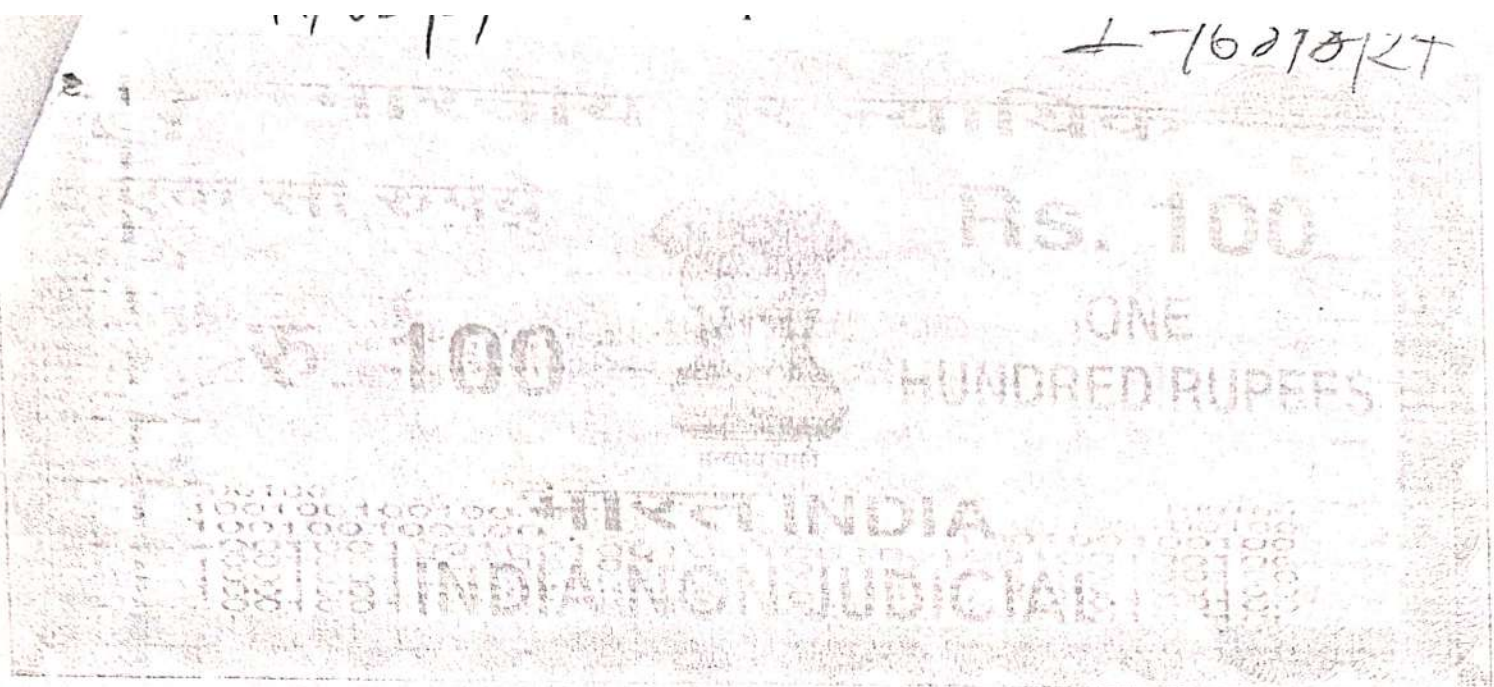
... PRINCIPALS.

AND

ALAUDDIN NASKAR.

... ATTORNEY.

1-16278/27



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AS 406005

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

District Sub-Register-III
Alipore, South 24-parganas

26-09-24

POWER OF ATTORNEY FOR DEVELOPMENT AFTER
REGISTRATION OF THE DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that (1) SMT. SHEFALI ADHIKARI (PAN : CQSPA 3055 K), wife of Ganesh Adhikari, a Housewife, residing at 70/1, M.G. Road, near C.R.M.S. Nursing Home, Haridevpur, Kolkata – 700082, Post Office : Santoshpur (Maheshtala), Police Station Haridevpur, District : South 24 - Parganas, (2) SMT. MITA DAS (PAN : BPMPD 4424 D), wife of Shankar Das, a Housewife, residing at Brahmapur, Battala, Kolkata – 700096, Post Office : Brahmapur, Police Station Bansdroni (previously Regent Park), District : South 24 – Parganas AND (3) SMT. RUPA DAS (PAN : ATOPD 1489 K), wife of Niloy Das, a Housewife, residing at 1 - 42, Suryanagar, Kolkata – 700040, Post Office : Regent Park, Police Station Regent Park, District : South 24 - Parganas – all by religion Hindu, by nationality Indian, hereinafter jointly called and referred to as the PRINCIPALS, do hereby jointly and / or severally give and grant this General Power of Attorney to and in favour ALAUDDIN NASKAR (PAN: AEKPN 5507 P), son of Late Mulluk Naskar, by faith Islam, by nationality Indian, by occupation Business and residing at 265, Seikhipara, Brahmapur, Post Office Brahmapur, Kolkata - 700096, Police Station Bansdroni (previously Regent Park), District : South 24-Parganas, hereinafter called and referred to as the ATTORNEY.

WHEREAS the Principals herein-named have become the joint and absolute Owners and Possessors, in respect of the ALL THAT the piece or parcel of Land measuring or containing more or less 07 (Seven) Cottahs and 05 (Five) Chittack, along with a pucca two – storied structure standing thereon, measuring about :

- 2160 (Two Thousand One Hundred and Sixty) Sq. Ft. of covered area, in the Ground Floor and
- 1600 (One Thousand and Six Hundred) Sq. Ft. of covered area, in the First Floor – lying and situate within the District : South 24-Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub – Registrar Office at Alipore, Pargana Magura, Touzi No.60, J.L. No. 48, R.S. No. 169, Mouza - Brahmapur, appertaining to the Khatian No. 482, corresponding to L.R. Khatian No. 3950, 3682 and 3683, comprising R.S. and L.R. Dag Nos.

49 and 50, within the limits of the Kolkata Municipal Corporation Ward No.112, being known and numbered as the KMC Premises No. 222, Brahmapur Road, Kolkata - 700096, and assessed under the Assessee No.31-112-07-0222-5, by virtue of execution and registration of a Deed of Gift in Bengali on 25.03.2013, from their mother Jogomaya Das (wife of Pran Krishna Das). The said Deed was duly registered at the Office of the Additional Registrar of Assurance – I of Kolkata and recorded in Book No. I, CD Volume No.6, from 5279 to 5294 Pages and being known and numbered as the Deed No. 02945 for the year 2013.

On and from the date of execution and registration of the said Deed of Gift, the said Land Owners herein – named, have started to possess and enjoy the said property jointly and absolutely and without any disturbance and / or hindrance from anybody.

AND WHEREAS the Developer Concern *ALAUDDIN NASKAR* have entered into a Development Agreement with the above mentioned Land Owners on 24.02.2022, with some settled terms and conditions as laid down in the said Development Agreement which was duly registered at the Office of the District Sub Registrar – III at Alipore and recorded in Book No. I, Volume No. 1603-2022, from 106096 to 106138 Pages and being Deed No. 160302713 for the year 2022.

Subsequently, the said Shefali Adhikary, Mita Das and Rupa Das have also executed a Development Power of Attorney on the same date i.e. on 24.02.2022, appointing and/or nominating and/or constituting the above-named *ALAUDDIN NASKAR* as their true and lawful Attorney. The said Development Power of Attorney has been registered at the Office of the District Sub – Registrar – III, at Alipore and recorded in Book No. I, Volume No. 1603-2022, from 106035 to 106062 Pages and Being Deed No. 160302739 for the year 2022.

AND WHEREAS due to various of reasons, the said Shefali Adhikary, Mita Das and Rupa Das have jointly revoked and / or cancelled the Power and authority entrusted to Alauddin Naskar in respect of the Schedule mentioned property, by virtue of execution and

registration of the cancellation and / or revocation of Power of Attorney dated 24.02.2022, duly executed on 26.09.2024, which was duly registered at the Office of the District Sub Registrar – III at Alipore and recorded in Book No. IV and being Deed No. 1603 00 708 for the year 2024. NOW, as per the terms of the Supplementary Development Agreement, which has been executed by and between the Land Owners and Developer herein named on 26.09.24, which has been registered at the Office of the District Sub Registrar – III at Alipore and recorded in Book No. I and being Deed No. 16 03 16 57 5 for the year 2024 and the Allocations of both the Land Owners and the Developer are as follows:

➤ THE LAND OWNERS' ALLOCATION (the Principals) WILL CONSIST OF :

The "LAND OWNER'S ALLOCATION" shall mean in exchange of land the Land Owners / First Party will be provided out of the total constructed area to be constructed on the basis of the Building Plan, sanctioned by the Competent Authority of The Kolkata Municipal Corporation i.e.

- Entire SECOND FLOOR,
- Entire FOURTH FLOOR,
- 04 Nos. of Roof Covered Car Parking Space at the Back Side of the GROUND FLOOR;

AND

A lump sum non – refundable amount of Rs.10,00,000/- (Rupees Ten Lakh) only, will be paid by the Developer to the Land Owners herein jointly, out of which Rs. 5,00,000/- (Rupees Five Lakh) only has already been by the Developer to the Land Owners herein on execution and registration of the Development Agreement and Development Power of Attorney, Rs. 3,00,000/- (Rupees Three Lakh) only will be paid on execution of this Supplementary Agreement and balance amount of Rs. 2,00,000/- (Rupees Two Lakh) only will be paid after completion of the R.C.C. structure.

– TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas, facilities and amenities to be constructed

Rupa Das

Shubham C. 1/10/24

Shetali Adhikari

and / or provided by the Developer at his own cost ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

➤ THE DEVELOPER'S ALLOCATION (the Attorney) WILL CONSIST OF :

The "DEVELOPER'S ALLOCATION" shall mean the remaining construction area to be constructed on the basis of the Building Plan, sanctioned by the Competent Authority of The Kolkata Municipal Corporation TOGETHER WITH the undivided, indivisible and common areas and facilities to be constructed will be of the Developer's Allocation.

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

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

It is further to be mentioned here that because of their various problems, the Principals herein are facing difficulties to look-after, manage, maintain and execute the various required acts and jobs in respect of the above mentioned as well as Schedule mentioned property and it has become next to impossible for them to present themselves physically whenever and wherever required for the purpose of various acts and jobs required to look-after, manage, maintain and execute the various day-to-day requirement for peaceful and better use, enjoyment and execution of various acts and/or deeds in respect of the building thereon, at the Schedule mentioned property and hence they do hereby authorize and/or appoint and/or nominate and constitute the above-named Alauddin Naskar, to be their true and lawful Attorney, to act for all of them and in their names and on their behalf to do, execute and/or perform all or any of the following acts, deeds, matters & things:-

- 1) To represent the Principals before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the Schedule mentioned property.
- 2) To enter into the said Premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls, to construct building, etc.,

- 3) To appoint engineers, architects, contractors and other agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.
- 4) To approach and/or make and sign all applications before various Concerned Departments of The Kolkata Municipal Corporation, like Building assessment, water supply, drainage, etc., including signing on the required papers and/or documents and plans for getting necessary permission, sanction, re-sanction, alteration, addition, verification, modification to get the plan sanctioned and to get connections like water, electric supply, drainage, etc. in the names of the Principals and/or on behalf of them and to take delivery of the said permission, sanction, re-sanction, alteration, addition, verification, modification, etc. from the Concerned Departments and/or Authorities of The Kolkata Municipal Corporation. The Attorney is hereby authorized to sign on the Building Plan and/or any deviation/addition/alteration of the same for submitting the same before The Kolkata Municipal Corporation or any other Concerned Authority/s including Layout Plan for water supply and drainage as also for the purpose of regularizing the deviations / alterations / addition plan as also any matter related with the Commencement Certificate and the Completion Certificate.
- 5) To make various deposits / apply for getting connection / sign / dis-connection into the various Concerned Department/s of the C.E.S.C. / WBSEDCL in respect of the Schedule mentioned property, to pay any amount for getting new connection, to pay electric bills and also to get refund for any excess payment and to issue proper and valid receipt for the same.
- 6) To make various deposits into the various Concerned Department/s and/or Authority/s and/or Office/s including The Kolkata Municipal Corporation, KMDA, B.L. & L.R.O., C.E.S.C., WBSEDCL, etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.
- 7) To approach and / or apply and / or sign various papers and / or documents for getting necessary mutation, conversion, etc., of the property, before the Competent Authority of the B.L. & L.R.O. and sign and / or receive necessary certificate for the same.

- 8) All the expenses regarding mutation, conversion, etc., will be borne by the Attorney herein.
- 9) To apply for and obtain steel, bricks, cements and other construction materials in the names of the Principals and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the Principals either financially or otherwise.
- 10) To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of plan and any other purpose for construction of the new building at the said premises on account of the owner of the said premises without making liability upon the owners.
- 11) To do all acts, deeds, matters and things in respect of the property mentioned in the Schedule here-below and to represent the Principals before and correspond with the Concerned Authority/s for any of the matters relating to the property under the Schedule here below.
- 12) To do and/or perform any necessary and required acts, deeds, matters for the purpose of better use and enjoyment of the property under the Schedule herein.
- 13) To insure the said property against damage, fire, tempest, riots, flood, earthquake or otherwise as it stands fit and proper.
- 14) To represent the Principals before the Registrar, Sub-Registrar and/or other such Authorities in all connections with execution and registration of the required Declaration etc. and/or Rectification of the required Deeds and/or any other Documents (including Agreement for Sale, Sale Deed or any other type of Deed of Transfer) in relation with the property, as the occasion may require.
- 15) The Attorney will remain eligible to execute Agreement for Sale and /or Deed of Sale and /or other kind of transfer Deed and if necessary make the same registered in respect of the entire Allocation of the Developer, out of the proposed building and the amount to be realized there-from will be considered as the Developer's share and the same can be utilized by him as per his desire.

16) The Principals do hereby undertake and agree that they shall not in any way write any letter and/or correspond with the Government in all it's Departments, The Kolkata Municipal Corporation in all it's Departments and other Concerned Local Authorities counter demanding any act, deed, matter or thing done by the said Attorney pursuant to this Power of Attorney. The Principals do hereby expressly agree and undertake if any such instruction/s is/are issued by them, the same shall not affect the acts, deeds, matters and things done by the said Attorney and all the Concerned Authorities shall be entitled to disregard all such instructions given by them, in respect of the property under the Schedule here below except in case all or any of the acts, deeds or things go against the interest or claims of them.

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

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

19) To sign, verify and execute Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s & Document/s of every description that may be necessary to be signed, verified & executed for the purpose of

Suit/s, Action/s, Appeal/s & Proceeding/s of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by Lawful Authority and to do all acts, deeds and things and to appear and/or to make Petitions and/or Applications in any such Court or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or to defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s, Proceeding/s and to execute Decree/s as the said Attorney shall be advised or think proper.

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

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

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

23) **AND THE PRINCIPALS DO HEREBY DECLARE** that this Revocable Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon him by this Power, in respect of the matters, related with the Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development Work.



24) **AND THE PRINCIPALS DO HEREBY DECLARE** to ratify and confirm whatsoever the said Attorney shall do for the betterment of the property by virtue of these presents and the Principals will not act adversely in respect of the instant Power.

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece or parcel of Land measuring or containing more or less 07 (Seven) Cottah 05 (Five) Chittack, along with a pucca two - storied structure standing thereon, measuring about 3760 (Three Thousand Seven Hundred and Sixty) Sq. Ft. in total, out of which more or less :

- 2160 (Two Thousand One Hundred and Sixty) Sq. Ft. of covered area, in the Ground Floor and
- 1600 (One Thousand and Six Hundred) Sq. Ft. of covered area, in the First Floor, — within the District : South 24-Parganas, Police Station Bansdroni (previously Regent Park), Additional District Sub - Registrar Office at Alipore, Pargana Magura, Touzi No.60, J.L. No. 48, R.S. No. 169, Mouza - Brahmapur, appertaining to the Khatian No. 482, corresponding to L.R. Khatian No. 3950, 3682 and 3683, comprising R.S. and L.R. Dag Nos. 49 and 50, within the limits of The Kolkata Municipal Corporation Ward No.112, being known and numbered as the KMC Premises No. 222, Brahmapur Road, Kolkata - 700096, and assessed under the Assessee No.31-112-07-0222-5.

The property is butted and bounded by:

ON THE NORTH	:	Property under R.S. Dag No.49;	
ON THE SOUTH	:	Property under R.S. Dag No.50;	
ON THE EAST	:	Partly property under R.S. Dag Nos.49 (P) and 50 (P) and partly 16 feet wide Road;	
ON THE WEST	:	Property under R.S. Dag Nos.49 (P) and 50 (P).	

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

THIS THE 26TH DAY OF SEPTEMBER, 2024. A.D.

IN THE PRESENCE OF:

(1) Subhojit Halder
(Adv)
Alipore Judges Court
Kolkata - 700027.

Shafali Adhikari
Mita Das
Rupa Das

~~Shafali Adhikari~~
SIGNATURE OF THE PRINCIPALS

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

(2) Ashoke Das
Sd/- Pranabishna Das
Brahmapur Bafale,
Kol. 96

Abir Das

SIGNATURE OF THE ATTORNEY

Signature of the Attorney is hereby attested by the
Principals: Shafali Adhikari

Mita Das
Rupa Das

Shafali Adhikari

SIGNATURE OF THE PRINCIPALS

DRAFTED & PREPARED BY:

Sobhrajit Halder
2/2522/2321/2023, Advocate,
Alipore Judges' Court,
Kolkata- 700027



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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - SHEFALI ADHIKARI

SIGNATURE ~~Shefali Adhikari~~ Shefali Adhikari








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Left Hand					






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Right Hand					

NAME - MITA DAS

SIGNATURE Mita Das








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Left Hand					






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Right Hand					

NAME - RUPA DAS

SIGNATURE Rupa Das

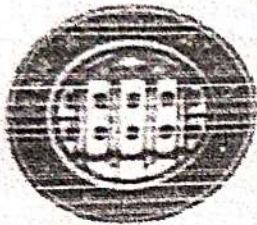


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Left Hand					

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Right Hand					

NAME - ALAUDDIN NASKAR

SIGNATURE Alauddin Naskar



IDENTITY CARD
ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA - 700 027

PHONE : CIVIL : 2479-6335/7336, CRIMINAL : 2479-1477

Card No. : **VC/3308**



Name **SUBHRAJIT HALDER, Advocate**

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

W.B. Bar Council Enrollment No. : **F/2522/2321/202**

Sudip Bhattacharya

(SUDIP BHAUMICK)
Secretary

Major Information of the Deed

Deed No :	I-1603-16598/2024	Date of Registration	26/09/2024
Query No / Year	1603-8002556816/2024	Office where deed is registered	
Query Date	26/09/2024 1:10:45 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	TAPAJIT ROY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8482024224, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,00,001/-	Rs. 1,09,18,450/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



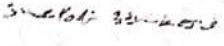


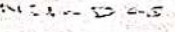


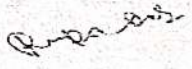
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahmapur Road, , Premises No: 222, , Ward No: 112 Pin Code : 700096

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 5 Chatak	1/-	80,98,450/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				12.0656Dec	1 /-	80,98,450 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	3760 Sq Ft.	2,00,000/-	28,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2160 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		3760 sq ft	2,00,000 /-	28,20,000 /-	



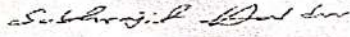
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SHEFALI ADHIKARI Wife of Mr GANESH ADHIKARI Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office	Photo  26/09/2024	Finger Print  Captured LTI 26/09/2024	Signature  26/09/2024
70/1 M G ROAD NEAR C R MS NURSING HOME HARIDDEVPUR, City:- , P.O:- HARIDDEVPUR, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: CQxxxxxx5K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office				
2	Name Mrs MITA DAS Wife of Mr SHANKAR DAS Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office	Photo  26/09/2024	Finger Print  Captured LTI 26/09/2024	Signature  26/09/2024
BRAHMAPUR BATTALA, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: BPxxxxxx4D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office				
3	Name Mrs RUPA DAS Wife of Mr NILOY DAS Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office	Photo  26/09/2024	Finger Print  Captured LTI 26/09/2024	Signature  26/09/2024
1/42 SURYANAGAR, City:- , P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: ATxxxxxx9K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ALAUDDIN NASKAR (Presentant) Son of Late MULLUK NASKAR Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office	Photo  26/09/2024	Finger Print  Captured LTI 26/09/2024	Signature  26/09/2024
Son of Late MULLUK NASKAR 265 SEIKHPARA BRAHMAPUR, City:- , P.O:- BRAHMAPUR, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.:: AExxxxxx7P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHRAJIT HALDER Son of Mr MANTURAM HALDER City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 26/09/2024	 Captured 26/09/2024	 26/09/2024
Identifier Of Mrs SHEFALI ADHIKARI, Mrs MITA DAS, Mrs RUPA DAS, Mr ALAUDDIN NASKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SHEFALI ADHIKARI	Mr ALAUDDIN NASKAR-4.02187 Dec
2	Mrs MITA DAS	Mr ALAUDDIN NASKAR-4.02187 Dec
3	Mrs RUPA DAS	Mr ALAUDDIN NASKAR-4.02187 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SHEFALI ADHIKARI	Mr ALAUDDIN NASKAR-1253.33333300 Sq Ft
2	Mrs MITA DAS	Mr ALAUDDIN NASKAR-1253.33333300 Sq Ft
3	Mrs RUPA DAS	Mr ALAUDDIN NASKAR-1253.33333300 Sq Ft

Endorsement For Deed Number : I - 160316598 / 2024

On 26-09-2024

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 13:58 hrs on 26-09-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ALAUDDIN NASKAR ,Claimant.

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 1,09,18,450/-

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

Execution is admitted on 26/09/2024 by 1. Mrs SHEFALI ADHIKARI, Wife of Mr GANESH ADHIKARI, 70/1 M G ROAD NCAR C R MS NURSING HOME HARIDDEVPUR, P.O: HARIDDEVPUR, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife, 2. Mrs MITA DAS, Wife of Mr SHANKAR DAS, BRAHMAPUR BATTALA, P.O: BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by Profession House wife, 3. Mrs RUPA DAS, Wife of Mr NILOY DAS, 1/42 SURYANAGAR, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 4. Mr ALAUDDIN NASKAR, Son of Late MULLUK NASKAR, 265 SEIKHPARA BRAHMAPUR, P.O: BRAHMAPUR, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Muslim, by Profession Business

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

Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 5418, Amount: Rs.100.00/-, Date of Purchase: 06/09/2024, Vendor name: S B DAS



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

• Volume number 1603-2024, Page from 446304 to 446323
being No 160316598 for the year 2024.



Digitally signed by Debasish Dhar
Date: 2024.10.21 10:52:06 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 21/10/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.