

L2455

L-12461/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8/2136262/23

AP 152421

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

[Handwritten Signature]

Additional District Sub-Registrar,
Rajarhat, New Town, North 24 Pgs

21 AUG 2023

DEVELOPMENT POWER OF ATTORNEY
AFTER
REGISTERED DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE PRESENTS we,
 (1) **KANTI LAL JAISWAL [PAN. ACUPJ7406K],**
[AADHAAR NO. 958555234038] & [MOBILE
NO. 8232850116], son of Late Shyam Sunder
 Jaiswal, by faith - Hindu, by occupation -
 Business, by nationality - Indian, residing at
 16/9, RGM, Tegharia Jhowtala Sitala Tala Lane,

P.O. Hatiara, P.S. New Town (now Eco Park), Kolkata - 700157, District North 24 Parganas, West Bengal, (2) **ANJU JAISWAL [PAN. AJRPJ6904E], [AADHAAR NO. 843572623835] & [MOBILE NO. 9073099091]**, wife of Late Rajan Kumar Jaiswal @ Late Rajendra Kumar Jaiswal, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Jhowtala, P.O. Hatiara, P.S. New Town (now Eco Park), Kolkata - 700157, District North 24 Parganas, West Bengal, (3) **ANKITA JAISWAL [PAN. BDPJ8181G], [AADHAAR NO. 724518673774] & [MOBILE NO. 9088991889]**, daughter of Late Rajan Kumar Jaiswal @ Late Rajendra Kumar Jaiswal, by faith - Hindu, by occupation - Service, by nationality - Indian, residing at Jhowtala, P.O. Hatiara, P.S. New Town (now Eco Park), Kolkata - 700157, District North 24 Parganas, West Bengal, (4) **AYUSHI JAISWAL [PAN. BURPJ1086R], [AADHAAR NO. 254138208318] & [MOBILE NO. 8100026169]**, daughter of Late Rajan Kumar Jaiswal @ Late Rajendra Kumar Jaiswal, by faith - Hindu, by occupation - Student, by nationality - Indian, residing at Jhowtala, P.O. Hatiara, P.S. New Town (now Eco Park), Kolkata - 700157, District North 24 Parganas, West Bengal & (5) **ROUSHAN JAISWAL [PAN. CMKPJ2646F], [AADHAAR NO. 291555870523] & [MOBILE NO. 9748026406]**, son of Late Rajan Jaiswal @ Late Rajan Kumar Jaiswal @ Late Rajendra Kumar Jaiswal, by faith - Hindu, by occupation - Student, by nationality - Indian, residing at Jhowtala, P.O. Hatiara, P.S. New Town (now Eco Park), Kolkata - 700157, District North 24 Parganas, West Bengal, hereinafter jointly and collectively called and referred to as the **"LANDOWNERS/PRINCIPALS/EXECUTANTS"**, do hereby jointly and severally nominate, constitute and appoint **PADMA DEVELOPER [PAN. AGRPG4353M]**, a Proprietorship Concern, having its office address at Swapna Apartment, Ground Floor, Hatiara, Jhowtala, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal, represented by its Proprietor namely **SOUMEN GHOSH [PAN. AGRPG4353M], [AADHAAR NO. 361650255805] & [MOBILE NO. 9831558450]**, son of Late Sadhan Ghosh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Hatiara, Jhowtala, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as our true, authorised and lawful Attorney for us in our names on our behalf and to to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

WHEREAS we are the absolute joint owners of **ALL THAT** piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Khatian in</u>	<u>Nature of</u>	<u>Total Land Area</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>the name of</u>	<u>Land</u>	<u>K - CH - SFT.</u>
25	819	78	Kanti Lal Jaiswal	Sali	01 - 01 - 35
25	819	79	Rajendra Kr. Jaiswal	Sali	01 - 01 - 35
					02 - 03 - 25

In total a demarcated plot of vacant Sali land measuring **2 (Two) Cottahs 3 (Three) Chittacks 25 (Twenty Five) sq.ft. be the same a little more or less**, lying and situated at **Mouza - Hatiara**, J.L. No. 14, Re.Sa. No. 188, Touzi No. 119, Pargana - Kalikata, P.S. Rajarhat thereafter New Town now Eco Park, comprised in **R.S. Dag No. 25, L.R. Dag No. 25**, under C.S. Khatian No. 1029, **R.S. Khatian No. 819, L.R. Khatian Nos. 78 & 79 [in the name of (a) Kanti Lal Jaiswal & (b) Rajan Kumar Jaiswal @ Rajendra Kumar Jaiswal, since deceased]**, A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. RGM-10/4343, in Ward No. 10, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 12, [Jhowtala Road (Hatiara), P.O. Hatiara, Kolkata - 700157], in the District North 24 Parganas, in the State of West Bengal, morefully described in the Schedule hereinafter written [**Hereinafter called as the "SAID PROPERTY/SAID PREMISES"**], by receiving the same, by way of Registered Deed of Conveyance, which was registered on 29.07.1983, registered in the office of the Additional District Registrar, North 24 Parganas at Barasat, and recorded in Book No. I, Volume No. 49, Pages 204 to 211, being Deed No. 2441 for the year 1983, and by way of inheritance from one Rajan Kumar Jaiswal @ Rajendra Kumar Jaiswal, son of Late Shyam Sunder Jaiswal.

AND WHEREAS we, the Landowners/Executants herein, jointly entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully described in the Schedule hereinafter written, owned by us with the said **PADMA DEVELOPER [PAN. AGRPG4353M]**, a Proprietorship Concern, having it's

office address at Swapna Apartment, Ground Floor, Hatiara, Jhowtala, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal, represented by it's Proprietor namely **SOUMEN GHOSH [PAN. AGRPG4353M], [AADHAAR NO. 361650255805] & [MOBILE NO. 9831558450]**, son of Late Sadhan Ghosh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Hatiara, Jhowtala, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 21.08.2023, in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, being Deed No. 12430 for the year 2023.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, we, the Principals/Landowners, are appointing the SAID ATTORNEY HOLDER as our true authorised and lawful attorney for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of concerned Bidhannagar Municipal Corporation Authority, CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of the building and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats/shops/garages of Developer's Allocation.
2. To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.

3. To manage and maintain the said premises including the building to be constructed and completed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for G+3 storied building, deeds, documents and papers in respect of our said premises before the concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building over and above the said premises.
5. To pay all Municipal/Corporation and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with our neighbour's plot of land of the schedule property on our behalf and in our names, and/or any other instruments and deeds & documents in respect of sale of flats/shops/commercial space and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in his name or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flats/shops/commercial space/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, Deed of Amalgamation, Deed of Declaration/Deed of Boundary Declaration and/or any other instruments and documents in respect of our property and in respect of sale of flats/shops/units and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement. To sign and execute Deed of Gift relating to gift a part of our total land to

the concerned authority for widening the existing municipal road in our name and on our behalf, if required. The attorney shall also have the power to amalgamate our property with the adjacent/neighbour's plot of land of our schedule property, and to sign and execute Deed of Amalgamation in our names and on our behalf.

7. To receive the consideration money in cash or by cheque/draft or any other electrical modes, from the intending purchaser or purchasers for booking of flats/shops/garages or units relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats/shops/garages/units, within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/shops/garages/units in the said building relating to Developer's Allocation in the said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vokatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said

premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

12. That the Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance in favour of any intending purchasers within Developer's Allocation only according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as our Attorney in relation to all matters touching the said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO
[Description of Land & Premises]

ALL THAT piece and parcel of land measuring :

<u>R.S./L.R.</u> <u>Dag No.</u>	<u>R.S. Khatian</u> <u>No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Khatian in</u> <u>the name of</u>	<u>Nature of</u> <u>Land</u>	<u>Total Land Area</u> <u>K - CH - SFT.</u>
25	819	78	Kanti Lal Jaiswal	Sali	01 - 01 - 35
25	819	79	Rajendra Kr. Jaiswal	Sali	01 - 01 - 35 02 - 03 - 25

In total a demarcated plot of vacant Sali land measuring **2 (Two) Cottahs 3 (Three) Chittacks 25 (Twenty Five) sq.ft.** be the same a little more or less ~~Together With cement flooring residential Tiles Shed measuring 100 Square Feet more or less,~~ lying and situated at **Mouza - Hatiara, J.L. No. 14, Re.Sa. No. 188, Touzi No. 119, Pargana - Kalikata, P.S. Rajarhat thereafter New Town now Eco Park, comprised in R.S. Dag No. 25, L.R. Dag No. 25, under C.S. Khatian No. 1029, R.S. Khatian No. 819, L.R. Khatian Nos. 78 & 79 [in the name of (a) Kanti Lal Jaiswal & (b) Rajan Kumar Jaiswal @ Rajendra Kumar Jaiswal, since deceased), A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. RGM-10/4343, in Ward No. 10, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 12, [Jhowtala Road (Hatiara), P.O. Hatiara, Kolkata - 700157], in the District North 24 Parganas, in the State of West Bengal. The said plot of land is butted & bounded*as follows :-**

ON THE NORTH : Land of Rabin Paul.
ON THE SOUTH : 10 ft. Wide Road [Jhowtala Road (Hatiara)].
ON THE EAST : Land of Dipak Shaw.
ON THE WEST : Land of Bablu Saha & Others.

Roushan Jaiswal

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the ...21.... day of AUGUST, 2023 (Two Thousand Twenty Three) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

in the presence of :

1. Himanshu Biswas
Ran Nagar Barabani
POST RAN NAGAR
KR : 700136

Kanti Lal Jaiswal

Kanti Lal Jaiswal

2. Kishalay Saha
S/O - Dipak Saha
Thantala
Kol-157

Anju Jaiswal
Anju Jaiswal

Ankita Jaiswal
Ankita Jaiswal

Ayushi Jaiswal

Ayushi Jaiswal

Drafted By:

Parshu Narayan Swarnakar
Adv.
F/1305/9/14/2011
Judge's Court, Barabani

For Pinaki Chattopadhyay & Associates,
Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700157.

Ph. : 9830061809.

Roushan Jaiswal

Roushan Jaiswal

Landowners/Principals

Soumen Ghosh

Padma Developer

Represented by it's Proprietor,

Soumen Ghosh

Attorney

Composed By:

Jayashree Mondal

Jayashree Mondal,











Teghoria Main Road,

Kolkata - 700157.












Soumen Ghosh

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO










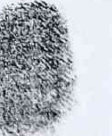

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 Karan Jaiswal	L.H.					
	R.H.					



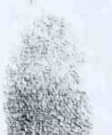


ATTESTED :- Karan Jaiswal

 Anju Jaiswal	L.H.					
	R.H.					

ATTESTED :- Anju Jaiswal

 Ankita Jaiswal	L.H.					
	R.H.					


ATTESTED :- Ankita Jaiswal

 Ayushi Jaiswal	L.II.					
	R.II.					

ATTESTED :- Ayushi Jaiswal

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 Roushan Jaiswal	L.H.					
	R.H.					

ATTESTED :- Roushan Jaiswal

 Jomesh Ghosh	L.H.					
	R.H.					

ATTESTED :- Jomesh Ghosh

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					



ATTESTED :-

आयकर विभाग
INCOME TAX DEPARTMENT
HARICHAND BISWA
BIMAL BISWAS

भारत सरकार
GOVT. OF INDIA

25-7-1989
Permanent Account Number
BVIPB6129D

Signature
Haulchand Biswas



Haulchand Biswas

Major Information of the Deed

Deed No :	I-1523-12461/2023	Date of Registration	21/08/2023
Deed No / Year	1523-8002136262/2023	Office where deed is registered	
Deed Date	21/08/2023 12:18:41 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	PINAKI CHATTOPADHYAY TEGHORIA MAIN ROAD, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 7003254724, 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		
Stamp duty Paid(SD)	Rs. 39,90,000/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 21/- (Article:E, E)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152312430/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



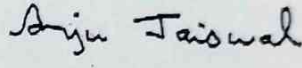
District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jhawtala Road(Hatiara), Mouza: Hatiara, Pin Code : 700157

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-25	LR-78	Bastu	Shali	1 Katha 1 Chatak 35 Sq Ft		19,95,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-25	LR-79	Bastu	Shali	1 Katha 1 Chatak 35 Sq Ft		19,95,000/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			3.6667Dec	0 /-	39,90,000 /-	
		Grand Total :			3.6667Dec	0 /-	39,90,000 /-	



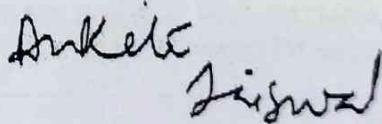
al Details :
Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
KANTI LAL JAISWAL Son of SHYAM SUNDAR JAISWAL Executed by: Self, Date of Execution: 21/08/2023 , Admitted by: Self, Date of Admission: 21/08/2023 ,Place : Office			
21/08/2023		LTI 21/08/2023	21/08/2023

16/9 RGM TEGHOROA JHOWTALA SITALA TALA LANE ,, 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, PAN No.:: ACxxxxxx6K, Aadhaar No: 95xxxxxxxx4038, Status :Individual, Executed by: Self, Date of Execution: 21/08/2023 , Admitted by: Self, Date of Admission: 21/08/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs ANJU JAISWAL Wife of Late RAJAN KUMAR JAISWAL ALIAS RAJENDRA KUMAR JAISWAL Executed by: Self, Date of Execution: 21/08/2023 , Admitted by: Self, Date of Admission: 21/08/2023 ,Place : Office			
21/08/2023		LTI 21/08/2023	21/08/2023



,JHOWTALA ,, 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, PAN No.:: AJxxxxxx4E, Aadhaar No: 84xxxxxxxx3835, Status :Individual, Executed by: Self, Date of Execution: 21/08/2023 , Admitted by: Self, Date of Admission: 21/08/2023 ,Place : Office

Name	Photo	Finger Print	Signature
ANKITA JAISWAL Daughter of Late RAJAN KUMAR JAISWAL ALIAS RAJENDRA KUMAR JAISWAL Executed by: Self, Date of Execution: 21/08/2023 , Admitted by: Self, Date of Admission: 21/08/2023 ,Place : Office			
21/08/2023		LTI 21/08/2023	21/08/2023

,JHOWTALA ,, 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: Service, Citizen of: India, PAN No.:: BPxxxxxx1G, Aadhaar No: 72xxxxxxxx3774, Status :Individual, Executed by: Self, Date of Execution: 21/08/2023 , Admitted by: Self, Date of Admission: 21/08/2023 ,Place : Office

Name	Photo	Finger Print	Signature
KUSHI JAISWAL Daughter of Late RAJAN KUMAR JAISWAL ALIAS RAJENDRA KUMAR JAISWAL Executed by: Self, Date of Execution: 21/08/2023 , Admitted by: Self, Date of Admission: 21/08/2023 ,Place : Office	 21/08/2023	 LTI 21/08/2023	 21/08/2023

JHOWTALA, 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: Student, Citizen of: India, PAN No.:: BUxxxxxx6R, Aadhaar No: 25xxxxxxxx8318, Status :Individual, Executed by: Self, Date of Execution: 21/08/2023 , Admitted by: Self, Date of Admission: 21/08/2023 ,Place : Office

Name	Photo	Finger Print	Signature
ROUSHAN JAISWAL Son of Late RAJAN KUMAR JAISWAL ALIAS RAJENDRA KUMAR JAISWAL Executed by: Self, Date of Execution: 21/08/2023 , Admitted by: Self, Date of Admission: 21/08/2023 ,Place : Office	 21/08/2023	 LTI 21/08/2023	 21/08/2023




JHOWTALA ,, 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: Student, Citizen of: India, PAN No.:: CMxxxxxx6F, Aadhaar No: 29xxxxxxxx0523, Status :Individual, Executed by: Self, Date of Execution: 21/08/2023 , Admitted by: Self, Date of Admission: 21/08/2023 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PADMA DEVELOPER SWAPNA APARTMENT , GROUND FLOOR,HATIARA JHOWTALA, City:- Not Specified, P.O:- HATIARA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AGxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr SOUMEN GHOSH (Presentant) Son of Late SADHAN GHOSH Date of Execution - 21/08/2023, , Admitted by: Self, Date of Admission: 21/08/2023, Place of Admission of Execution: Office			
	Aug 21 2023 3:49PM	LTI 21/08/2023	21/08/2023

HATIARA , JHOWTALA ,, 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, , PAN No.:: AGxxxxxx3M, Aadhaar No: 36xxxxxxxx5805 Status : Representative, Representative of : PADMA DEVELOPER (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HARI CHAND BISWAS Son of Late B BISWAS RAM NAGAR BARA BERI, City:- Not Specified, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700036			
	21/08/2023	21/08/2023	21/08/2023

Identifier Of KANTI LAL JAISWAL, Mrs ANJU JAISWAL, ANKITA JAISWAL, AYUSHI JAISWAL, ROUSHAN JAISWAL, Mr SOUMEN GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	KANTI LAL JAISWAL	PADMA DEVELOPER-1.83333 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs ANJU JAISWAL	PADMA DEVELOPER-0.458333 Dec
2	ANKITA JAISWAL	PADMA DEVELOPER-0.458333 Dec
3	AYUSHI JAISWAL	PADMA DEVELOPER-0.458333 Dec
4	ROUSHAN JAISWAL	PADMA DEVELOPER-0.458333 Dec

Details as per Land Record

North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road:
Road(Hatiara), Mouza: Hatiara, Pin Code : 700157

Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1 LR Plot No:- 25, LR Khatian No:- 78	Owner: কাঞ্চি দাস জয়সোয়াল, Gurdian: শ্যামসুন্দর , Address: ঝাউতলা , Classification: শালি, Area: 0.02000000 Acre,	Owner Name not selected by applicant.
L2 LR Plot No:- 25, LR Khatian No:- 79	Owner: রাজেন্দ্র কুমার জয়সোয়াল, Gurdian: শ্যামসুন্দর , Address: ঝাউতলা , Classification: শালি, Area: 0.01000000 Acre,	Owner Name not selected by applicant.

21-08-2023

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 of Indian Stamp Act 1899.

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

Presented for registration at 14:07 hrs on 21-08-2023, at the Office of the A.D.S.R. RAJARHAT by Mr SOUMEN GHOSH ..

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 39,90,000/-

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

Execution is admitted on 21/08/2023 by 1. KANTI LAL JAISWAL, Son of SHYAM SUNDAR JAISWAL, 16/9 RGM TEGHORO A JHOWTALA SITALA TALA LANE ,, P.O: HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business, 2. Mrs ANJU JAISWAL, Wife of Late RAJAN KUMAR JAISWAL ALIAS RAJENDRA KUMAR JAISWAL, JHOWTALA ,, P.O: HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife, 3. ANKITA JAISWAL, Daughter of Late RAJAN KUMAR JAISWAL ALIAS RAJENDRA KUMAR JAISWAL, JHOWTALA ,, P.O: HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Service, 4. AYUSHI JAISWAL, Daughter of Late RAJAN KUMAR JAISWAL ALIAS RAJENDRA KUMAR JAISWAL, JHOWTALA, P.O: HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Student 5. ROUSHAN JAISWAL, Son of Late RAJAN KUMAR JAISWAL ALIAS RAJENDRA KUMAR JAISWAL, JHOWTALA ,, P.O: HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Student

Identified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Others

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

Execution is admitted on 21-08-2023 by Mr SOUMEN GHOSH, PROPRIETOR, PADMA DEVELOPER (Sole Proprietorship), SWAPNA APARTMENT, GROUND FLOOR, HATIARA JHOWTALA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Identified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Others

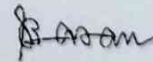
Payment of Fees

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 4415, Amount: Rs.100.00/-, Date of Purchase: 10/04/2023, Vendor name: S Mukherjee



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

ate of Registration under section 60 and Rule 69.
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me number 1523-2023, Page from 413713 to 413732
ng No 152312461 for the year 2023.



P. Datta

Digitally signed by PRANAB KUMAR
DATTA
Date: 2023.08.28 12:49:03 +05:30
Reason: Digital Signing of Deed.

(Pranab Kumar Datta) 2023/08/28 12:49:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)