

2239/23

T - 2269/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 393608

800-2239/23/2023  
 13.09.2023

Certify that the document is submitted to registration. The signature sheet and the endorsement sheets attached with this document are the original.

AJ01, District Sub-Registrar,  
 Bidhannagar, (Salt Lake Cr.)

- 1. SEP 2023

**DEVELOPMENT POWER OF ATTORNEY**

**AFTER REGISTRATION OF DEVELOPMENT AGREEMENT**

14 AUG 2023

2670 Value 1001

Date

Sold to N/S Starting

Address

Vendor Sign

Construction  
GC-14/15  
Narayanale West  
Bagnan  
Kumara 200059

Sharmista Chatterjee Mukherjee  
Govt. Lince Stamp Vendor  
Sealdah Civil Court, Kol-14



Add. District Sub-Registrar  
Bidhannagar, (Salt Lake Cr.)

1 SEP 2023

KNOW ALL MEN BY THIS PRESENTS we **1.BASUKI NIRMAN LLP, (LLPIN AAR-1556) (PAN-AAVFB7613D)**, a limited liability partnership incorporated and registered under The Limited Liability Partnership Act, 2008, having its registered office and principal place of business at No-9/12,Lal Bazar Street, Block B,3<sup>rd</sup> Floor, Room No-3099, P.S. Here Street, P.o. G P O, Kolkata-700 001, represented by its **Designated Partner, Smt. Payal Agarwal (PAN-ALBPS1737N, Aadhar No-6143 4022 4744)** wife of Sri Kapil Agarwal, by faith – Hindu, by Occupation -Business, by Nationality Indian, residing at No-110,Canal Street, 5<sup>th</sup> Floor, Lake Town, P.S. Lake Town, P.O. Sreebhumi, Kolkata-700 048, **2.SMT. PAYAL AGARWAL (PAN-ALBPS1737N, Aadhar No-6143 4022 4744)** wife of Sri Kapil Agarwal, by faith – Hindu, by Occupation -Business, by Nationality Indian, residing at No-110,Canal Street, 5<sup>th</sup> Floor, Lake Town, P.S. Lake Town, P.O. Sreebhumi, Kolkata-700 048, **3) SMT. RAGINI CHOUDHARY(PAN-ABPPC3177N, Aadhar No-6972 3791 6921)** wife of Sri Abhay Choudhary , by faith – Hindu, by Occupation - Business, by Nationality Indian , residing at 68, Jessore Road, Dimond City North, Block-20, P.S. Lake Town, P.O.Bangur Avenue, Kolkata-700 055,West Bengal , **4) SRI NARAYAN PRASAD KHEMKA (PAN- AQGPK3923L, Aadhar No-3819 5460 7148)** son of Sri Budhi Prasad Khemka , by faith – Hindu, by

Occupation -Business, by Nationality Indian , residing at No-36A, Sahitya Parisad Street, P.S. & P.O.- Burtolla, Kolkata-700 006, West Bengal, hereinafter called and referred to as the **OWNERS** do hereby “ **SEND GREETINGS**” In favour of **AND M/s. STARLING CONSTRUCTION [ PAN- AEZFS5831A ]**, a Partnership Firm, having its Principal place of business at **GC-14/15, Narayantala West, Baguiati, P.O. Desh Bandhu Nagar, Kolkata-700059**, represented by its Partners namely **1) SRI TAPAN NASKAR [PAN- ADBPN6092K, Adhar No-6504 9174 6970]**, age about 55 years, son of Late Sudhakanta Naskar, by Nationality- Indian, by Religion- Hindu, By Occupation- Business, residing at **DC-60, Narayantala West, Baguiati, Desh Bandhu Nagar, North 24 Parganas, West Bengal- 700059**, **2) SRI JAYANTA CHANDRA [PAN- AENPC9982J, Adhar No- 6848 4343 7393]**, son of Sri Rabindra Nath Chandra , residing at GC-10, , Narayantala West, P.O. Deshbandhu Nagar, P.S. Baguiati, Dist. North 24 Parganas , PIN-700059, West Bengal, both by faith Hindu, By Occupation – Business, by Nationality – Indian, hereinafter called and referred to as the “**ATTORNEY**”.

**AND WHEREAS** said said **1. BASUKI NIRMAN LLP, (LLPIN AAR-1556) (PAN-AAVFB7613D)**, represented by its **Designated Partner, Smt. Payal Agarwal** wife of Sri Kapil Agarwal, **2. SMT. PAYAL AGARWAL, 3) SMT. RAGINI CHOUDHARY, 4) SRI NARAYAN PRASAD KHEMKA** are the absolute owners of afore said property measurement a total area of 10(Ten) cottahs and 22(Twenty two ) Sq.Ft., be the same a little more or less, the nature of land being Sali **TOGETHER WITH** the tiles shed and structure containing an area of 200 (Two hundred) Sq.Ft., be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and

being the divided and demarcated parts or portions of C.S. Dag no-59, R.S. & L.R. Dag No-64 (one cottah), C.S. Khatian No- 405, R.S. Khatian No-366, and C.S. Dag No- 60, R.S. & L.R. Dag no- 65 [ 9(nine) cottahs and 22(Twenty two) Sq.Ft.], C.S. Khatian No- 279, R.S. Khatian No-283, thereafter Khatian No-238, L.R. Khatian No-978, thereafter L.R. Khatian Nos -3164 and 3165, (now L.R. Khatian Nos – 3234 and 3233), Mouza- Kaikhali , J.L. No-5, R.S. No-115, Touzi No-172, Ward No- 6, Karkhanagoli Road(Kaikhali), P.S. Rajarhat ( now Airport) , Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata- 700 052 (now 700136), West Bengal, as "**BASTU**" Holding no: ....<sup>X</sup>....., P.S. AIRPORT, in Ward no: 6, under Bidhannagar Municipal Corporation, Dist – North 24 Parganas, which is more fully described in Schedule below.

Jayants Chandra

**AND WHEREAS** we decide to make **multi-storied building** with a good, experienced and financial capable developer, who could do the needful construction on the aforesaid property.

**AND WHEREAS** as such a development agreement was made on in between ourselves as owners **AND M/s. STARLING CONSTRUCTION [ PAN- AEZFS5831A ]**, a Partnership Firm, having its Principal place of business at **GC-14/15, Narayantala West, Baguiati, P.O. Desh Bandhu Nagar, Kolkata-700059**, represented by its Partners namely **1) SRI TAPAN NASKAR [PAN- ADBPN6092K, Adhar No- 6504 9174 6970]**, residing at **DC-60, Narayantala West, Baguiati, Desh Bandhu Nagar, North 24 Parganas, West Bengal- 700059** , **2) SRI JAYANTA CHANDRA [PAN- AENPC9982J, Adhar No- 6848 4343 7393]**, son of Sri Rabindra Nath Chandra , residing at **GC-10, , Narayantala West, P.O. Deshbandhu Nagar, P.S. Baguiati, Dist. North 24 Parganas , PIN- 700059, West Bengal**, as developer and the said **development Agreement** was registered before the office of A.D.S.R. Bidhannagar, Salt Lake City and recorded in **Book no: .I. , Volumn no: X** Being no-150402265 for the year 2023.

Jayants Chandra

**AND WHEREAS** The entire property is more fully described in First Schedule below and the Owner's Allocation as per said Development Agreement is more fully described in Second Schedule below and Developer's Allocation is more fully described in Third Schedule below.

**AND WHEREAS** as per said Development Agreement we being executors and also owners do hereby nominate, constitute and appoint M/s. **STARLING CONSTRUCTION [ PAN- AEZFS5831A]**, a **Partnership Firm**, having its Principal place of business at **GC-14/15, Narayantala West, Baguiati, P.O. Desh Bandhu Nagar, Kolkata-700059**, represented by its Partners namely **1) SRI TAPAN NASKAR [PAN- ADBPN6092K, Adhar No-6504 9174 6970]**, residing at **DC-60, Narayantala West, Baguiati, Desh Bandhu Nagar, North 24 Parganas, West Bengal- 700059**, **2) SRI JAYANTA CHANDRA [PAN- AENPC9982], Adhar No- 6848 4343 7393]**, son of Sri Rabindra Nath Chandra, residing at **GC-10, Narayantala West, P.O. Deshbandhu Nagar, P.S. Baguiati, Dist. North 24 Parganas, PIN-700059, West Bengal**, as our true and lawful **ATTORNEY** on behalf of ourselves and in our names to represent the principal to do exercise, execute and perform individually and every acts, deeds, matters and things as mentioned below:

1. To negotiate on terms for sale of the Developer's allocated portion of the building being Flat, car parking space, residential & commercial space to be constructed at **C.S. Dag no-59, R.S. & L.R. Dag No-64 [1(one) cottah]**, **C.S. Khatian No- 405, R.S. Khatian No-366**, and **C.S. Dag No- 60, R.S. & L.R. Dag no- 65 [ 9(nine) cottahs and 22(Twenty two) Sq.Ft.]**, **C.S. Khatian No-279, R.S. Khatian No-283**, thereafter **Khatian No-238, L.R. Khatian No-978**, thereafter **L.R. Khatian Nos -3164 and 3165**, (now **L.R. Khatian Nos - 3234 and 3233**), **Mouza- Kaikhali, J.L. No-5, R.S. No-115, Touzi No-172, Ward No-6, Karkhanagoli Road(Kaikhali), P.S. Rajarhat ( now Airport) , Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata- 700 052 (now 700136), West Bengal, comprised in herein called the "Said Premises"** and to enter into any agreement / agreement for sale of

- the flats, shops and car parking space and other during construction of the said building except our area, which mentioned above.
2. For delivery of possession of the developer's allocated portion in habitable condition in terms of the Development Agreement to received consideration and execute any Deed of Conveyance in respect of the Developer's Allocation inter alia flats, car parking spaces and commercial spaces to be constructed in the Developer's portion in favour of the prospective purchaser / purchasers.
  3. Upon delivery of possession of developer's allocated portion in habitable condition in terms of the Agreement and execute sign and present any such Deed or Deeds of Conveyance for registration of the Developer Allocated portion of the said building including flat, commercial space, parking space to be constructed and to admit their respective execution and acknowledge receipt of consideration thereof before the A.R.A Kolkata A.D.S.R. and D.S.R at having authority for and to have the said Deed or Deeds of Conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for the aforesaid flats/ shops/ car parking space/ other space with proportionate share in the land to the prospective purchaser / purchasers fully and effectually in all respect as we could do the same.
  4. To execute, affirm and sign all other declaration papers, documents and / or instruments to be filed before any lawful authority as may be required.
  5. To deliver possessions of the developer allocated portion of the flats/ shops/ car parking spaces and other spaces to the intending purchaser / purchasers according to their own will and discretion.
  6. To put and / or affix signboard in the said premises and publish notification in the newspaper for inviting application for booking of flats, car parking space, shop etc. of the Developer's Allocation portion.
  7. To appoint from time Architect / Architects and other required consultants, contractors and other personnel and workmen for

- carrying out the development of the First Schedule and also consideration money, salaries and / or wages.
8. To enter into the said premises with contractor, Architects and other workmen's for construction of the said building and to do all necessary works in connection with the said premises and buildings.
  9. To enter into Agreement for sale/others for transfer of the Developer's Allocation mentioned in the said Agreement with the person or persons under any terms and conditions and receive advance / earnest money by granting receipt therefore.
  10. **To receive** advance money, consideration money, and / or any money in connection with the construction agreement from the prospective buyers and / or person or persons in respect of the Developer's Allocation in the proposed building and to grant proper and effectual receipt therefore.
  11. **To negotiate** and settle terms with the intending buyers / transferees for sale or lease as per the Development Agreement in the proposed building of the Developer's portion.
  12. **To sign all papers, application, documents** of the intending purchaser/purchasers of the flats, commercial space and car parking space for obtaining loan for the same from their respective offices or from any financial institutions in respect of Developer's allocation only.
  13. **To enter into the said premises** for construction of the new building and to sign on modified or altered plan, if necessary and to pay necessary fees and also to obtain permission from all other authorities required to be obtained for the same.
  14. **To sign**, execute, register and submit all papers, applications, documents statements, plans, drawings, designs revised plan, modified plans and other papers as be required for having the plans sanctioned and to have the same sanctioned, modified, revised and /or altered by the Bidhannagar Municipal Corporation and / or other authorities and in connection therewith to make, sign, execute and submit necessary application and declarations give undertakings pay fees, obtain sanction and such after permission as any be necessary for the purpose.

15. To appear and represent us before the Notary Public, Additional registrar of assurance Kolkata, A.D.S.R. and D.S.R and all other office and offices and authority and authorities in connection with the registration of the aforesaid documents and enforcement of all powers and authorities as contained herein.
16. To apply for obtaining electricity, water, drainage connection and arrange for laying underground cables, drinking water lines, sewerages and drainage connections to the said premises from the Bidhannagar Municipal Corporation and / or other statutory authorities.
17. To appear for and represent us in the Courts of Civil, Criminal, Urban Land Ceiling Authority etc. and to sign, verify, the complaints, written statements, applications, petitions, affidavits, undertakings, declarations and all other documents/papers and to appoint Advocate and legal practitioners and to sign and to execute Vakalatnama and to execute any order, decree or judgment and to deposit or withdraw money or documents and in any Court or other Authority / Authorities.
18. To approach, the Bidhannagar Municipal Corporation, Fire Brigade Deptt. and other Govt. or semi Govt. concerned authorities for the purpose of obtaining necessary **"NO OBJECTION CERTIFICATE"** and / or permission and / or sanction in regard to the carrying out the construction of the said building and completion thereof and for obtaining occupation and completion certificate and connection with the running and establishing units thereof.
19. To settle, compromise all actions, suits, accounts, claims and to dispute between me and any other person or persons In connection of the said FIRST SCHEDULE mentioned property and generally to execute and perform all other lawful acts, matters and things as may SAID ATTORNEY shall consider necessary in connection with the said premises and we hereby agree that all acts, deeds and things in respect of the said premises done by the said Attorney shall be constructed as acts, deeds etc, deemed to be done by us and we undertake to ratify and thereafter ratify and

confirm all and whatsoever that said attorney shall lawfully do or cause to be done by virtue of this Power Of Attorney.

And Principal /owners hereby ratify confirm and agree or undertake to ratify confirm and agree or undertake to ratify and confirm all the whatsoever their said Attorney or agents appointed under this power in that herein above contained shall lawfully do or caused to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal as per these present.

**FIRST SCHEDULE ABOVE REFERRED TO**  
**( Description of entire land)**

**ALL THAT** piece and parcel of a plot of land area measurement a total area of **10(Ten) cottahs and 22(Twenty two ) Sq.Ft.**, be the same a little more or less, the nature of land being Sali **TOGETHER WITH** the tiles shed and structure containing an area of 200 (Two hundred) Sq.Ft., be the same a little more or less, constructed thereon, along with the surrounding compound walls, including gate, comprised in and being the divided and demarcated parts or-portions of C.S. Dag no-59, **R.S. & L.R. Dag No-64 [1(one) cottah]**, C.S. Khatian No-405, R.S. Khatian No-366, and C.S. Dag No- 60, **R.S. & L.R. Dag no- 65 [ 9(nine) cottahs and 22(Twenty two) Sq.Ft.]**, C.S. Khatian No- 279, R.S. Khatian No-283, thereafter Khatian No-238, L.R. Khatian No-978, thereafter L.R. Khatian Nos -3164 and 3165, (now L.R. Khatian Nos – 3234 and 3233), Mouza- Kaikhali , J.L. No-5, R.S. No-115, Touzi No-172, Ward no-6, Karkhanagoli Road(Kaikhali), P.S. Rajarhat ( now Airport) , Additional District Sub Registrar, Bidhannagar, Salt Lake City, under Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata- 700 052 (now 700136), West Bengal, and the entire land is butted and bounded as follows:

**ON NORTH SIDE: 14Ft. wide common passage,**

**ON EAST SIDE :Land of Mr. Bhattacharyya (Part of R.S. & L.R. Dag no-65),**

**ON WEST SIDE: Land of Mr. Sadhu (Part of R.S. & L.R. Dag no-64),**

**ON SOUTH SIDE : Land of Mr. Pran Krishna Ghosh.**

**SECOND SCHEDULE ABOVE REFERRED TO**  
**(Owner's Allocation)**

1. **SHALL MEAN** The Owner / first party shall get The Owners / first party shall be entitled to **50% of total constructed area out of proposed multi-storied of the total constructed area** together with all common right, facilities and amenities out of First Schedule mentioned above at Karkhanagoli Road(Kaikhali), **P.S. AIRPORT, in Ward no:6, under Bidhannagar Municipal Corporation, Dist – North 24 Parganas,** of the proposed Multi-Storied Building.

**THIRD SCHEDULE ABOVE REFERRED TO**  
**(Developer's Allocation)**


**SHALL MEAN ALL THE** remaining portion (50%) of the said building to the constructed upon the said premises as per plan sanctioned by Bidhannagar Municipal Corporation, save and except the Land Owners Allocation stated specifically in the second schedule written hereinabove together with all common right, facilities and amenities out of First Schedule at Karkhanagoli Road (Kaikhali), **P.S. AIRPORT, in Ward no:6, Dist. – North 24 Parganas,** of the entire building including common facilities, common parts and common amenities of the building will be property of the Developer / Promoter after providing the Owner's allocation as aforesaid and together with the absolute right the part of the developer / promoter to enter into agreement for Sale with intending purchaser/s and to execute proper Deed of Conveyance in favour of such purchaser /s as the Power of Attorney holder of the owners herein.

IN WITNESS WHEREOF the Parties herein set and subscribed their respective hands and seals on the 1<sup>st</sup> day of September Two Thousand and Twenty Three (2023).

SIGNED, SEALED AND DELIVERED

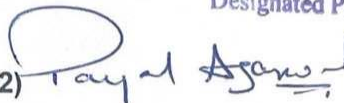
by the Parties at Kolkata

in the presence of : -

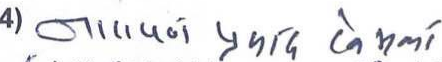
1.   
C.S. Agarwal  
K-1-53.
2. Kapil Agarwal  
110, Canal Street  
K-1-42

BASUKI NIRMAN LLP

1)   
Designated Partner

2) 

3) Ragini Choudhary

4)   
(NARAYAN PRASAD KHEMKA)

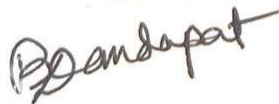
Signature of THE EXECUTANTS

1)   
M/S STARLING CONSTRUCTION

M/S STARLING CONSTRUCTION  
Jayanta Chandra Partner

Signature of ATTORNEY HOLDERS

Drafted & Prepared By :-










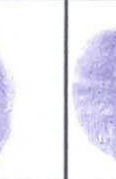



BIPLAB DANDAPAT

Advocate












High Court, Calcutta

Enroll. No - F/993/1836/2011

		Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
	Left Hand					
	Right Hand					












Name TAPAN NASKAR

Signature *Tapan Naskar*

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name Jayanta Chandra

Signature *Jayanta Chandra*











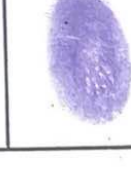
		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name Payal Agarwal

Signature *Payal Agarwal*

		Small Finger	Ring Finger	Middle Finger	1st Finger	Thumb
	Left Hand					
	Right Hand					

Name Ragini choudhary  
 Signature Ragini choudhary

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name NARAYAN PRASAD KHEMKA  
 Signature Sticker YATE CAHAT

		Thumb	1st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name .....  
 Signature .....

### Major Information of the Deed

Deed No :	I-1504-02269/2023	Date of Registration	01/09/2023
Query No / Year	1504-8002237963/2023	Office where deed is registered	
Query Date	01/09/2023 3:09:10 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Biplab Dandapat High Court Calcutta,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433392825, 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. 3/-	Rs. 1,63,03,499/-		
Stampduty 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]:- 150402265/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



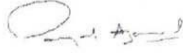


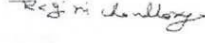


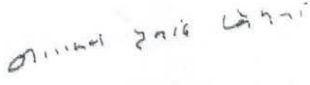
District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Karkhana Gali.(kaikhali), Mouza: Kaikhali, , Ward No: 6, Karkhanagoli Road Pin Code : 700136

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-64	LR-3234	Bastu	Bastu	1 Katha	1/-	16,20,000/-	Width of Approach Road: 14 Ft., , Project Name :
L2	LR-65	LR-3233	Bastu	Bastu	9 Katha 22 Sq Ft	1/-	1,46,29,499/-	Width of Approach Road: 14 Ft., , Project Name :
TOTAL :					16.5504Dec	2 /-	162,49,499 /-	
Grand Total :					16.5504Dec	2 /-	162,49,499 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

## Principal Details :







Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>BASUKI NIRMAN LLP</b> 9/12 LAL BAZAR STREET, Block/Sector: BLOCK-B, 3D FLOOR, Flat No: ROOM NO-3099, Lal bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
2	<b>Name</b> <b>Smt PAYAL AGARWAL</b> Wife of Shri KAPIL AGARWAL Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office	<b>Photo</b>  01/09/2023	<b>Finger Print</b>  LTI 01/09/2023	<b>Signature</b>  01/09/2023
	110, CANAL STREET, Flat No: 5TH FLOOR, City:- Not Specified, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx7N, Aadhaar No: 61xxxxxxxx4744, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office			
3	<b>Name</b> <b>Smt RAGINI CHOUDHARY</b> Wife of Shri ABHAY CHOUDHARY Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office	<b>Photo</b>  01/09/2023	<b>Finger Print</b>  LTI 01/09/2023	<b>Signature</b>  01/09/2023
	68, JESSOR ROAD,DIMOND CITY NORTH, Block/Sector: BLOCK-20, City:- Not Specified, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx7N, Aadhaar No: 69xxxxxxxx6921, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office			
4	<b>Name</b> <b>Shri NARAYAN PRASAD KHEMKA</b> Son of Shri BUDHI PRASAD KHEMKA Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office	<b>Photo</b>  01/09/2023	<b>Finger Print</b>  LTI 01/09/2023	<b>Signature</b>  01/09/2023




36A, SAHITYA PARISAD STREET, City:- Kolkata, P.O:- BURTOLLA, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx3L, Aadhaar No: 38xxxxxxxx7148, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023, Admitted by: Self, Date of Admission: 01/09/2023, Place : Office

**Attorney Details :**




Sl No	Name,Address,Photo,Finger print and Signature
1	<b>STARLING CONSTRUCTION</b> GC-14/15 NARAYANTALA WEST, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AExxxxxx1A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri TAPAN NASKAR</b> Son of Late Sudhakanta Naskar Date of Execution - 01/09/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	DC-60 NARAYANTALA WEST, City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2K, Aadhaar No: 65xxxxxxxx6970 Status : Representative, Representative of : STARLING CONSTRUCTION (as PARTNER)	<small>Sep 1 2023 3:46PM</small>	<small>LTI 01/09/2023</small>	<small>01/09/2023</small>
2	<b>Name</b> <b>Shri JAYANTA CHANDRA (Presentant)</b> Son of Shri Rabindra Nath Chandra Date of Execution - 01/09/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	City:- Not Specified, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx2J, Aadhaar No: 68xxxxxxxx7393 Status : Representative, Representative of : STARLING CONSTRUCTION (as PARTNER)	<small>Sep 1 2023 3:47PM</small>	<small>LTI 01/09/2023</small>	<small>01/09/2023</small>

Name	Photo	Finger Print	Signature
<b>Smt PAYAL AGARWAL</b> Wife of Shri Kapil Agarwal Date of Execution - 01/09/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office			
	Sep 1 2023 3:42PM	LTI 01/09/2023	01/09/2023
110, CANAL STREET, Flat No: 5TH FLOOR, City:- Not Specified, P.O:- SREEBHUMI, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxx7N, Aadhaar No: 61xxxxxxxx4744 Status : Representative, Representative of : BASUKI NIRMAN LLP (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Biplab Dandapat</b> Son of Shri Arun Kr Dandapat High Court Calcutta, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
	01/09/2023	01/09/2023	01/09/2023
Identifier Of Smt PAYAL AGARWAL, Smt RAGINI CHOUDHARY, Shri NARAYAN PRASAD KHEMKA, Shri TAPAN NASKAR, Shri JAYANTA CHANDRA, Smt PAYAL AGARWAL			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	BASUKI NIRMAN LLP	STARLING CONSTRUCTION-0.4125 Dec
2	Smt PAYAL AGARWAL	STARLING CONSTRUCTION-0.4125 Dec
3	Smt RAGINI CHOUDHARY	STARLING CONSTRUCTION-0.4125 Dec
4	Shri NARAYAN PRASAD KHEMKA	STARLING CONSTRUCTION-0.4125 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	BASUKI NIRMAN LLP	STARLING CONSTRUCTION-3.7251 Dec
2	Smt PAYAL AGARWAL	STARLING CONSTRUCTION-3.7251 Dec
3	Smt RAGINI CHOUDHARY	STARLING CONSTRUCTION-3.7251 Dec
4	Shri NARAYAN PRASAD KHEMKA	STARLING CONSTRUCTION-3.7251 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	BASUKI NIRMAN LLP	STARLING CONSTRUCTION-50.00000000 Sq Ft
2	Smt PAYAL AGARWAL	STARLING CONSTRUCTION-50.00000000 Sq Ft
3	Smt RAGINI CHOUDHARY	STARLING CONSTRUCTION-50.00000000 Sq Ft
4	Shri NARAYAN PRASAD KHEMKA	STARLING CONSTRUCTION-50.00000000 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Karkhana Gali.(kaikhali), Mouza: Kaikhali, , Ward No: 6, Karkhanagoli Road Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 64, LR Khatian No:- 3234	Owner: হরিপ্রসাদ শর্মা, Gurdian: বনওয়ারীলাল শর্মা, Address: নিজ . Classification: শাসি,	Owner Name not selected by applicant.
L2	LR Plot No:- 65, LR Khatian No:- 3233	Owner: শ্যামসুন্দর শর্মা, Gurdian: বনওয়ারীলাল শর্মা, Address: নিজ . Classification: শাসি, Area: 0.01000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 150402269 / 2023

On 01-09-2023

**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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 15:38 hrs on 01-09-2023, at the Office of the A.D.S.R. BIDHAN NAGAR by Shri JAYANTA CHANDRA ,.

**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 1,63,03,499/-

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

Execution is admitted on 01/09/2023 by 1. Smt PAYAL AGARWAL, Wife of Shri KAPIL AGARWAL, 110, CANAL STREET, Flat No: 5TH FLOOR, P.O: SREEBHUMI, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by Profession Business, 2. Smt RAGINI CHOUDHARY, Wife of Shri ABHAY CHOUDHARY, 68, JESSOR ROAD, DIMOND CITY NORTH, Sector: BLOCK-20, P.O: BANGUR AVENUE, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 3. Shri NARAYAN PRASAD KHEMKA, Son of Shri BUDHI PRASAD KHEMKA, 36A, SAHITYA PARISAD STREET, P.O: BURTOLLA, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business

Identified by Mr Biplab Dandapat, , , Son of Shri Arun Kr Dandapat, High Court Calcutta, 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 01-09-2023 by Smt PAYAL AGARWAL, PARTNER, BASUKI NIRMAN LLP, 9/12 LAL BAZAR STREET, Block/Sector: BLOCK-B, 3D FLOOR, Flat No: ROOM NO-3099, Lal bazar Street, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Biplab Dandapat, , , Son of Shri Arun Kr Dandapat, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 01-09-2023 by Shri TAPAN NASKAR, PARTNER, STARLING CONSTRUCTION, GC-14/15 NARAYANTALA WEST, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr Biplab Dandapat, , , Son of Shri Arun Kr Dandapat, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 01-09-2023 by Shri JAYANTA CHANDRA, PARTNER, STARLING CONSTRUCTION, GC-14/15 NARAYANTALA WEST, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Identified by Mr Biplab Dandapat, , , Son of Shri Arun Kr Dandapat, High Court Calcutta, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

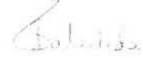
**Payment of Fees**

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 2670, Amount: Rs.100.00/-, Date of Purchase: 14/08/2023, Vendor name:  
Sharmistha Chatterjee Mukherjee



**Sukanya Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BIDHAN NAGAR**  
**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2023, Page from 93281 to 93305  
being No 150402269 for the year 2023.



*Sukanya Talukdar*

Digitally signed by SUKANYA TALUKDAR  
Date: 2023.09.12 12:48:09 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 12/09/2023  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.