

# ***DEVELOPMENT POWER OF ATTORNEY***

DATED

26<sup>TH</sup> DAY OF JULY, 2023.

REGISTERED AT

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

RECORDED IN

BOOK NO. I

VOLUME NO. 1603 - 2023

PAGES FROM 305209 TO 305228

BEING NO. 160311077 FOR THE YEAR 2023.

BY

SMT. SHARMILA SAHA AND ANR.

... PRINCIPALS.

TO AND IN FAVOUR OF

NAFIS ENTERPRISE.

... ATTORNEY.

11555/23

1

I-11077/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 228602

26/7/23

Q-8/1909590/23

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

*[Signature]*

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

26 JUL 2023

POWER OF ATTORNEY FOR DEVELOPMENT AFTER  
REGISTRATION OF THE DEVELOPMENT AGREEMENT



No. 232 Date 05.07.2023  
Name Tapajit Roy (Adv)  
Address Alipore Judges Court.  
Value 100/- 101-27

Govt. Stamp Vender  
SUBHOJIT DEB  
Sonarpur A.D.S.R.O., Kol.-150



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS, ALIPORE

26 JUL 2023

Identified by me  
Subhojit Halder  
S/O Manu ram Halder  
Alipore Police Court  
Kolkata - 700027

KNOW ALL MEN BY THESE PRESENTS that (1) SMT. SHARMILA SAHA, wife of Sri Ashim Kuamr Saha, by occupation Business, by religion Hindu, by nationality Indian and residing at 16, Kashi Dutta Street, Police Station Jorabagan, Post Office Beadon Street, Kolkata – 700006, District Kolkata, AND (2) SRI SANUJ MUKHERJEE ALIAS SANROY MUKHERJEE, son of Late Subodh Chandra Mukherjee, by occupation Service, by religion Hindu, by nationality Indian and residing at 92, Mandal Para, Extension, Shyamapally, Post Office and Police Station Behala, Kolkata 700034, District South 24 Parganas, 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 of RIAJ ALI GHARAMI (PAN AKMPG 7008 G), son of Late Likat Ali Gharami, by faith Islam, by nationality Indian, by occupation Business and residing at Brahmapur Seikhpara, Post Office Brahmapur, Police Station Bansdroni (previously Regent Park), Kolkata – 700096, District South 24 Parganas, represented by its Sole Proprietor's namely NAFIS ENTERPRISE, a Sole Proprietorship Concern, having its Office at 17, Brahmapur Seikhpara, Post Office Brahmapur, Police Station Bansdroni (previously Regent Park), Kolkata – 700096, District South 24 Parganas, hereinafter called and referred to as the ATTORNEY.

WHEREAS the said Sharmila Saha and Sanuj Mukherjee alias Sanoy Mukherjee being the Land Owners herein – named are the joint and absolute Owners and Possessors, in respect of the ALL THAT the piece and parcel of land of about, measuring about 04 (Four) Cottahs 08 (Eight) Chittacks 08 (Eight) Sq. Ft., along with a temporary shed structure of about 200 (Two Hundred) Sq. Ft., standing thereon, lying and situate within the District : South 24-Parganas, Police Station – Bansdroni (previously Sadar Tollygunge thereafter Jadavpore then Regent Park), Additional District Sub – Registrar Office at Alipore, Touzi No. 60, J.L. No. 48, R.S. No. 169, Mouza - Brahmapur, appertaining to R.S. Khatian No. 713, corresponding to L.R. Khatian No. 3943 and 3891, comprising R.S. & L.R. Dag No. 98, within the limits of the Kolkata Municipal Corporation Ward No. 112, being known and numbered as the KMC Premises No. 200, South Raynagar, Kolkata

700070 and assessed under Assessee No. 31-112-19-0200-3, along with easement, quasi - easement right, title, interest, benefits, privileges and liberties attached thereto, by virtue of execution and registration of the Deed of Amalgamation dated 30.01.2023, which was duly registered at the office of the District Sub Registrar - III at Alipore and recorded in Book No. I, Volume No. 1603-2023, from 45788 to 45807 Pages and being Deed No. 160301224 for the year 2023.

On and from the date of execution and registration of the Deed of Amalgamation, the said Sharmila Saha and Sanuj Mukherjee alias Sanoy Mukherjee have become the joint and absolute Owners and Possessors of the above mentioned Property and started to possess and enjoy the said property jointly, absolutely and without any disturbance and or hindrances from anybody and thereby mutated their names in the books and records of the Kolkata Municipal Corporation under Ward No. 112, and the said Property has started to be known and numbered as the KMC Premises No. 200, South Raynagar, Kolkata 700070 and assessed under Assessee No. 31-112-19-0200-3 and also recorded their names in the Record of Rights under L.R. Khatian No. 3943 and 3891 and thereby started to pay its taxes, rents, Kharaj receipts and other payables to the Concerned Authorities regularly.

During their such joint, absolute and peaceful possession and enjoyment of the said Land Property, the said Sharmila Saha and Sanuj Mukherjee alias Sanoy Mukherjee being the Land Owners as also the Principals herein-named have entered into a Development Agreement on **11068/2023** with the above named Developer namely RIAJ ALL GHARAMI, being the Sole Proprietor of NAFIS ENTERPRISE to construct a multi storied building thereon the said property. The said Deed has been registered at the Office of the District Sub Registrar - III at Alipore and recorded in Book No. I and Being No.

for the year 2023 and as per the terms of the Agreement the Allocations of both the Land Owner and the Developer are as follows:

➤ THE LAND OWNERS' ALLOCATION (being the Principals herein-named) WILL CONSIST OF:



The "LAND OWNERS' ALLOCATION" shall mean in exchange of land, the Land Owners will be provided with 40% (Forty Percent) of the residential area of the proposed (probably a G + III storied) building, which will be constructed, as per the Building Plan, to be sanctioned by the Kolkata Municipal Corporation, i.e.

- a) Entire Second Floor, except the staircases in common;
- b) Balance 40% (Forty Percent) of the constructed area i.e. 6.67% (Six Point Six Seven) Percent shall be adjusted from the Third Floor, except the staircases in common;
- c) 02 (Two) Roof Covered Car Parking Spaces, each measuring about 120 (One Hundred and Twenty) Sq. Ft., on the Ground Floor, -- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at its own cost ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

AND

A lump sum refundable amount of Rs. 5,00,000/- (Rupees Five Lakh) only will be paid by the Developer to the Land Owners No. 1 herein which has already been paid.

And the entire amount of Rs. 5,00,000/- (Rupees Five Lakh) only shall be refunded by the Land Owners No. 1 herein named to Developer herein named at the time of completion of roof casting of the top Floor of the building.

> THE DEVELOPER'S ALLOCATION (being the Attorney herein-named) WILL CONSIST OF:

The "DEVELOPER'S ALLOCATION" shall mean the remaining portion of the building, i.e. 60% (Sixty Percent) of the said proposed (probably a G + Three storied) building, which will be constructed, as per the Building Plan, to be sanctioned by the Kolkata Municipal Corporation i.e.,

- a) Entire First Floor of the G + Three storied building, except the staircases in common;
- b) Balance 60 % (Sixty Percent) of the constructed area, shall be adjusted from the Third Floor,
- c) Entire Ground Floor except the said Car Parking Spaces which are allotted to the Land Owners herein named out of the G + Three Storied Building, except the staircases in common -- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed will be of the Developer's Allocation.

The roof of the building is common to both the Land Owners and the Developer respectively.

The Developer is being provided with the right to dispose of its allocation, as per its 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 RIAJ ALI GHARAMI, being the Sole Proprietor of NAFIS ENTERPRISE, to be their true and lawful Attorney, to act for 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 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 name 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 name 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 of Developer's Allocation only) 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 Developer's Allocation, 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 it as per its 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 their 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 Revocable Power, the Attorney will remain entitled to sell out and/or transfer all the units out of the Developer's Allocation.

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 and parcel of land of about, measuring about 04 (Four) Cottahs 08 (Eight) Chittacks 08 (Eight) Sq. Ft., along with a temporary shed structure of about 200 (Two Hundred) Sq. Ft., standing thereon, lying and situate within the District : South 24-Parganas, Police Station – Bansdroni (previously Sadar Tollygunge thereafter Jadavpore then Regent Park), Additional District Sub – Registrar Office at Alipore, Touzi No. 60, J.L. No. 48, R.S. No. 169, Mouza - Brahmapur, appertaining to R.S. Khatian No. 713, corresponding to L.R. Khatian No. 3943 and 3891, comprising R.S. & L.R. Dag No. 98, within the limits of the Kolkata Municipal Corporation Ward No. 112, being known and numbered as the KMC Premises No. 200, South Raynagar, Kolkata 700070 and assessed under Assessee No. 31-112-19-0200-3, together with all easements, quasi – easements, rights, title, interest attached thereto.

The property is butted & bounded by:

ON THE NORTH	:	20'-00" wide K.M.C. Road;
ON THE SOUTH	:	Property under R.S. Dag No. 507 and 504;
ON THE EAST	:	Property under R.S. Dag No. 98 being Plot No. 38;
ON THE WEST	:	Property of Subir Khan being Plot no. 40A.



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 26<sup>TH</sup> DAY OF JULY, 2023 A.D. ✓

IN THE PRESENCE OF:

(1) Rupa Gupta  
Advocate ✓

Alipore Criminal Court,  
Kolkata 700027.

Sharmila Saha ✓

Samiy Mukherjee ✓

SIGNATURE OF THE PRINCIPALS

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

**NAFIS ENTERPRISE**

Rup. Saha ✓

(2) SH KALIM  
Advocate for Sh. Saha  
PO. Bhatnagar  
KOL-96

SIGNATURE OF THE ATTORNEY

Signature of the Attorney is hereby attested by the Principal:

Sharmila Saha ✓

Samiy Mukherjee ✓

SIGNATURE OF THE PRINCIPALS

DRAFTED & PREPARED BY:

Rup. Saha Advocate,

Alipore Judges' Court,  
Kolkata- 700027

R-11801550/2009.



Sharmila Saha

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - SHARMILA SAHA

SIGNATURE. Sharmila Saha



Sanuj






	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					






	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - SANUJ MUKHERJEE ALIAS SANOY MUKHERJEE

SIGNATURE. Sanuj Mukherjee

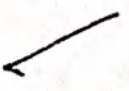


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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME -- RIAJ ALI GHARAMI

SIGNATURE.....*Riaj Ali Gharami*.....





## Major Information of the Deed

Deed No :	1-1603-11077/2023	Date of Registration	26/07/2023
Query No / Year	1603-8001909590/2023	Office where deed is registered	D.B.R. - III SOUTH 24-PARGANAS, District South 24-Parganas
Query Date	26/07/2023 12:42:16 PM		
Applicant Name, Address & Other Details	Tapajit Roy Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8482024224. Status : Advocate		
Transaction	Additional Transaction		
[0130] 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. 10,001/-	Rs. 34,10,401/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 63/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of (Deed No/Year):- 160311088/2023 (Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assentment allp.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SOUTH RAY NAGAR, Premises No: 200, Ward No: 112 Pin Code : 700070







Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Dastu	4 Katha 8 Chatak 8 Sq Ft	1/-	34,10,401/-	Width of Approach Road: 20 Ft., Adjacent to Motor Road, Project Name :
				7.4433Dec	1/-	34,10,401/-	
Grand Total :							

### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	10,000/-	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	10,000 /-	54,000 /-	






## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mrs SHARMILA SAHA</b> Wife of Mr ASHIM KUMAR SAHA Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office	 26/07/2023	 LTI 26/07/2023	 26/07/2023
City:- , P.O:- BEADON, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWxxxxxx8E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office				
2	<b>Mr SANUJ MUKHERJEE,</b> (Alas: Mr SANOY MUKHERJEE) Son of Late SUBODH CHANDRA MUKHERJEE Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office	 26/07/2023	 LTI 26/07/2023	 26/07/2023
City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx6B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/07/2023 , Admitted by: Self, Date of Admission: 26/07/2023 ,Place : Office				




## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>NAFIS ENTERPRISE</b> 17 BRAHMAPUR SEIKHPARA, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 , PAN No.:: akxxxxxx8g,Aadhaar No Not Provided, Status :Organization, Executed by Representative			

# Representative Details :

Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Signature
1	<b>Mr RIAJ ALI GHARAMI</b> <b>(Presentant)</b> Son of Late LIKAT ALI GHARAMI Date of Execution - 26/07/2023, , Admitted by: Self, Date of Admission: 26/07/2023, Place of Admission of Execution: Office	 Jul 26 2023 1:39PM	 LTI 26/07/2023
Signature:  26/07/2023			
BRAHMAPUR SEIKHPARA, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India , PAN No.:: AKxxxxxx8G,Aadhaar No Not Provided Status : Representative, Representative of : NAFIS ENTERPRISE (as SOLE PROPRIETOR)			

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Subhrajit Halder</b> Son of Mr Manturam Halder City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	26/07/2023	26/07/2023	26/07/2023
Identifier Of Mrs SHARMILA SAHA, Mr SANUJ MUKHERJEE, Mr RIAJ ALI GHARAMI			

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SHARMILA SAHA	NAFIS ENTERPRISE-3.72167 Dec
2	Mr SANUJ MUKHERJEE	NAFIS ENTERPRISE-3.72167 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs SHARMILA SAHA	NAFIS ENTERPRISE-100.00000000 Sq Ft
2	Mr SANUJ MUKHERJEE	NAFIS ENTERPRISE-100.00000000 Sq Ft



**Endorsement For Deed Number : I - 160311077 / 2023**

On 26-07-2023

**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 12:52 hrs on 26-07-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr RIAJ ALI GHARAMI ..

**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 34,64,401/-

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

Execution is admitted on 26/07/2023 by 1. Mrs SHARMILA SAHA, Wife of Mr ASHIM KUMAR SAHA, P.O: BEADON, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Business, 2. Mr SANUJ MUKHERJEE, Alias Mr SANJOY MUKHERJEE, Son of Late SUBODH CHANDRA MUKHERJEE, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service

Indetified 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 Student

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

Execution is admitted on 26-07-2023 by Mr RIAJ ALI GHARAMI, SOLE PROPRIETOR, NAFIS ENTERPRISE, 17 BRAHMAPUR SEIKHPARA, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal. India, PIN:- 700096

Indetified 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 Student

**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 232, Amount: Rs.100.00/-, Date of Purchase: 05/07/2023, Vendor name: Subhojit Deb

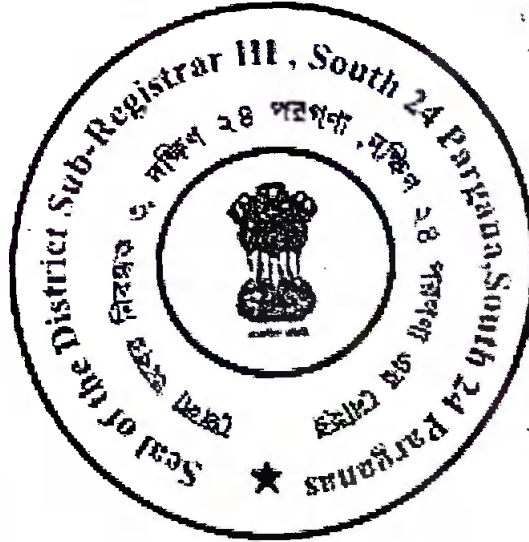


**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 305209 to 305228  
being No 160311077 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.07.27-12:09:03 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/27 12:09:03 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)