

3185/2022

3232



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

L 783942

v. Comm. Case No: 347/m

8/785111/22
10.08.22
10.10.22
Q. 10.10.22

Registration, The Signatures Sheet of the
Declarations about witnessed with this document
the name of this document.

[Signature]
Addl. Dist. Sub Registrar
Nalhati, North 24 Parganas

16 MAR 2022

785644

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED

DEVELOPMENT AGREEMENT

Sub
Asw

KNOW ALL MEN BY THESE PRESENTS THAT WE (1) **Sri. Sankar Kumar Sen**, (PAN: BVMP55252C), son of Late Sudhir Kumar Sen, by faith Hindu, Nationality Indian, by occupation business, residing at 243, R.B.C Road, Naihati, P.O. & P.S.- Naihati, Dist. North 24 Parganas, 743165, (2) **Sri. Sanjay Kumar Sen**, (PAN: CFOPS5449L), son of Late Sudhir Kumar Sen, by faith Hindu, Nationality Indian, by occupation Service, residing at 243, R.B.C Road, Naihati, P.O. & P.S.- Naihati, Dist. North 24 Parganas, 743165 and (3) **Sri. Saibal Kumar Sen**, (PAN: FNAPS8787L), son of Late Sudhir Kumar Sen, by faith Hindu, Nationality Indian, by occupation Service, residing at 243, R.B.C Road, Naihati, P.O. & P.S.- Naihati, Dist. North 24 Parganas, 743165,, state as follows:-

I. That we are the joint Owners of the bastu land measuring 24.44 decimal of land and both the lands are situated in mouja- Naihati, J.L. No.- 3, Re. Sa No.- 21, P.S.- Naihati, within Dist. North 24 Parganas, together with the structure standing on portion thereon in L.R. Dag No. 2374, 2375, 2373 and 2354 under L.R. Khatian No. 1408 (old) presently L.R. Khatian Nos. 11547, 11548 and 12267, Holding no. 72 and 71 under Naihati Municipality, fully mentioned in the **SCHEDULE** hereunder written.

II. That we intend to develop the said land by raising multi-storied building/buildings thereon and for that purpose we and the developer mutually approached each other to undertake the development on the said land.

III. That with such intention we entered into a Development Agreement with the Developer, namely **M/S. UMA CONSTRUCTION**, (PAN: AADFU5575H), a Partnership firm, having its office at Holding No. 7/A, H/O- Late. Durga Shankar Chakraborty, Nabanagar, Halisahar, Near Amar Sangha Play Ground, P.O.- Nabanaar, P.S.- Bizpur, Dist. North 24 Parganas, 743136, represented by its sole partners, 1) **SRI JADUNATH CHAKRABORTY**, (PAN: AKKPC0636N), son of Late Sibdas Chakraborty, by faith- Hindu, Nationality Indian, by occupation business, residing at Nabanagar, Halisahar, Dist. North 24 Parganas, 743136, 2) **JAYATI CHAKRABORTY** (PAN : BIQPC4461A), D/O- Durga Sankar Chakraborty, W/O- Jadunath Chakraborty by faith- Hindu, Nationality Indian, by occupation business, residing at Nabanagar, Halisahar, Dist. North 24 Parganas, 743136, for such purposes under the terms and conditions mentioned therein.

Handwritten signature

IV. The said Development Agreement was registered on 9th day of March, 2022 in the office of the Additional District sub Registrar at Naihati and recorded in Book No. I, Being No. -- 02894 -- for the year 2022.

V. That we are suffering from various difficulties and not being in a position to look after our said property including inability to supervise the day to day work of the development process therefore, under the circumstances it is necessary and also expedient for us to appoint an attorney and accordingly now by these presents we do hereby and hereunder nominate, appoint and constitute the said Developer namely 1) **SRI JADUNATH CHAKRABORTY**, (PAN: AKKPC0636N), son of Late Sibdas Chakraborty, by faith- Hindu, Nationality Indian, by occupation business, residing at Nabanagar, Halisahar, Dist. North 24 Parganas, 743136, 2) **JAYATI CHAKRABORTY** (PAN : BIQPC4461A), D/O- Durga Sankar Chakraborty, W/O- Jadunath Chakraborty by faith- Hindu, Nationality Indian, by occupation business, residing at Nabanagar, Halisahar, Dist. North 24 Parganas, 743136, sole Partners of **M/S. UMA CONSTRUCTION**, (PAN: AADFU5575H), a Partnership firm, having its office at Holding No. 7/A, H/O- Late. Durga Shankar Chakraborty, Nabanagar, Halisahar, Near Amar Sangha Play Ground, P.O.-

received
ASH

execute all or any of the following acts, deeds and things hereinafter mentioned.

1. To develop the said land by way of constructing multistoried buildings thereon.
2. To make and also prepare the new site and building-plans and sign and submit the same to the Municipality for sanction it and also obtain the said sanctioned building plans from the Municipality on our behalf.
3. To sign, verify and file requisite applications, Plans before the Government authority and the Municipality and to put their signature on our behalf in the said Plans to get it sanctioned from Naihati Municipality in our names and on our behalf.
4. To pay all municipal arrear taxes, Government rents, and all other dues/outstanding payment.
5. To construct buildings on the said land in accordance with the sanction plan consisting of several flats, shops, garages etc. and sell the Developer's allocation alongwith our 35% allocation in the building to the different purchaser or purchasers. That then land owners will get 35% covered area of the sanctioned building plans and that the owners agree to transfer their share to the developer and the said portion will be paid by the developer

Handwritten signature
ASW

Rs. 2800/- per Sq. Ft. that it is to mention here that the payment will be made part by part after selling of each flat.

6. To apply Municipality and electric supply office for new connection and also install the water and electric service line in the proposed buildings and also obtain permission from competent authority for temporary and permanent connection of sewerage and drainage system of the buildings.
7. To represent us in any offices, courts, municipality, B.L. & L.R.O. police stations, tribunal etc.
8. To appoint any solicitor or Advocate on our behalf and to sign/execute, vokalatnama for that purpose.
9. To appoint any labourers, mazdoors, electricians, technical experts, engineer/surveyor and plan-maker, as and when required.
10. To appoint any sweepers, security-guard etc. in the said buildings.
11. To file any suit (civil or criminal), written-statement, injunction, caveat and file any appeal (civil or criminal), Civil revision, Criminal revision and also withdraw any suit, proceedings as and when required.
12. To compromise, compound or withdraw cases, or be non-suited or to refer to arbitration all disputes and differences.

Handwritten signature

13. To enter into any agreement for sale with the Purchaser or Purchasers relating to the said property in respect of Developer's allocation only.
14. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money on completion of such sale or sales and to give good, valid receipt.
15. To sign and execute other documents including agreement for sale and deed of conveyance in connection with the said property.
16. To present any deed or deeds of sale, conveyance or conveyances or other document or documents for registration before the appropriate registering authority for and to have them registered according to law except the Owners' allocation and to do all other acts deeds and things which our said attorney shall consider necessary for sale the said flats, garages, shop rooms, etc. in the said building wholly or partly as fully and effectually in all respects in accordance with the terms and conditions of the said Development Agreement and also shall give possession to the said purchaser or purchasers.
17. To receive and recover any debt due and owing to us by any person, company or association, and on receipt or payment of any money whatsoever due and payable to us, to give proper receipt

Handwritten signature

discharges for the same, and on non-payment thereof, to file suits or any other proceeding for recovering and compelling payment thereof.

AND GENERALLY to do all other acts, deeds, matters and things that would be necessary from time to time and for which no explicit power is hereby given and we agree to ratify and confirm all and whatsoever acts, deeds and things lawfully done by our attorney by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of bastu land measuring 24.42 decimal of land and both the lands are situated in mouja- Naihati, J.L. No.- 3, Re. Sa No.- 21, P.S.- Naihati, within Dist. North 24 Parganas, together with the structure standing on portion thereon in L.R. Dag No. 2374, Land Measuring 06.39 Decimal out of 06.40 Decimal, L.R. Dag No. 2375, Land Measuring 0.57 Decimal out of 01.13 Decimal, L.R. Dag No. 2373, Land Measuring 16.86 Decimal out of 16.87 Decimal, and L.R. Dag No. 2354, Land Measuring 0.60 Decimal, under L.R. Khatian No. 1408 (old) presently L.R. Khatian Nos. 11547, 11548 and 12267, Holding no. 72 and 71 under Naihati Municipality, Ward No- 05 (old) presently -18, Mitra Para Road and the same is butted and bounded in the manner as follows :

*Witness
A.S.*

ON THE NORTH : House of Mitra
ON THE EAST : 16' feet wide municipal road and land.
ON THE SOUTH : Pond and land of Municipality
ON THE WEST : land of Sen and land owners drain.

IN WITNESS WHEREOF we hereunto signed this General Power of Attorney on this the day of March, 2022.

SIGNED SEALED AND DELIVERED at NAIHATI, District North 24-Parganas, in the presence of :-

1.

[Signature]
[Signature]

1. *[Signature]*

2. *[Signature]*

3. *[Signature]*

2. *[Signature]*
[Signature]

UMA CONSTRUCTION

[Signature]
[Signature]
 Partner

SIGNATURE OF THE EXECUTANTS

UMA CONSTRUCTION

[Signature]
 Partner

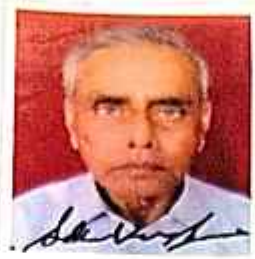
SIGNATURE OF THE ATTORNEY.

Drafted by me,

[Signature]

Advocate,. **MANASH KR. GHOSH**
 LL.B(CAL)
 (Advocate)
 BARRACKPORE COURT
 En. No.- W.B.-672/2001

ADDITIONAL DISTRICT SUB REGISTRAR AT BARRACKPORE

LEFT HAND		NAME PARTY	RIGHT HAND	
	LITTLE	 	LITTLE	
	RING		RING	
	MIDDLE		MIDDLE	
	FORE		FORE	
	THUMB		THUMB	
LEFT HAND		SIGNATURE OF THE PARTY	RIGHT HAND	
		NAME PARTY		
	LITTLE	 	LITTLE	
	RING		RING	
	MIDDLE		MIDDLE	
	FORE		FORE	
	THUMB		THUMB	
LEFT HAND		SIGNATURE OF THE PARTY	RIGHT HAND	
		NAME PARTY		
	LITTLE	 	LITTLE	
	RING		RING	
	MIDDLE		MIDDLE	
	FORE		FORE	
	THUMB		THUMB	
LEFT HAND		SIGNATURE OF THE PARTY	RIGHT HAND	
		NAME PARTY		

ADDITIONAL DISTRICT SUB REGISTRAR, NAHATI, NORTH 24 PARAGANS

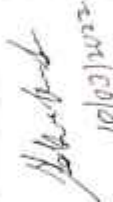
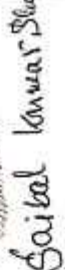
LEFT HAND		NAME PARTY		RIGHT THAND	
	Little	 <i>Jashwanth Chakraborty.</i>	Little		
	Ring		Ring		
	Middle		Middle		
	Fore		Fore		
	Thumb		Thumb		
		SIGNATURE			

LEFT HAND		NAME PARTY		RIGHT HAND	
	Little	 <i>Jayati Chakraborty.</i>	Little		
	Ring		Ring		
	Middle		Middle		
	Fore		Fore		
	Thumb		Thumb		
		SIGNATURE			



Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
OFFICE OF THE A.D.S.R. NAIHATI, District Name: North 24-Parganas
Signature / LTI Sheet of Query No/Year 15078000785444/2022

I. Signature of the Person(s) admitting the Execution at Private Residence:

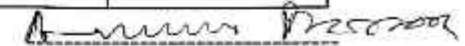
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Sankar Kumar Sen 243, R B C Road,, City:- P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165	Principal			 10/03/2022
2	Mr Sanjay Kumar Sen 243, R B C Road,, City:- P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165	Principal			 10/03/22
3	Mr Saibal Kumar Sen 243, R B C Road,, City:- P.O:- Naihati, P.S:- Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165	Principal			 10/03/2022

NAIHATI, North 24 Parganas
District, West Bengal

10 MAR 2022

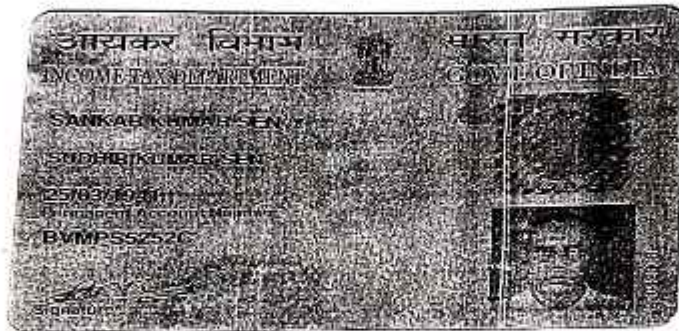
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr Jadunath Chakraborty Nabanagar,, City:- P.O:- Nabanagar, P.S:- Bijpur, District:-North 24- Parganas, West Bengal, India, PIN:- 743136	Represent ative of Attorney [UMA CONSTR UCTION]			Jadunath Chakraborty 10/03/2022
5	Mrs Jayati Chakraborty Nabanagar,, City:- P.O:- Nabanagar, P.S:- Bijpur, District:-North 24- Parganas, West Bengal, India, PIN:- 743136	Represent ative of Attorney [UMA CONSTR UCTION]			Jayati Chakraborty 10/03/2022
Sl No.	Name and Address of Identifier	Identified by	Photo	Finger Print	Signature with date
1	Mr Bikash Paul Son of Mr Sridam Paul Hari Nagar Colony,, City:- , P.O:- Garifa, P.S:-Naihati, District:- North 24-Parganas, West Bengal, India, PIN:- 743166	Mr Sankar Kumar Sen, Mr Sanjay Kumar Sen, Mr Salbal Kumar Sen, Mr Jadunath Chakraborty, Mrs Jayati Chakraborty			Sankar Kumar Sen 10/03/2022



(ABHISEK BANERJEE)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
NAIHATI
North 24-Parganas, West
Bengal

10 MAR 2022
10/03/2022



Sankar Kumar Sen



ভারত সরকার
INDIA GOVERNMENT OF INDIA

শহর কুমার সেন
Shahar Kumar Sen
অবস্থা/DOB: 25/03/1947
পুরুষ / MALE

3205 2132 3239

আধার - সাধারণ মানুষের অধিকার

Shahar K. Sen

ভারত সরকার
INDIA GOVERNMENT OF INDIA

ঠিকানা: Address
243, আর.বি.সি রোড, নৈহাটি
(এম), উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 743165
243, R.B.C ROAD,
Naihati (M), North 24
Parganas,
West Bengal - 743165

1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1947,
Bengaluru-560 001

Shahar K. Sen



Sanjay Kumar Sen





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন
ভারত সরকার
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/Enrolment No.: 2189/70628/U0536

To
সঞ্জয় কুমার সেন
Sanjay Kumar Sen
S/O: Sudhir Kumar Sen
243
R B C ROAD
NAIHATI
Naihati (M)
North 24 Parganas Naihati
West Bengal - 743165
9163838444

Download Date: 04/03/2017

Generation Date: 03/02/2017

Signature valid

Signature valid
03/02/2017 16:04:11
11



আপনার আধার সংখ্যা / Your Aadhaar No. :

2773 6670 8460

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সঞ্জয় কুমার সেন

Sanjay Kumar Sen
জন্মতারিখ/ DOB: 12/11/1943
পুরুষ / MALE



2773 6670 8460

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

জ্ঞাত্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন
Unique Identification Authority of India

ঠিকানা:
এস/ও: সুধীর কুমার সেন, 243, আর
বি সি রোড, নৈহাটি, নৈহাটি (এম),
উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 743165

Address:
S/O: Sudhir Kumar Sen, 243, R
B C ROAD, NAIHATI, Naihati
(M), North 24 Parganas,
West Bengal - 743165

2773 6670 8460



1947



help@uidai.gov.in

www

www.uidai.gov.in

Sanjay Kumar Sen



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

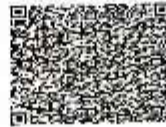
Enrollment No.: 1062/11656/03302

To
Saibal Kumar Sen
243 R.B.C ROAD
Naihati (M)
Naihati
North 24 Parganas North 24 Parganas
West Bengal 743165
9748067624

3602328



MA560232986FT



आपका आधार क्रमांक / Your Aadhaar No. :

9713 8390 3139

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India



Saibal Kumar Sen
Father : Sudhir Kumar Sen
DOB : 11/11/1947
Male



9713 8390 3139

मेरा आधार, मेरी पहचान



S.K. Sen



UMA CONSTRUCTION
Jalunath Chakraborty
Partner

UMA CONSTRUCTION
Jayati Chakraborty
Partner

आयकर विभाग
INCOME TAX DEPARTMENT
JAYATI CHAKRABORTY



भारत सरकार
GOVT. OF INDIA

DURGA SHANKAR CHAKRABORTY

08/05/1973
Permanent Account Number
BIQPC4461A

Jayati Chakraborty
Signature



05112015

Jayati Chakraborty.




ভারত সরকার
Government of India

জয়াতী চক্রবর্তী
JAYATI CHAKRABORTY
 পিতা : দুর্গাশঙ্কর চক্রবর্তী
Father : DURGA SHANKAR CHAKRABORTY
 জন্মতারিখ / DOB : 08/05/1973
 মণিমা / Favourite

3993 6143 5722

আধার - সাধারণ মানুষের অধিকার


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India
 Address:
 NIRANJAN SAMAJPATI SARANI,
 NABANAGAR, Baliaghata, North
 24 Parganas, Nabhanagar, West
 Bengal, 743136

ঠিকানা:
 নিরঞ্জন সমাজপতি সরানি, নব
 নগর, বলিয়াঘাটা, উত্তর ২৪
 পরগনা, নবনগর, পশ্চিম বেঙ্গল,
 743136

3993 6143 5722


 1947
 1800 300 1947


 help@uidai.gov.in


 www.uidai.gov.in

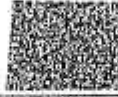
Jayati Chakraborty.



Jadunath Chakraborty



ভারত সরকার
Government of India
নাম: চন্দ্রাণী
Jannan Chakraborty
পিতা: সিদ্ধান্ত চন্দ্রাণী
Father: Siddant Chakraborty
জন্মতারিখ / DOB: 07/10/1984
লিঙ্গ / Male



9775 5765 0945

আধার - সাধারণ মানুষের অধিকার



কেন্দ্রীয় বিশিষ্ট পরিচয় অধিদপ্তর
Unique Identification Authority of India

ঠিকানা:
নিরঞ্জন সমাজপতি সড়ক, পূর্ব
নগর, বালিঘাটা, দাবনগর, উত্তর
২৪ পরগনা, পশ্চিম বেঙ্গল,
743136

Address
NIRANJAN SAMAJPATI SARANI,
NABANAGAR, Balighata,
Nabanagar, North 24 Parganas,
West Bengal, 743136

9775 5765 0945

1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

Siddhant Chakraborty



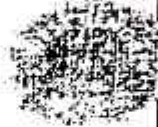
ELECTION COMMISSION OF INDIA

ଆରଡ଼ିଏର ନିର୍ବାଚନ କମିଶନ

IDENTITY CARD

FKY3505567

ପରିଚୟ କାର୍ଡ



Elector's Name Bikash Paul

ନିର୍ବାଚକର ନାମ ବିକାଶ ପାଲ

Father's Name Shridam Paul

ନିତାର ନାମ ଶ୍ରୀଦାମ ପାଲ

Sex M

ଲିଙ୍ଗ ମୁଁ

Age as on 1.1.2005 21

୧.୧.୨୦୦୫-ଓ ବୟସ ୨୧

ବିକାଶ ପାଲ

Address:

761 Harinagar Colony (Dakshin) 21 Nalhati North 24
Parganas 743166

ଠିକଣା:

୭୬୧ ହରିନଗର କଲୋନୀ (ଦକ୍ଷିଣ) ୨୧ ନେହାଟି ଉତ୍ତର ୨୪ ପାରଗନା ୭୪୩୧୬୬

Facsimile Signature
Electoral Registration Officer
ନିର୍ବାଚନ ନିୟନ୍ତ୍ରଣ ଅଧିକାରୀଙ୍କ

Assembly Constituency: 129-Nalhati

ବିଧାନସଭା ନିର୍ବାଚନ କ୍ଷେତ୍ର : ୧୨୯-ନେହାଟି

District: North 24 Parganas

Date: 08.07.2005

କ୍ଷେତ୍ର: ଉତ୍ତର ୨୪ ପାରଗନା

ତାରିଖ: ୦୮.୦୭.୨୦୦୫

Major Information of the Deed

Deed No :	I-1507-03232/2022	Date of Registration	16/03/2022
Query No / Year	1507-8000785444/2022	Office where deed is registered	
Query Date	10/03/2022 2:57:15 PM	A.D.S.R. NAIHATI, District: North 24-Parganas	
Applicant Name, Address & Other Details	R Pandey Naihati, Thana : Naihati, District : North 24-Parganas, WEST BENGAL, PIN - 743165. Mobile No. : 7003615941, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value		
Stamp duty Paid(SD)	Rs. 1,46,52,007/-		
Rs. 500/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 7/- (Article:E)		
	Development Power of Attorney after Registered Development Agreement of (Deed No/Year):- 150702894/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: Mitra Para Road, Mouza: Naihati, Pin Code : 743165

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-2374	LR-11547	Bastu	Bastu	6.39 Dec		38,34,002/-	Property is on Road , Project Name :
L2	LR-2375	LR-11547	Bastu	Bastu	0.57 Dec		3,42,000/-	Property is on Road , Project Name :
L3	LR-2373	LR-11547	Bastu	Bastu	16.86 Dec		1,01,16,005/-	Property is on Road , Project Name :
L4	LR-2354	LR-11547	Bastu	Bastu	0.6 Dec		3,60,000/-	Property is on Road , Project Name :
TOTAL :					24.42Dec	0 /-	146,52,007 /-	
Grand Total :					24.42Dec	0 /-	146,52,007 /-	

Principal Details :	
Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Sankar Kumar Sen (Presentant) Son of Late Sudhir Kumar Sen 243, R B C Road,, City:- , P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BVxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/03/2022 , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/03/2022 , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence
2	Mr Sanjay Kumar Sen Son of Late Sudhir Kumar Sen 243, R B C Road,, City:- , P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CFxxxxxx9L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/03/2022 , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/03/2022 , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence
3	Mr Saibal Kumar Sen Son of Late Sudhir Kumar Sen 243, R B C Road,, City:- , P.O:- Naihati, P.S:-Naihati, District:-North 24-Parganas, West Bengal, India, PIN:- 743165 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: FNxxxxxx7L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/03/2022 , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 10/03/2022 , Admitted by: Self, Date of Admission: 10/03/2022 ,Place : Pvt. Residence

Attorney Details :	
Sl No	Name,Address,Photo,Finger print and Signature
1	UMA CONSTRUCTION 7/A, Nabanagar, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136 , PAN No.:: AAxxxxxx5H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :	
Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Jadunath Chakraborty Son of Late Sibdas Chakraborty Nabanagar,, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx6N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UMA CONSTRUCTION (as PARTNER)
	Mrs Jayati Chakraborty Wife of Mr Jadunath Chakraborty Nabanagar,, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Blxxxxxx1A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UMA CONSTRUCTION (as PARTNER)

Owner Details :

Owner Name Mr. Bikash Paul Son of Mr. Sridam Paul Nagar Colony, City - , P.O. - Garla, P.S. - Naihati, District - North 24-Parganas, West Bengal, India, PIN - 743165	Photo	Finger Print	Signature
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Identifier Of Mr Sankar Kumar Sen, Mr Sanjay Kumar Sen, Mr Saibal Kumar Sen, Mr Jadunath Chakraborty, Mrs Jayati Chakraborty

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Sankar Kumar Sen	UMA CONSTRUCTION-2 13 Dec
2	Mr Sanjay Kumar Sen	UMA CONSTRUCTION-2 13 Dec
3	Mr Saibal Kumar Sen	UMA CONSTRUCTION-2 13 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Mr Sankar Kumar Sen	UMA CONSTRUCTION-0 19 Dec
2	Mr Sanjay Kumar Sen	UMA CONSTRUCTION-0 19 Dec
3	Mr Saibal Kumar Sen	UMA CONSTRUCTION-0 19 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	Mr Sankar Kumar Sen	UMA CONSTRUCTION-5 62 Dec
2	Mr Sanjay Kumar Sen	UMA CONSTRUCTION-5 62 Dec
3	Mr Saibal Kumar Sen	UMA CONSTRUCTION-5 62 Dec

Transfer of property for L4

Sl.No	From	To, with area (Name-Area)
1	Mr Sankar Kumar Sen	UMA CONSTRUCTION-0.2 Dec
2	Mr Sanjay Kumar Sen	UMA CONSTRUCTION-0.2 Dec
3	Mr Saibal Kumar Sen	UMA CONSTRUCTION-0.2 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Naihati, Municipality: NAIHATI, Road: Mitra Para Road, Mouza: Naihati, Pin Code : 743165

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2374, LR Khatian No:- 11547	Owner: শংকর সেন, Gurdian: মৃত সুধীর কুমার, Address: নিজ , Classification: বাড, Area: 0.02130000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2375, LR Khatian No:- 11547	Owner: শংকর সেন, Gurdian: মৃত সুধীর কুমার, Address: নিজ , Classification: নালা, Area: 0.00190000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2373, LR Khatian No:- 11547	Owner: শংকর সেন, Gurdian: মৃত সুধীর কুমার, Address: নিজ , Classification: গড়লায়েকগতিত, Area: 0.05620000 Acre,	Owner Name not selected by applicant.

LR Plot No:- 2354, LR Khatian
No:- 11547

Owner: শংকর সেন, Gurdian: মৃত সুধীর কুমার,
Address: নিজ , Classification: বাগা, Area: 0.00200000 Acre,

Owner Name not selected by
applicant.

On 10-03-2022

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

Presented for registration at 15:10 hrs. on 10-03-2022, at the Private residence, by Mr. Sankar Kumar Sen, one of the

Executants.

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.

1,46,52,007/-

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

Execution is admitted on 10/03/2022 by 1. Mr Sankar Kumar Sen, Son of Late Sudhir Kumar Sen, 243, R B C Road,, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession Business, 2. Mr Sanjay Kumar Sen, Son of Late Sudhir Kumar Sen, 243, R B C Road,, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession Business, 3. Mr Saibal Kumar Sen, Son of Late Sudhir Kumar Sen, 243, R B C Road,, P.O: Naihati, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743165, by caste Hindu, by Profession Service

Indetified by Mr Bikash Paul, . . Son of Mr Sridam Paul, Hari Nagar Colony,, P.O: Garifa, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Business

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

Execution is admitted on 10-03-2022 by Mr Jadunath Chakraborty, PARTNER, UMA CONSTRUCTION, 7/A,

Nabanagar, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136

Indetified by Mr Bikash Paul, . . Son of Mr Sridam Paul, Hari Nagar Colony,, P.O: Garifa, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Business

Execution is admitted on 10-03-2022 by Mrs Jayati Chakraborty, PARTNER, UMA CONSTRUCTION, 7/A,

Nabanagar, City:- , P.O:- Nabanagar, P.S:-Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743136

Indetified by Mr Bikash Paul, . . Son of Mr Sridam Paul, Hari Nagar Colony,, P.O: Garifa, Thana: Naihati, , North 24-Parganas, WEST BENGAL, India, PIN - 743166, by caste Hindu, by profession Business

Admission of Execution

ABHISEK BANERJEE

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. NAIHATI

North 24-Parganas, West Bengal

On 16-03-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Statement of Stamp Duty

certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 500/-
Description of Stamp

Stamp: Type: Impressed, Serial no 1292, Amount: Rs.500/-, Date of Purchase: 10/03/2022, Vendor name: S
Samanta

Abhisek Banerjee

ABHISEK BANERJEE
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1507-2022, Page from 80157 to 80190
being No 150703232 for the year 2022.



Digitally signed by ABHISEK BANERJEE
Date: 2022.03.17 16:13:44 +05:30
Reason: Digital Signing of Deed.

Abhisek Banerjee

(ABHISEK BANERJEE) 2022/03/17 04:13:44 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. NAIHATI
West Bengal.

(This document is digitally signed.)

17/03/2022 Query No:-15078000785444 / 2022 Deed No 'J' - 150703232 / 2022, Document is digitally signed.

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