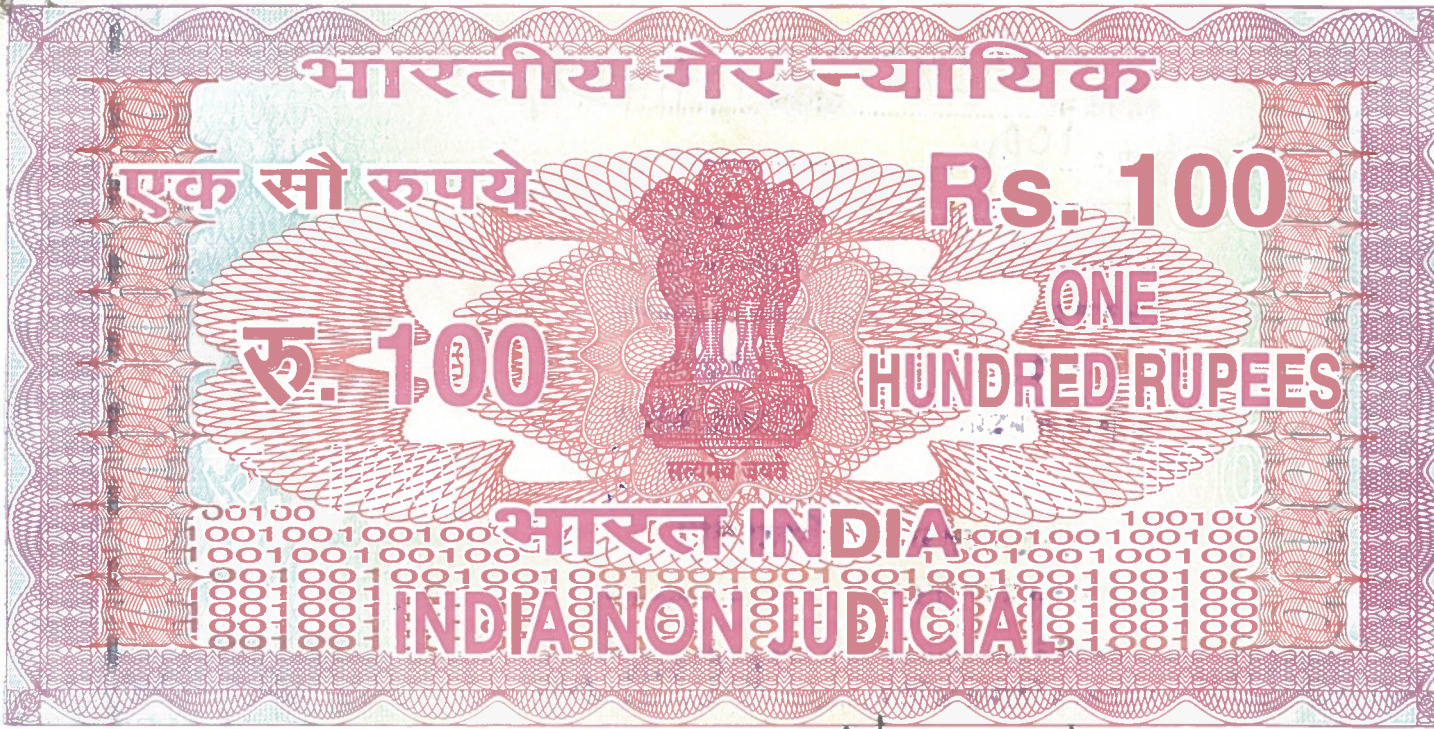




पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

Additional District Sub-Registrar
Rajarhat New town, North 24-Pgs.

8/2862784/23

AK 497893

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

TO ALL TO WHOM these presents shall come we,

22 NOV 2023

1. SRI SAMBHU PRASAD NANDAN [PAN AQZPN0053F] [AADHAAR 9198 2255 3394], son of Late Hazari Lal Nandan, by faith Hindu, by Nationality Indian, by Occupation Business, **2. SRI GOURANGA PRASAD NANDAN [PAN DENPN2126E] [AADHAAR 6255 0673 6540]**, son of Late Hazari Lal Nandan, by faith Hindu, by Nationality Indian, by Occupation Business, both are residing at BE-34, Baguiati, Deshbandhunagar, P.O. Deshbandhunagar, P.S. Rajarhat, at present Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, hereinafter jointly called and referred to as the "**PRINCIPALS**" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include

ক্রমিক নং 1068 তারিখ 10/11/23
খানা : 100
কোড : OM SAI ENTERPRISE
ঠিকানা : AS 2411, Arjunpur, Deshbandhuna Jar
ভেণ্ডার : Ranjita Pan P.S. Bagmati, Kalkata-70055
নাইলান্ড ভেণ্ডার
কাশিপুর দমদম এ.আর. অফিস

ভেণ্ডারের নাম : রঞ্জিতা পাল
চেকের নাম :- ব্যারাক
ডি নং :
স্ট্যান্ডার্ড খরদের তারিখ 09 NOV 2023
এ টি.ডি. নং মোট কত টাকার
স্ট্যান্ডার্ড খরিদ করা হইয়াছে। 199900



ADDITIONAL DISTRICT SUB-REGISTRAR,
Rajarhat, New Town, North 24-Pgs

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their respective legal heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

Purchase of land measuring an area of 03 sataks which is equivalent to 1-15-14 One Cottah Fifteen Chittacks Fourteen sft by Smt Sephali Rani Nanadan, the purchaser therein from Sri Anil Kumar Basu, the vendor therein for or at a valuable consideration mentioned therein:-

WHEREAS one Smt Sephali Rani Nandan, the purchaser therein purchased ALL THAT a piece and parcel of land measuring an area of 1-15-14 One Cottah Fifteen Chittacks Fourteen sft be the same a little more or less having annual rent of 1(One) Ana 6(Six) Pai lying and situated at Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 1513,181, under Khatian No 254, Adhin Khatian No 253 corresponding to Adhin Khatian No 251 comprised in Dag No 468, P.S. Rajarhat, at present Baguiati, Pargana Kalikata, Sub Registrar Cossipore Dum Dum, in the District of 24 parganas, at present North 24 parganas, by a registered Deed of Sale executed on 16.12.1958 registered at Sub Registrar Cossipore Dum Dum and recorded in Book No I, Volume No 112, pages 260 to 263, Being No 8258, for the Year 1958, from Sri Anil Kumar Basu, the vendor therein for or at a valuable consideration mentioned therein and thus said Smt Sephali Rani Nandan, the purchaser therein became the absolute owner in respect of the above mentioned property by virtue of the above mentioned purchase and recorded her name in the records of B.L & L.R.O under **3 satak** Rayat sattiya bastu land under **R.S/L.R Kri Khatian No 2392** comprised in **R.S/L.R Dag No 727** and constructed pucca partly Two storied cement flooring residential building thereon and mutated her name in the records of the concerned authority of Rajarhat Gopalpur Municipality under old ward No 22, thereafter ward No 24, old Holding No 22/1587, at being premises No **BE-34, Deshbandhunagar, Kolkata- 700059**, at present under Bidhannagar Municipal Corporation, New Ward No 10, New Holding No BMC-15, Assessment No 20033128069 and said Smt Sephali Rani Nandan, the purchaser therein enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner.



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Execution of a registered Deed of Gift by Smt Sephali Rani Nandan, the Donor thereof in respect of 0-8-0 Eight Chittack land together with structure thereon in favour of her elder son namely Sri Sambhu Prasad Nandan, the Donee thereof out of her total property:-

AND WHEREAS while in course of enjoyed the same Smt Sephali Rani Nandan, the Donor therein executed a registered Deed of Gift in respect of 0-8-0 Eight Chittacks land together with 129 sft pucca Structure on the Ground Floor and 360 sft pucca structure on the First Floor out of the total land measuring an area of 1-15-14 One Cottah Fifteen Chittacks Fourteen sft be the same a little more or less together with pucca partly Two storied residential building thereon lying and situated at Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 1513,181, under Khatian No 254, Adhin Khatian No 253 corresponding to Adhin Khatian No 251 corresponding to R.S/L.R Kri Khatian No 2392 comprised in Dag No 468 corresponding to R.S/L.R Dag No 727, P.S. Rajarhat, at present Baguiati, Pargana Kalikata, within the limits of Rajarhat Gopalpur Municipality, old ward No 22, then Ward No 24, old Holding No 22/1587, at being premises No **BE-34, Deshbandhunagar, Kolkata- 700059**, at present under Bidhannagar Municipal Corporation, New Ward No 10, New Holding No BMC-15, Assessment No 20033128069, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas executed on 17.03.2015 and completed on 27.03.2015 registered at District Sub Registrar II, North 24 Parganas, Barasat and recorded in Book No I, CD Volume No 2, Pages 8059 to 8075, Being No 01027, for the year 2015, in favour of her elder son namely Sri Sambhu Prasad Nandan, the Donee therein .

Demise of Smt Sephali Rani Nandan:-

AND WHERRAS thereafter while in course of enjoying the rest of the land measuring an area of 1-7-14 One Cottah Seven Chittacks Fourteen sft together with Two storied pucca partly building thereon said Smt Sephali Rani Nandan died intestate on 16.11.2016 leaving behind her surviving 2(two) sons namely Sri Sambhu Prasad Nandan and Sri Gouranga Nandan as her only legal heirs and successors and the property left by Smt Sephali



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Rani Nandan, since deceased were jointly inherited by Sri Sambhu Prasad Nandan and Sri Gouranga Nandan, by virtue of hereditary right of their mother and also by virtue of Hindu succession Act 1956 (Each having undivided $\frac{1}{2}$ (half) share in respect of the said rest of the land mentioned above). This is hereby clearly mentioned that Hazari Lal Nandan, wife of Sephali Rani Nandan predeceased his wife on 03.09.2007. There after **Sri Sambhu Prasad Nandan** recorded his name in the records of B.L.&L.R.O of 2 satak bastu land under **L.R Khatian No 4961** comprised in **L.R Dag No 727** and **Sri Gouranga Prasad Nandan** recorded his name in the records of B.L.&L.R.O of 1 satak bastu land under **L.R Khatian No 5333** comprised in **L.R Dag No 727**.

Absolute ownership of 1-15-14 One Cottahs Fifteen Chittacks Fourteen sft land together with pucca partly Two storied building thereon having 500 sft pucca cement Flooring residential structure on the Ground Floor and 700 sft pucca cement Flooring residential structure on the First Floor by Sri Sambhu Prasad Nandan and Sri Gouranga Nandan, the landowners therein and principals herein:-

AND WHEREAS thus **Sri Sambhu Prasad Nandan** and **Sri Gouranga Nandan**, the landowners therein and principals herein jointly became the absolute owners in respect of **ALL THAT** a piece and parcel of bastu land measuring an area of **1-15-14 One Cottahs Fifteen Chittacks Fourteen sft** together with pucca partly Two storied residential building thereon having **500 sft pucca cement Flooring residential structure on the Ground Floor** and **700 sft pucca cement Flooring residential structure on the First Floor** lying and situated at **Mouza Arjunpur, J.L. No 7, Re Sa No 160, Touzi No 1513,181, under C.S. Khatian No 254, Adhin Khatian No 253** corresponding to Adhin Khatian No 251 corresponding to **L.R Khatian Nos 4961,5333** comprised in C.S Dag No 468 corresponding to **L.R Dag No 727**, P.S. Rajarhat, at present Baguiati, Pargana Kalikata, within the limits of Rajarhat Gopalpur Municipality, old ward No 22, the Ward No 24, old Holding No 22/1587, at being premises No **BE-34, Deshbandhunagar, Kolkata- 700059**, at present under Bidhannagar Municipal Corporation,



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New Ward No 10, New Holding No BMC-15, Assessment No 20033128069, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas and said **Sri Sambhu Prasad Nandan** and **Sri Gouranga Nandan**, the landowners therein and **principals herein** jointly enjoying the same free from all encumbrances and without having any interruption from anybody or from any corner.

AND WHEREAS **Sri Sambhu Prasad Nandan** and **Sri Gouranga Nandan**, the landowners therein and **principals herein** for construction of multistoried building thereon the said property further executed a registered Development Agreement with the Developer therein and attorney herein on 22/11/2023 registered at Additional District Sub Registrar, Rajarhat, Newtown and recoded in Book No I, Being No 17141, for the year 2023.

AND WHEREAS due to our (Principals) non-availability it is urgently required by us to appoint attorney who will look after and to control the affairs of our under schedule mentioned property.

we, do hereby nominate, constitute, authorize and appoint **OM SAI ENTERPRISE [PAN AAIFO5630Q]**, a partnership Firm, having its office at AS 24/1, Arjunpur, Deshbandhunagar, P.S. Baguiati, P.O. Deshbandhunagar, District North 24 Parganas, Kolkata - 700059, West Bengal, represented by its Partners namely **1. SRI SWARNAJYOTI ROY [PAN AHQPR0216C] [AADHAAR 3517 3108 3935]**, son of Sri Narayan Chandra Roy, by faith Hindu, by Nationality Indian, by occupation - Business, residing at BD-1/6, Deshbandhu Nagar, P.S. - Baguiati, P.O. Deshbandhu Nagar, District North 24-Parganas, Kolkata - 700059, West Bengal, **2. SRI SUMIT MONDAL [PAN CGKPM2585A] [AADHAAR 8322 4362 6352]**, son of Sri Apurba Mondal, by faith Hindu, by Nationality Indian, by occupation - Business, residing at PA 105, Pashimpara, Arjunpur Play Ground, P.S. - Baguiati, P.O. Arjunpur, District North 24-Parganas, Kolkata - 700059, West Bengal, shall Act as our true and lawful Attorney for us in our names and on our behalf and to do exercise execute and perform the following acts, deeds and things mentioned hereafter.

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and

Swarnajyoti Roy



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Rajarhat, New Town, North 24-Pgs

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every part thereof and further the attorney shall have every right to commence Development or Constructional Work on the said property.

2. To appear and represent us before any authority and authorities including the Bidhannagar Municipal Corporation, The Calcutta Metropolitan Development Authority, Fire Brigade, West Bengal Police, B.L & L.R.O, CESC/WBSEB, The Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the modification and/or alteration or submit of the sanctioned Plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit the Plan before the Bidhannagar Municipal Corporation and to take delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.
4. To develop the said Premises by making construction of multistoried building with Lift devices thereon as per sanctioned plan which to be approved and sanctioned by the Bidhannagar Municipal Corporation and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
5. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and commit the all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.
6. To use, shift, or re-adjust the existing electricity connection if any in the said premises in such manner, as the said ATTORNEY may deem fit and proper.
7. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished mentioned in the Development Agreement of the said Premises.



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

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8. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
9. To sign, execute and submit and take delivery of site plan, building plan application certificate, Completion Certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered by the Bidhannagar Municipal Corporation in respect of our property more specifically mentioned in the schedule written hereunder.
10. To enter into any agreement for sale with intending buyer/ buyers in respect of Developer's allocated portion only and save and except the land owners allocation and also do collect advance and /or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
11. To enter into all Agreement for sale with the prospective Purchaser/ purchasers in respect of Developer's allocated portion only and save and except the land owners allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive, realize and obtain payment of all or any money which may hereafter become payable to us as set forth in the development agreement by the said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharges for the same as our said ATTORNEY shall think fit and proper.
12. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said premises subject to the conditions mentioned under various clauses in the said Development Agreement of the said premises.
13. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of registration in respect of Developer's allocated portion only and save and except the landowners allocation.



Additional District Sub-Registrar,
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14. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building in respect of Developer's allocated portion only and save and except landowners allocation as stated in the Development agreement as mentioned above.
15. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers in respect of Developer's allocated portion only and save and except landowners allocation as stated in the Development agreement as mentioned above.
16. To execute conveyance or conveyances in my name and on my behalf to do all acts and deeds in favour of the intending purchasers and to present the said conveyance for registration before the competent registering authority in respect of Developer's allocated portion only and save and except the landowners allocation as stated in the Development agreement as mentioned above.
17. To instruct the Advocate/ Lawyer/ Deed Writer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling in respect of Developer's allocated portion only and save and except the landowners allocation as written in the Development Agreement as mentioned above.
18. To execute and/or negotiate and/or entering into any agreement for selling the schedule-mentioned property in the name of the Attorney as and on our behalf in respect of Developer's allocated portion only and save and except landowners allocation as stated in the Development agreement as mentioned above.
19. To execute and sign any deeds, agreements, memo of understanding with a view to sell of schedule mentioned property in our own name and on our behalf save and except landowners allocation as stated in the Development agreement as mentioned above .
20. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.



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Rajarat, New Town, North 24-Pgs

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21. To affix sign board or install any Hoarding on the said premises in the name of the ATTORNEY.
22. To advertise in the newspapers for obtaining Purchaser for selling the flat and car parking space in the proposed building from the Developer's Allocation only and save and except the landowners allocation written in the Development Agreement as mentioned above.
23. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute right application in respect thereof.
24. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
25. To sign declare and / or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the landowners therein and Principals herein.

AND GENERALLY to act as our ATTORNEY or agents in relation to all matters touching my said Premises and building, as we would do if we, personally represent.

AND we, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Development Power of Attorney in that herein above, contained shall lawfully do cause or to be done in the right of or by virtue of these presents as per the said Development Agreement as mentioned above.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of bastu land measuring an area of **1-15-14**
One Cottahs Fifteen Chittacks Fourteen sft together with pucca partly
 Two storied residential building thereon having **500 sft pucca cement**
Flooring residential structure on the **Ground Floor** and **700 sft pucca**
cement Flooring residential structure on the **First Floor** lying and situated
 at **Mouza Arjunpur**, J.L. No 7, Re Sa No 160, Touzi No 1513,181, under



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Rajarhat, New Town, North 24-Pgs

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C.S. Khatian No 254, Adhin Khatian No 253 corresponding to Adhin Khatian No 251 corresponding to **L.R Khatian Nos 4961,5333** comprised in C.S Dag No 468 corresponding to **L.R Dag No 727**, P.S. Rajarhat, at present Baguiati, Pargana Kalikata, within the limits of Rajarhat Gopalpur Municipality, old ward No 22, then Ward No 24, old Holding No 22/1587, at **being premises No BE-34, Deshbandhunagar, Kolkata- 700059**, at present under Bidhannagar Municipal Corporation, New Ward No 10, New Holding No BMC-15, Assessment No 20033128069, Additional District Sub Registrar Rajarhat, Newtown, in the District of North 24 Parganas. The total property is butted and bounded in the manner as follows:-

ON THE NORTH BY- Boundary wall of Mahendra Nath Dutta;

ON THE SOUTH BY - 16'-0" ft wide common Road ;

ON THE EAST BY - House of Dilip Basu ;

ON THE WEST BY- House of Priya Ranjan Bandyopadhyay;

Break up:- The bastu land measuring an area of **1-3-16** One Cottah Three Chittacks Sixteen sft comprised in **L.R Dag No, 727** under **L.R Khatian No 4961** and bastu land measuring an area of **0-11-43** Eleven Chittacks Forty Three sft comprised in **L.R Dag No 727** under **L.R Khatian No 5333**.



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

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IN WITNESS WHEREOF we, the Principals and Attorney each hereunto set and subscribed our respective hand on the 22nd day of November, Two Thousand and Twenty Three (2023).

Signed Sealed and Delivered at Kolkata
by the Principals and Attorney
in the presence of:-

Witness:-

1. Pradip Kumar Duggal
K. K. Ram Das Road
Nimta, Kolkata - 49.

Shomolu Prasad Mondal

[Signature]

SIGNATURE OF THE PRINCIPALS

2. Manash Bhattacharya
BD-6, D. B. Nagar
Kolkata-700059

OM SAI ENTERPRISE

Swarnajyoti Ray
Sumit Mondal
Partners

SIGNATURE OF THE ATTORNEY

Prepared By:-

Manash Bhattacharya
Manash Bhattacharya

BD/6, Deshbandhu Nagar
Kolkata-700059

L. No. DW. XI.45.

A.D.S.R. Cossipore Dum Dum

Composed by:-

Avijit Paul

Avijit Paul

100, S.S. Road, Dum Dum
Kolkata-700030.

A.D.S.R. Cossipore Dum Dum



Additional District Sub-Registrar,
Rajarhat, New 101/II, North 24-Pgs

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PAGE NO.
SPECIMEN FROM FOR TEN FINGERPRINTS

SL. NO.	Signature of the Executants/Presentants					
	 Shomullee Prasad Mondal	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
	 G. S. Prasad	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						
	 Swarnajyoti Ray	Little	Ring	Middle	Fore	Thumb
			Left	Hand		
						
		Thumb	Fore	Middle	Ring	Little
			Right	Hand		
						



Additional District Sub Registrar,
Rajarhat, New Town, North 24 Parganas

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PAGE NO.
SPECIMEN FROM FOR TEN FINGERPRINTS

SL. NO.	Signature of the Executants/Presentants					
 <i>Sumit Khandel</i>		Little	Ring Left	Middle Hand	Fore	Thumb
						
		Thumb	Fore Right	Middle Hand	Ring	Little
						
		Little	Ring Left	Middle Hand	Fore	Thumb
		Thumb	Fore Right	Middle Hand	Ring	Little
		Little	Ring Left	Middle Hand	Fore	Thumb
		Thumb	Fore Right	Middle Hand	Ring	Little
		Little	Ring Left	Middle Hand	Fore	Thumb

22 NOV 2023



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/138 / 147111

পরিচয় পত্র
Duplicate
প্রতিলিপ



Elector's Name
নির্বাচকের নাম

Pradip Kumar Dasgupta
প্রদীপ কুমার দাশগুপ্ত

Father's Name
পিতার নাম

Hajari
হাজারি

Sex

M

লিঙ্গ

Age as on 1.1.2000

পূঃ
39

১.১.২০০০-এ বয়স

৩৯

ADDRESS

14/2 Kabi Krishnaram Das Road 7 Nimta
North 24 - Parganas. 700048

ঠিকানা

১৪/২ কবি কৃষ্ণরাম দাস রোড ৭ নিমতা উত্তর ২৪
পরগণা ৭০০০৪৮

Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

For 138-Dum Dum

Assembly Constituency

১৩৮-দুমদুম

বিধানসভা নির্বাচন কেন্দ্র

Place North 24 - Parganas

স্থান উত্তর ২৪.পরগণা

Date 19.08.2000

তারিখ ১৯.০৮.২০০০

Pradip Kumar Dasgupta.

Q-11

Q-11-1

Major Information of the Deed

Deed No :	I-1523-17148/2023	Date of Registration	22/11/2023
Query No / Year	1523-8002862784/2023	Office where deed is registered	
Query Date	22/11/2023 10:54:17 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	GOPAL SARLKAR , 100 SOUTH SINTHEE ROAD, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9831981874, Status :Solicitor firm		
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. 46,93,557/-		
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]:- 152317141/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, , Ward No: 10, Holding No:BMC 15 Pin Code : 700059

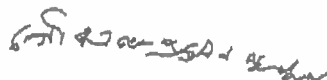
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-727	LR-4961	Bastu	Bastu	1 Katha 3 Chatak 16 Sq Ft	1/-	24,00,694/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-727	LR-5333	Bastu	Bastu	11 Chatak 43 Sq Ft	1/-	14,82,863/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			3.229Dec	2 /-	38,83,557 /-	
	Grand Total :				3.229Dec	2 /-	38,83,557 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	1200 Sq Ft.	1/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1200 sq ft	1 /-	8,10,000 /-	



Principal Details :

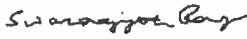
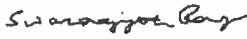
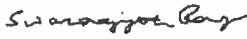
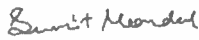
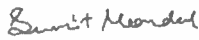
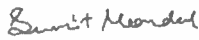
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Shambhu Prasad Nandan Son of Late Hazari Lal Nandan Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office	 22/11/2023	 Captured LTI 22/11/2023	 22/11/2023
	BE-34, Baguiati, Deshbandhu Nagar, City:- , 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.: aqxxxxxx3f, Aadhaar No: 91xxxxxxxx3394, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr Gouranga Prasad Nandan Son of Late Hazari Lal Nandan Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office	 22/11/2023	 Captured LTI 22/11/2023	 22/11/2023
	BE-34, Baguiati, Deshbandhu Nagar, City:- , 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.: dxxxxxxx6e, Aadhaar No: 62xxxxxxxx6540, Status :Individual, Executed by: Self, Date of Execution: 22/11/2023 , Admitted by: Self, Date of Admission: 22/11/2023 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Om Sai Enterprise AS 24/1,Arjunpur Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.: aaxxxxxx0q,Aadhaar No Not Provided by UIDAI, St :Organization, Executed by: Representative



Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Swarnajyoti Roy (Presentant) Son of Mr Narayan Chandra Roy Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office </td> <td>  Nov 22 2023 12:28PM </td> <td>  Captured LTI 22/11/2023 </td> <td>  22/11/2023 </td> </tr> </tbody> </table> BD-1/6, Deshbandhu Nagar, City:- , 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.:: ahxxxxxx6c, Aadhaar No: 35xxxxxxxx3935 Status : Representative, Representative of : Om Sai Enterprise (as partner)	Name	Photo	Finger Print	Signature	Mr Swarnajyoti Roy (Presentant) Son of Mr Narayan Chandra Roy Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	 Nov 22 2023 12:28PM	 Captured LTI 22/11/2023	 22/11/2023
Name	Photo	Finger Print	Signature						
Mr Swarnajyoti Roy (Presentant) Son of Mr Narayan Chandra Roy Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	 Nov 22 2023 12:28PM	 Captured LTI 22/11/2023	 22/11/2023						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Sumit Mondal Son of Mr Apurba Mondal Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office </td> <td>  Nov 22 2023 12:31PM </td> <td>  Captured LTI 22/11/2023 </td> <td>  22/11/2023 </td> </tr> </tbody> </table> PA 105, Pashimpara, Arjunpur Play Ground, City:- , 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.:: cgxxxxxx5a, Aadhaar No: 83xxxxxxxx6352 Status : Representative, Representative of : Om Sai Enterprise (as partner)	Name	Photo	Finger Print	Signature	Mr Sumit Mondal Son of Mr Apurba Mondal Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	 Nov 22 2023 12:31PM	 Captured LTI 22/11/2023	 22/11/2023
Name	Photo	Finger Print	Signature						
Mr Sumit Mondal Son of Mr Apurba Mondal Date of Execution - 22/11/2023, , Admitted by: Self, Date of Admission: 22/11/2023, Place of Admission of Execution: Office	 Nov 22 2023 12:31PM	 Captured LTI 22/11/2023	 22/11/2023						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADIP KUMAR DASGUPTA Son of Late HAZARI LAL DASGUPTA , K K RAMDAS ROAD, City:- , P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049	 22/11/2023	 Captured 22/11/2023	 22/11/2023
Identifier Of Mr Shambhu Prasad Nandan, Mr Gouranga Prasad Nandan, Mr Swarnajyoti Roy, Mr Sumit Mondal			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Prasad Nandan	Om Sai Enterprise-0.998021 Dec
2	Mr Gouranga Prasad Nandan	Om Sai Enterprise-0.998021 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Prasad Nandan	Om Sai Enterprise-0.616458 Dec
2	Mr Gouranga Prasad Nandan	Om Sai Enterprise-0.616458 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Shambhu Prasad Nandan	Om Sai Enterprise-600.00000000 Sq Ft
2	Mr Gouranga Prasad Nandan	Om Sai Enterprise-600.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Arjunpur, , Ward No: 10, Holding No:BMC 15 Pin Code : 700059

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 727, LR Khatian No:- 4961	Owner:শঙ্কু প্রসাদ নন্দন, Gurdian:মৃত হাজারীলাল নন্দন, Address:দেশবন্ধু নগর, প্রতিবেশীপাড়া, থানা-বাগুইআটা, কোলকাতা-৭০০০৫২, Classification:বাস্ত, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 727, LR Khatian No:- 5333	Owner:গৌরঙ্গ প্রসাদ নন্দন, Gurdian:মৃত হাজারীলাল নন্দন, Address:নিজ, Classification:বাস্ত, Area:0.01000000 Acre, ,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 152317148 / 2023

On 22-11-2023

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 11:23 hrs on 22-11-2023, at the Office of the A.D.S.R. RAJARHAT by Mr Swarnajyoti Roy ,.

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 46,93,557/-

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

Execution is admitted on 22/11/2023 by 1. Mr Shambhu Prasad Nandan, Son of Late Hazari Lal Nandan, BE-34, Baguiati, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business, 2. Mr Gouranga Prasad Nandan, Son of Late Hazari Lal Nandan, BE-34, Baguiati, Deshbandhu Nagar, P.O: Deshbandhu Nagar, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by Profession Business

Indetified by Mr PRADIP KUMAR DASGUPTA, , Son of Late HAZARI LAL DASGUPTA, , K K RAMDAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 22-11-2023 by Mr Swarnajyoti Roy, partner, Om Sai Enterprise, AS 24/1,Arjunpur Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr PRADIP KUMAR DASGUPTA, , Son of Late HAZARI LAL DASGUPTA, , K K RAMDAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 22-11-2023 by Mr Sumit Mondal, partner, Om Sai Enterprise, AS 24/1,Arjunpur Deshbandhu Nagar, City:- , P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by Mr PRADIP KUMAR DASGUPTA, , Son of Late HAZARI LAL DASGUPTA, , K K RAMDAS ROAD, P.O: NIMTA, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

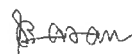
Payment of Fees

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 1068, Amount: Rs.100.00/-, Date of Purchase: 10/11/2023, Vendor name: Ranjita Paul



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1523-2023, Page from 581715 to 581735
being No 152317148 for the year 2023.**



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2023.11.30 14:45:21 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 30/11/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

