

Bansdroni, Kolkata-700070, and (2) **SRI SAMIR CHAKRABORTY**, (PAN AWSPC7648E, Aadhaar No.4070 3576 5630), son of Late Jogesh Chakraborty, by faith Hindu, by occupation Business, Nationality Indian, residing at E.P. No.37, Benoy Pally, P.O. Bansdroni, Kolkata-700070, District South 24-Parganas, do hereby state as follows:

WHEREAS after partition of India a large number of residents of former East Pakistan, now known as Bangladesh, crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal (hereinafter referred to as the Government) offered all reasonable facilities to such persons (hereinafter referred to as 'Refugees') for residence of West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant land in the urban areas for homestead purposes.

AND WHEREAS we the executants herein as refugees displaced from East Pakistan now Bangladesh, had come to use and occupy a piece of homestead land measuring about 3 Cottah 3 Chittak be the same a little more or less

M/s. NIRMAAN UDYOG

Bansdroni Biswas
Partner

M/s. NIRMAAN UDYOG

Sahil
Partner

M/s. NIRMAAN UDYOG

Narain Naskar
Partner

Samir Chakraborty Shyamal Chakraborty

in E.P. No.37, R.S. Plot No.313/2891(P) of Mouja Bansdroni, J.L. No.45, under P.S. Regent Park now Bansdroni, within the present limits of Kolkata Municipal Corporation, Ward No.113, District South 24-Parganas, for our rehabilitation.

AND WHEREAS the Government of West Bengal with intent to rehabilitate the refugees from the then East Pakistan, now Bangladesh, acquired land in E.P. No.37, R.S. Plot No.313/2891(P) of Mouja Bansdroni, J.L. No.45, under P.S. Regent Park now Bansdroni, within the present limits of Kolkata Municipal Corporation, Ward No.113, District South 24-Parganas, in Urban Area under the Provision of L.D.P. Act, 1948/L.A. Act-I of 1894 including the plot occupied by the said refugee.

AND WHEREAS the government transferred by virtue of an Indenture of Gift dated 17.02.2012, the said land measuring about 3 Cottah 3 Chittak be the same a little more or less in E.P. No.37, R.S. Plot No.313/2891(P) of Mouja Bansdroni, J.L. No.45, under P.S. Regent Park now Bansdroni, within the present limits of Kolkata Municipal Corporation, Ward No.113, District South 24-Parganas, in our favour and the said Gift Deed is duly Registered in the office of the Additional District Registrar at Alipur, which is

M/s. NIRMAAN UDYOG

Biswadeb Biswas

Partner

M/s. NIRMAAN UDYOG

Suhail K

Partner

M/s. NIRMAAN UDYOG

Nomen Nath

Partner

Shyamal Chakraborty
Succer Chakraborty

recorded in Book No.I, Volume No.I, Pages 241 to 244, Being No.56 for the year 2012.

AND WHEREAS by virtue of said Gift Deed, we have become joint owners in respect of the said land measuring about 3 Cottah 3 Chittak be the same a little more or less in E.P. No.37, R.S. Plot No.313/2891(P) of Mouja Bansdroni, J.L. No.45, under P.S. Regent Park now Bansdroni, within the present limits of Kolkata Municipal Corporation, Ward No.113, District South 24-Parganas and mutated the same in our joint names with the Assessment Record of the Kolkata Municipal Corporation wherein the said property is recorded as premises No.132, Benoy Pally, having Mailing Address 39, Sahid Benoy Basu Road, Kolkata-700070, Assessee No.311130801321 (particularly mentioned in the schedule 'A' hereunder written) and we have been enjoying and possessing the same peacefully without any disturbances from any corner after erecting structure therein and also paying relevant rates and taxes to the concerned authority & the said property is now free from all encumbrances, liens, lispendences, demands, lease, mortgage, acquisition, requisition, having a good & clear marketable title thereof.

AND WHEREAS with a view to develop our said schedule mentioned landed property by constructing residential flat

M/s. NIRMAAN UDYOG

Buddha Deb Biswas
Partner

M/s. NIRMAAN UDYOG

Sachin K. P.
Partner

M/s. NIRMAAN UDYOG

Narayan Chakraborty
Partner

Sachin Chakraborty
Shyamal Chakraborty

system multi storied building thereon, we have entered into a Development Agreement on ~~16.8.2022~~ with M/S. NIRMAAN UDYOG (PAN AAGFN1955R), a Partnership firm, having its office postal Address 123, Bansdroni New Govt. Colony, K.M.C. Permisses No.59, Bansdroni New Govt. Colony, Kolkata-700070, represented by its existing partners (1) MR. BUDDHADEB BISWAS, (PAN AKGPB8369R), son of Late Narayan Chandra Biswas, residing at 181, Bandipur Road, Aurobinda Park, P.O. Purba Putiary, P.S. Regent Park now Bansdroni, Kolkata-700093, (2) MR. SUBRATA ROY (PAN AFVPR6154G), son of Late Mukunda Behari Roy, residing at 220, Rifle Club Road, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070 and (3) MR. NAREN NASKAR (PAN AHBPN1913D), son of Late Kanai Naskar, residing at Ananda Pally, P.O. Bansdroni, P.S. Regent Park now Bansdroni, Kolkata-700070, District South 24-Parganas, all by faith Hindu, by occupation Business, Nationality Indian, under certain terms & conditions mentioned therein and the said Development Agreement is duly registered in the office of the D.S.R.-IV, Alipore and recorded in Book No.I, Being No. 9208 for the year 2022.

AND WHEREAS due to our personal inconvenience, we are not in position to look after, manage and supervise all the affairs relating to such construction works over our said schedule mentioned property being personally present and as such it is very much expedient for us to appoint any person or persons who shall be able to look after, manage and supervise all the

NIRMAAN UDYOG
Deb Biswas
Partner

M/s. NIRMAAN UDYOG
Sahil B
Partner

Naren Naskar
M/s. NIRMAAN UDYOG
Partner

Saurin Chakraborty - shyamal chakraborty

affairs and conduct the said construction works of the proposed building in the schedule mentioned property and as such we do hereby nominate, constitute and appoint (1) **MR. BUDDHADEB BISWAS**, (PAN AKGPB8369R, Aadhaar No.8589 6647 2145), son of Late Narayan Chandra Biswas, residing at 181, Bandipur Road, Aurobinda Park, P.O. Purba Putiary, P.S. Regent Park now Bansdrone, Kolkata-700093, (2) **MR. SUBRATA ROY** (PAN AFVPR6154G, Aadhaar No.3428 3342 8775), son of Late Mukunda Behari Roy, residing at 220, Rifle Club Road, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070 and (3) **MR. NAREN NASKAR** (PAN AHBPN1913D, Aadhaar No.7377 2733 6366), son of Late Kanai Naskar, residing at Ananda Pally, P.O. Bansdrone, P.S. Regent Park now Bansdrone, Kolkata-700070, District South 24-Parganas, all by faith Hindu, by occupation Business, Nationality Indian, being the partners of **M/S. NIRMAAN UDYOG** (PAN AAGFN1955R), a Partnership firm, having its office postal Address 123, Bansdrone New Govt. Colony, K.M.C. Premises No.59, Bansdrone New Govt. Colony, Kolkata-700070, as our true and lawful attorney to do all the following acts, deeds, matters and things, in our name, and on our behalf viz.

Part of K.M.C.

1. To look after, manage and, supervise all the affairs in respect of our said property as well as the construction of the proposed Building over our schedule property, in our name and on our behalf.

M/s. NIRMAAN UDYOG

Buddha Deb Biswas
Partner

M/s. NIRMAAN UDYOG

Saikat Roy
Partner

M/s. NIRMAAN UDYOG

Naren Naskar
Partner

Saurin Chakraborty Shyamal Chakraborty

2. To appear and represent us before the competent authority and to deposit and pay all the relevant taxes and other outgoings to the respective concerned authority in respect of such construction works over the schedule property and to obtain proper receipt thereof on our behalf.

3. To appear and represent us before the local Kolkata Municipal Corporation and also pay necessary rates, taxes and other expenses thereof and receive or collect the proper receipt thereof in our name and on our behalf.

4. To receive any letter, notice, summon or any other papers or documents from any person or persons, authority, institutions, organization, department firm, company, concern, Municipal Corporation, Police Station, K.M.D.A., K.I.T., B.D.O., B.L. & L.R.O. Thika Controller, District Magistrate, or any other concerned authority and to take independent decision and send proper reply thereof whichever our said attorney shall deem fit and proper on our behalf.

5. To appoint and engage any Engineer, Architect/L.B.S. and to conduct and supervise all the construction works of the proposed new building over the schedule property and to pay him or them necessary fees and remuneration as and when our said attorney shall deem fit and proper on our behalf.

6. To prepare or draw and make any building plan through any architect, engineer, L.B.S. for construction of proposed

Shyamal Chakraborty,

Chakraborty

Sauin

M/s. NIRMAAN UDYOG

Banshudeb Biswas
Partner

M/s. NIRMAAN UDYOG

Suhail
Partner

M/s. NIRMAAN UDYOG

Sauin Naskar
Partner

building in respect of the schedule property in our name and on our behalf.

7. To submit the said Building Plan before the Kolkata Municipal Corporation by putting its seal and signature for getting sanction thereof and deposit the necessary sanction fees and collect receipt thereof.

8. To obtain the sanction of such building plan from the Kolkata Municipal Corporation on our behalf.

9. To make any boundary declaration in respect of our schedule property by putting its seal and signature thereon in our name and on our behalf.

10. To execute any Gift Deed of Splayed Portion and Strip of land for widening the adjacent Road of the schedule premises in favour of K.M.C. and also make a declaration for non-eviction of tenant and other declaration regarding sanction of building plan from K.M.C. and swear any affidavit for the purpose of K.M.C.

11. To appear and represent us before the local police station and any other higher authority of the local Administrative concern and to submit necessary letter of complaint and other documents with a view to safe guard of interest of construction works over the said property in our name and on our behalf.

Saurin Chakraborty - shyamal chakraborty.

M/s. NIRMAAN UDYOG

Buddha Deb Biswas
Partner

M/s. NIRMAAN UDYOG

Sahib Khan
Partner

M/s. NIRMAAN UDYOG

Narain Naskar
Partner

12. To negotiate with any person, persons, firm, company, for the completion of such construction of proposed building or buildings in respect of the said schedule property on our behalf.

13. To engage any men, mason, carpenter, electrician, plumber, painter or any other person or persons for making necessary works of construction of proposed building over the schedule property on our behalf.

14. To appoint or engage any person or persons and to enter into any contract/agreement for such construction of the proposed building over the schedule property on our behalf.

15. To put its proper seal and signature over any agreement or any other contract papers or documents in our name and on our behalf.

16. To decide and settle the name of the apartment/building to be constructed over the schedule property at his own choice and to make design, drawing of the building as per choice & decision of said attorney on our behalf.

17. To construct the said proposed building by using good quality of building materials and other things in the said building and also shall engage all the required men, mistries, electrician, carpenter, plumber and other men as per their own responsibility and choice or desire and also shall bear all the

Shyamal Chakraborty.

Shyamal Chakraborty

Partner

M/s. NIRMAAN UDYOG

Rudradeb Dasgupta
Partner

M/s. NIRMAAN UDYOG

Sachin Dasgupta
Partner

M/s. NIRMAAN UDYOG

Narain Dasgupta
Partner

costs therefore and also shall apply before K.M.C. for obtaining Completion Certificate of the proposed building and revisional plan/supplementary plan, if required, from the K.M.C. after putting its signature therein and also shall permission from K.M.C. for Building Internal and external drainage, Sewerage and water connection in the schedule premises.

18. To collect any consent or permission from any concern for getting any permit of any materials on our behalf.

General Part -

19. To engage any person or person or any firm or concern for demolishing the old existing structure standing in said schedule property and to pay proper remuneration or wages, fees, charges to such person or persons on our behalf.

20. To engage any men and demolish the old existing structure at his own costs and responsibilities and to sell, convey or dispose of all the debris and broken articles of such old, demolished structure over the schedule property to any person or persons and receive and collect all the sale proceeds thereof as and when our said attorney shall think fit and proper on our behalf.

21. To appear and represent us before the competent court of law either civil or criminal and to file and institute any case, complaint, petition, suit, injunction petition, writ application,

M/s. NIRMAAN UDYOG

Pooja Kishor Bishnoi
Partner

M/s. NIRMAAN UDYOG

Seeta K. Singh
Partner

M/s. NIRMAAN UDYOG

Naren Naskar
Partner

Saurin Chakraborty - Shy-Mal Chakraborty.

show cause, objection, revisional application, appeal, motion, eviction suit, title suit, or any other petition and application against any person or persons, authority, organization, firm, company before any competent court of law on our behalf for safety and security of our interest in respect of our said premises as well as the construction of the proposed building over the said property on our behalf.

22. To appoint or engage any Advocate Lawyer Solicitor, pleader & to pay their remuneration and to discharge them as and when our said Attorney shall think fit and proper on our behalf & also proceed with any such case or cases or to defend any case, if institute by any person or firm before the competent legal forum on our behalf.

23. To put its/their signature over all such petition, vakalatnama, injunction, suit, application, verification, declaration, Affidavit, undertaking & other relevant documents in respect of construction works over the said schedule property in our name and on our behalf.

24. To swear any Affidavit, Declaration, undertaking and to submit the same before any court or other concern authority, firm, organization on our behalf.

25. To collect, receive or withdraw any documents, order, decree, judgment relating to such construction of the proposed

Shyamalakshapathy

Shakravarthy

Sauin

M/s. NIRMAAN UDYOG

Buddhadeb Biswas
Partner

M/s. NIRMAAN UDYOG

Sachin Kumar
Partner

M/s. NIRMAAN UDYOG

Narain Narayan
Partner

building over the said property from any competent court of law on our behalf.

26. To file any revisional application, motion, appeal before any higher court of law challenging any order, decree, judgment, if passed by any court of law, relating to such construction work on the said property on our behalf.

27. To settle the sale price in respect of flat/flats and other covered areas of the developer's allocated portion of the proposed building over the schedule property as per conditions of the said development agreement on our behalf.

28. To negotiate with any intending purchaser/purchasers for such sale, transfer and execute deed of conveyance in favour of intending purchaser or purchasers in respect of its allocated portion i.e. developer's allocation over the said proposed building to be raised on our schedule property or portion thereof and to execute and enter into any agreement for sale with any intending purchaser or purchasers and put proper signature over such agreement and other documents in our and on our behalf.

29. To receive and collect all advance amount, earnest money, or the total consideration price from such intending purchaser or purchasers in respect of the developer's allocated portion of the proposed building to be made and constructed over the

Shyamalakshy Chakraborty
Saurin Chakraborty

M/s. NIRMAAN UDYOG

Poochadek Biswas
Partner

M/s. NIRMAAN UDYOG

Sachin Das
Partner

M/s. NIRMAAN UDYOG

Naren Nandan
Partner

schedule mentioned property and to issue proper receipt thereof and acknowledge the same on our behalf.

30. To appear and represent us before any Registration Office and register the necessary Sale Deed and other documents for transfer of respective flats and other areas of the developer's allocated portion in the proposed building and put its signature on such deed and other relevant documents in our name and on our behalf.

31. To issue any possession letter and hand over the possession of respective flats to the respective purchaser or purchasers on our behalf.

AND GENERALLY to do all other acts, deeds, matters and things whatsoever which in the opinion of our said Attorney ought to be done, executed and performed in relation to construction works over the said schedule property fully and effectually in pursuance to this power or authority conferred upon him to do the same which we could do if we would personally present.

AND we do hereby agree and undertake to ratify and confirm all and whatsoever bonafide acts, deeds and things lawfully done by our said attorney shall be construed as acts, deeds and things done by ourselves to all intents and purposes as if we would personally present.

M/s. NIRMAAN UDYOG

Buddhabek Biswas
Partner

M/s. NIRMAAN UDYOG

Seeliah B.
Partner

M/s. NIRMAAN UDYOG

Naren Naskar
Partner

Saurin Chakraborty Shyamal Chakraborty

SCHEDULE ABOVE REFERRED TO
(Description of the premises)

ALL THAT piece and parcel of the land measuring about 3 Cottah 3 Chittak be the same a little more or less in E.P. No.37, R.S. Plot No.313/2891(P) of Mouza Bansdroni, J.L. No.45, under P.S. Regent Park now Bansdroni, within the limits of Kolkata Municipal Corporation, Ward No.113, premises No.132, Benoy Pally, Kolkata-700070, vide Assessee No.311130801321, Dist. South 24-Parganas, butted and bounded as follows:

NORTH : Subir Sarkel Residence, 134, Benoy Bose Road)

SOUTH : 2a---- ft. wide K.M.C. Road.

EAST : 35, Benoy Bose Road.

WEST : 96/1, New Govt. Colony (Subrata Sarkar Residence)

Saurin Prokaborly Shyam Chakraborty

M/s. NIRMAAN UDYOG

Ravinder Biswas
 Partner

M/s. NIRMAAN UDYOG

Suhail P. A.
 Partner

M/s. NIRMAAN UDYOG

Naren Naskar
 Partner

IN WITNESS WHEREOF we, the executants herein have put our respective hand, and signature on this ^{9th}~~15th~~ Day of ~~Sept~~^{Sept}, 2022.

WITNESSES:

1. Arun Chakhabonty
S/o Shyamant Chakhabonty
39 Shid Benoy Bose
Road, P.O. - Barnashom
Kolkata-70.
2. Nirmlayen.
Alipore Police Court,
Kol- 27.

1. Shyamant Chakhabonty.
2. Samir Chakrabarty

SIGNATURE OF EXECUTANTS

This Power is accepted by us

M/s. NIRMAAN UDYOG

Buddhadeb Biswas
Partner

Drafted by :

Harendra Chandra Ray
Advocate ^{4-8-9/2021}

Alipur Police Court,
Kolkata-700027.

M/s. NIRMAAN UDYOG

Suhit Ray
Partner

M/s. NIRMAAN UDYOG

Naun Naskar
Partner

SIGNATURE OF THE ATTORNEY.

Typed by

Kala Chand Ray
Alipur Police Court
Kol-27



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Left hand					
Right hand					

Name SHYAMAL CHAKRABORTY
Signature Shyamal Chakraborty



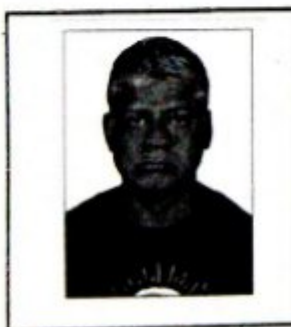
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Left hand					
Right hand					

Name SAMIR CHAKRABORTY
Signature Samir Chakraborty



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Left hand					
Right hand					

Name BUDDHA DEB BISWAS
Signature Buddha Deb Biswas



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Left hand					
Right hand					

Name SUBRATA ROY
Signature Subrata Roy



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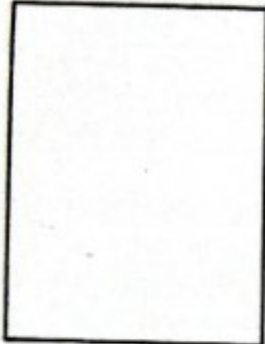
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Name NAREN NASKARSignature Naren Naskar

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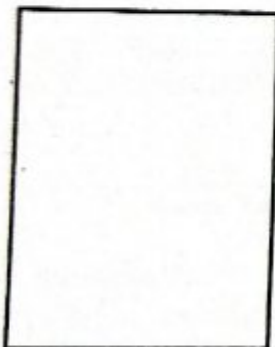
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Name

Signature



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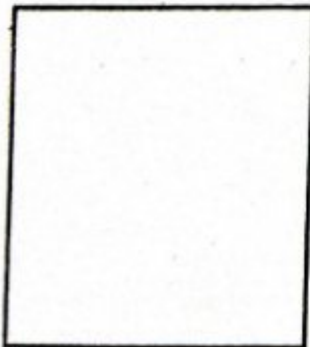
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Small Finger

Left hand					
Right hand					

Name

Signature



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1st Finger

Middle Finger

Ring Finger

Small Finger

Left hand					
Right hand					

Name

Signature



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

e-Assessment Slip

Query No / Year	8002437327/2022	Office where deed will be registered
Query Date	10/08/2022 5:39:22 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	HARADHAN CHATTERJEE ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6290496727, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 31,82,627/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160409208/2022	

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Binoy Pally Road, , Premises No: 132, , Ward No: 113 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 3 Chatak	1/-	31,55,627/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				5.2594Dec	1 /-	31,55,627 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Name & address			Status	Execution Admission Details :
1	Shyamal Chakraborty Son of Late Bhupesh Chakraborty E P No 37 , Benoyally ,, City:- P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bxxxxxx7g,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self		Individual	Executed by: Self To be Admitted by: Self
2	Samir Chakraborty Son of Late Jogesh Chakraborty E P No 37 , Benoyally ,, City:- P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: awxxxxx8e,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self		Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	Nirmaan Udyog 123, Bansdrani New Govt. Colony ,, City:- , P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 PAN No.:: aaxxxxx5r,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Buddhadeb Biswas Son of Late Narayan Chandra Biswas 181, Bandipur Road ,, City:- , P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxx9r,Aadhaar No Not Provided	Nirmaan Udyog (as PROPRIETOR)
2	SUBRATA ROY Son of Late MUKUNDA BEHARI ROY 220, RIFLE CLUB ROAD ,, City:- , P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxx4G,Aadhaar No Not Provided	Nirmaan Udyog (as PARTNER)
3	Naren Naskar Son of Late Kanai Naskar Ananda Pally ,, City:- , P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxx3d,Aadhaar No Not Provided	Nirmaan Udyog (as PARTNER)

Details :

Name & address
Mr NIRMAL GAYEN
 Son of Mr R GAYEN
 ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India,
 PIN:- 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shyamal
 Chakraborty, Samir Chakraborty, Buddhadeb Biswas, SUBRATA ROY, Naren Naskar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shyamal Chakraborty	Nirmaan Udyog-2.62969 Dec
2	Samir Chakraborty	Nirmaan Udyog-2.62969 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shyamal Chakraborty	Nirmaan Udyog-50.00000000 Sq Ft
2	Samir Chakraborty	Nirmaan Udyog-50.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 09-09-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 09-09-2022)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

NAREN NASKAR
KANAI NASKAR

01/01/1968

Permanent Account Number
AHBP1913D

Signature



In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

• इस कार्ड के खोने/पाने पर कृपया सूचित करें/सौंपाएं :
आयकर पैन सेवा यूनिट, यू टी एस लिमिटेड,
प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
नवी मुंबई - 400 614.

Naren Naskar



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

ভারত সরকার

চালিকাছত্র আইডি / Enrollment No. : 1040/20654/64142

06/04/2014

To
NAREN NASKAR
নরেন নস্কর
A/109
EAST ANANDA POLLY
Kolkata
Bansdroni, South 24 Parganas
West Bengal - 700070



KL863461195FT

86346119



আপনার আধার সংখ্যা / Your Aadhaar No. :

7377 2733 6366

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



নরেন নস্কর
NAREN NASKAR
পিতা : কানাই লাল নস্কর
Father : Kanai Lal Naskar

জন্মতারিখ/DOB: 02/01/1968
পুরুষ / Male

7377 2733 6366



আধার - সাধারণ মানুষের অধিকার

Naren Naskar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

NIRMAAN UDYOG

भारत
सरकार

01/01/2007

Permanent Account Number

AAGFN1955F

14022007

Naren Naskar

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SAMIR CHAKRABORTY

JOGESH CHANDRA CHAKRABORTY

03/01/1950



Permanent Account Number

AWSPC7648E

Samir Chakrabarty

Signature



Samir Chakrabarty



ভারত সরকার
Government of India



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ভানিকাহুতির নম্বর / Enrollment No.: 1040/19547/41622

To
শ্যামল চক্রবর্তী
Shyamal Chakraborty
39A, BINOY BOSE ROAD,
VTC: BANSDRONI,
District: South Twenty Four Parganas,
State: West Bengal,
PIN Code: 700070

08/11/2012
193050745



UA038234583IN



আপনার আধার সংখ্যা / Your Aadhaar No. :

3468 8156 8142

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



শ্যামল চক্রবর্তী
Shyamal Chakraborty
জন্মতারিখ / DOB : 01/01/1971
পুরুষ / MALE

08/11/2012

3468 8156 8142

আমার আধার, আমার পরিচয়

shyamal chakraborty



shyamalchakraborty.



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20654/63155

06/04/2014

To
Subrata Roy
সুব্রত রায়
220
RIFLE CLUB
Kolkata
Bansdroni, South 24 Parganas
West Bengal - 700070



KL863456795FT

86345579



আপনার আধার সংখ্যা / Your Aadhaar No. :

3428 3342 8775

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সুব্রত রায়
Subrata Roy
পিতা : মুকুন্দ বিহারী রায়
Father : Mukunda Behari Roy

জন্মতারিখ/DOB: 17/09/1969

পুরুষ / Male

3428 3342 8775



আধার - সাধারণ মানুষের অধিকার

Seu kish

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUBRATA ROY

MUKUNDA BEHARI ROY

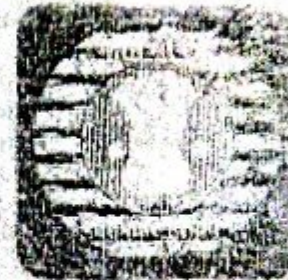
17/09/1969

Permanent Account Number

AFVPR6154G

Subrata Roy

Signature



Subrata Roy

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BUDDHA DEB BISWAS

NARAYAN CHANDRA BISWAS

28/12/1970

Permanent Account Number

AKGPB8369R

B. D. Biswas

Signature



ভারত সরকার
GOVERNMENT OF INDIA

বুদ্ধদেব বিহাস
Buddhadeb Biswas
জন্মতারিখ/ DOB: 28/12/1970
পুরুষ / MALE

8589 6647 2145

আমার আধার, আমার পরিচয়

ভারত সরকার
GOVERNMENT OF INDIA

Address

ঠিকানা:
এস/ও: লেট. নারায়ণ চন্দ্র বিহাস,
181, বন্দীপুর রোড, অরবিন্দ পার্ক,
মন্দির, কলকাতা, পূর্ব
পুড়িয়ারী, দক্ষিণ ২৪ পরগনা,
পশ্চিম বঙ্গ - 700093

S/O: Late. Narayan Chandra
Biswas, 181, BANDIPUR ROAD,
ARABINDO PARK, NEAR MANASA
MANDIR, KOLKATA, Purba Putlary,
South 24 Parganas,
West Bengal - 700093

8589 6647 2145

1547
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No. 1547
Singapore-008 901

Generation Date: 15/06/2017

Buddhadeb Biswas

Major Information of the Deed

Deed No.	I-1604-10477/2022	Date of Registration	09/09/2022
Deed No.	1604-8002437327/2022	Office where deed is registered	
Year	10/08/2022 5:39:22 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Deed Name, Address Other Details	HARADHAN CHATTERJEE ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6290496727, Status : Advocate		
Transaction	Additional Transaction		
[40138] 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. 2/-	Rs. 31,82,627/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160409208/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

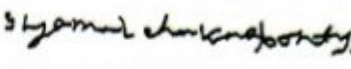
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Binoy Pally Road, , Premises No: 132, , Ward No: 113 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 3 Chatak	1/-	31,55,627/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				5.2594Dec	1 /-	31,55,627 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

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

Name	Photo	Finger Print	Signature
Siyamal Chakraborty Son of Late Bhupesh Chakraborty Executed by: Self, Date of Execution: 09/09/2022 Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office			
09/09/2022		LTI 09/09/2022	09/09/2022

E P No 37 , Benoypally ,, City:- , P.O:- Bansdrani, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bexxxxxx7g,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022
 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Samir Chakraborty Son of Late Jogesh Chakraborty Executed by: Self, Date of Execution: 09/09/2022 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office			
	09/09/2022		LTI 09/09/2022	09/09/2022

E P No 37 , Benoypally ,, City:- , P.O:- Bansdrani, P.S:-Regent Park, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: awxxxxxx8e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/09/2022
 , Admitted by: Self, Date of Admission: 09/09/2022 ,Place : Office

Attorney Details :

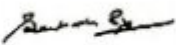
Sl No	Name,Address,Photo,Finger print and Signature
1	Nirmaan Udyog 123, Bansdrani New Govt. Colony ,, City:- , P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: aaxxxxxx5r,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Details :

Name, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Shadedeb Biswas Son of Late Narayan Chandra Date of Execution - 09/09/2022, , Admitted by: Self, Date of Admission: 09/09/2022, Place of Admission of Execution: Office			
Sep 9 2022 12:58PM	LTI 09/09/2022	09/09/2022	

181, Bandipur Road ,, City:- , P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: akxxxxxx9r,Aadhaar No Not Provided Status : Representative, Representative of : Nirmaan Udyog (as PROPRIETOR)

Name	Photo	Finger Print	Signature
SUBRATA ROY Son of Late MUKUNDA BEHARI ROY Date of Execution - 09/09/2022, , Admitted by: Self, Date of Admission: 09/09/2022, Place of Admission of Execution: Office			
Sep 9 2022 12:58PM	LTI 09/09/2022	09/09/2022	

220, RIFLE CLUB ROAD ,, City:- , P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx4G,Aadhaar No Not Provided Status : Representative, Representative of : Nirmaan Udyog (as PARTNER)

Name	Photo	Finger Print	Signature
Naren Naskar Son of Late Kanai Naskar Date of Execution - 09/09/2022, , Admitted by: Self, Date of Admission: 09/09/2022, Place of Admission of Execution: Office			
Sep 9 2022 1:00PM	LTI 09/09/2022	09/09/2022	

Ananda Pally ,, City:- , P.O:- Bansdronei, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx3d,Aadhaar No Not Provided Status : Representative, Representative of : Nirmaan Udyog (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NIRMAL GAYEN Son of Mr R GAYEN ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			

	09/09/2022	09/09/2022	09/09/2022
Shyamal Chakraborty, Samir Chakraborty, Buddhadeb Biswas, SUBRATA ROY, Naren Naskar			

Transfer of property for L1

From	To. with area (Name-Area)
Shyamal Chakraborty	Nirmaan Udyog-2.62969 Dec
Samir Chakraborty	Nirmaan Udyog-2.62969 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shyamal Chakraborty	Nirmaan Udyog-50.00000000 Sq Ft
2	Samir Chakraborty	Nirmaan Udyog-50.00000000 Sq Ft

Market Value(WB PUVI rules of 2001)

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

(Signature)

Anupam Halder

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

On 09-09-2022

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.

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

Presented for registration at 11:43 hrs on 09-09-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Buddhadeb Biswas ..

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

Execution is admitted on 09/09/2022 by 1. Shyamal Chakraborty, Son of Late Bhupesh Chakraborty, E P No 37 , Benoyally ,, P.O: Bansdrani, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Samir Chakraborty, Son of Late Jogesh Chakraborty, E P No 37 , Benoyally ,, P.O: Bansdrani, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Mr NIRMAL GAYEN, , , Son of Mr R GAYEN, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-09-2022 by Buddhadeb Biswas, PROPRIETOR, Nirmaan Udyog, 123, Bansdrani New Govt. Colony ,, City:- , P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr NIRMAL GAYEN, , , Son of Mr R GAYEN, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 09-09-2022 by SUBRATA ROY, PARTNER, Nirmaan Udyog, 123, Bansdrani New Govt. Colony ,, City:- , P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr NIRMAL GAYEN, , , Son of Mr R GAYEN, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 09-09-2022 by Naren Naskar, PARTNER, Nirmaan Udyog, 123, Bansdrani New Govt. Colony ,, City:- , P.O:- Bansdrani, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr NIRMAL GAYEN, , , Son of Mr R GAYEN, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Impressed, Serial no 7218, Amount: Rs.100/-, Date of Purchase: 10/08/2022, Vendor name: S Das

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1604-2022, Page from 310221 to 310246
being No 160410477 for the year 2022.



Digitally signed by ANUPAM HALDER
Date: 2022.09.09 16:40:29 +05:30
Reason: Digital Signing of Deed.

(Signature)

(Anupam Halder) 2022/09/09 04:40:29 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)