

S-13776/23

1-13678/23



असिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 571502

8-23098/23
01/11/2023
4:30 P.M.
Certified that the document is
admitted to registration. The signature
sheet / sheets & the endorsement
sheet / sheets attached to the document
are the part of this document.

DEVELOPMENT POWER OF ATTORNEY
(After registration of Development Agreement)

KNOW ALL MEN BY THESE PRESENTS that We, 1. SRI SATYA
SARDAR, PAN- LYEPS7900N, Epic No. WB/20/091/ 684177, 2. SRI
DIKU SARDAR @ BHIKU SARDAR, PAN- LXWPS8003D, Epic No.
WB/20/091/684559 both sons of Lt. Sannyashi Sardar, residing at, Vill
& P.O- Chak Panchuria, P.S.- Techno City, District - North 24
Parganas, Kolkata- 700156, by nationality- Indian, by faith- Hindu, by

District Sub-Registrar-III
North 24 Parganas, Barasat

03 NOV 2023

occupation-Cultivation, herein after called and referred to as the "OWNERS" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include **their** heirs, successors, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

1. **SRI ASHIM MALLICK** PAN- ANHPM3798H, Epic No. WB/20/091/672709 S/o- Late Arabinda Mallick, 2. **SMT. DIPIKA MALLICK** PAN- DBRPM3184C, Epic No. GGC3025913, W/o- Sri Ashim Mallick, D/o- Sri Shyamal Ghosh, 3. **SRI ASIT GHOSH** PAN- AIZPG6156G, Epic No. YMM2873644, S/o- Sri Dhananjay Ghosh, 4. **SMT. MUNMUN GHOSH** PAN- AMZPG5554C, Epic No. GGC4381109, W/o- Sri Asit Ghosh, D/o- Sri Susanta Ghosh all residing at Vill & P.O- Kashinathpur, P.S.- Rajarhat, Dist. North 24 Parganas, Kolkata-700135, by nationality-Indian, by faith-Hindu, by occupation- Business, partners of **SWAPNANIR DEVELOPERS** PAN-AEZFS6067C, a Partnership firm having its office at Vill & P.O- Kashinathpur, P.S.- Rajarhat, Dist. North 24 Parganas, Kolkata-700135, hereinafter called and referred to as the **ATTORNEYES** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include **its** successors in interest, executors, administrators, legal representatives and assigns) of the OTHER PART.

WHEREAS all that piece and parcel of portion of **Shali** Lands out of 0.08 acres of L.R Plot No. 669, portion of **Danga** Lands out of 0.03 acres of L.R

Plot No. 670 & portion of Bastu Lands out of 0.21 acres of L.R Plot No. 671 situated at Mouza- Chakpanchuria, J.L. No. 33, under P.S. Rajarhat now under P.S Techno City in the district of North 24 Parganas are owned and possessed by the present Owners being its absolute owners, which they got by way of inheritance.

AND WHEREAS the Lands as above was duly recorded in their names accordingly under the provision of Land Reforms Act. 1955.

AND WHEREAS on 06/10/2023 the entire Lands of R.S & L.R Plot Nos. 669, 670 & 671 were partitioned amongst the owners of the same by way of amicable Partition vide Deed No. 152512932 for the year 2023 registered in the office of D.S.R-III, North 24 Parganas at Barasat.

AND WHEREAS the Lands more fully described in the schedule here under was allotted in favour of the present owners by dint of the partition as above.

AND WHEREAS the Lands more fully described in the schedule hereunder is owned seized and possessed by the present owners being its absolute owner.

AND WHEREAS the present owners while in peaceful possession and enjoyment of the said Lands intend to construct a multi-storied building in respect of the Lands more fully described in the schedule of this Development Agreement on joint venture basis.

AND WHEREAS the property as above more fully described in the schedule here under is being owned, seized and possessed by the present Owners being its absolute owners.

AND WHEREAS a Development Agreement was executed in between the owners and the developer on 17/10/2023 with the terms and conditions stated therein and the same was registered in the office of D.S.R-III, North 24 Parganas at Barasat vide Development Agreement No. 13451 for the year 2023.

AND WHEREAS it is required to appoint and constitute the Developer by way of Development Power of Attorney with a view to make construction of the proposed multi storied building and to transfer the portion of the proposed multi storied building allotted in favour of the Developer and for doing and acting on behalf of the Owners.

AND WHEREAS as such we are desirous of appointing the above named partners of the Developer as our true and lawful attorneys to do all such acts deeds of things necessary for making construction of the proposed multi storied building and for transferring the allocation of the Developer.

NOW KNOW ALL BY THESE PRESENTS that We hereby nominate, constitute and appoint 1. SRI ASHIM MALLICK PAN- ANHPM3798H, Epic No. WB/20/091/672709 S/o- Late Arabinda Mallick, 2. SMT. DIPIKA MALLICK PAN- DBRPM3184C, Epic No. GGC3025913, W/o- Sri Ashim Mallick, D/o- Sri Shyamal Ghosh, 3. SRI ASIT GHOSH PAN- AIZPG6156G, Epic No. YMM2873644, S/o- Sri Dhananjay Ghosh, 4. SMT. MUNMUN

GHOSH PAN- AMZPG5554C, Epic No. GGC4381109, W/o- Sri Asit Ghosh, D/o- Sri Susanta Ghosh all residing at Vill & P.O- Kashinathpur, P.S.- Rajarhat, Dist. North 24 Parganas, Kolkata-700135, by nationality-Indian, by faith-Hindu, by occupation- Business, partners of **SWAPNANIR DEVELOPERS PAN-AEZFS6067C**, a Partnership firm having its office at Vill & P.O- Kashinathpur, P.S.- Rajarhat, Dist. North 24 Parganas, Kolkata-700135, to be our true and lawful attorney for us to do and act in our names to perform execute all or any of the several acts, deeds, powers, authorities, matters and things, that is to say.

1. To appear on our behalf before the Authority concerned, Urban Land Ceiling Authority, Income-Tax Authority and/or any other Government or Semi-Government Authority for the purpose of taking all necessary steps for commencing and completing the said construction work on the aforesaid land.
2. To pay the arrear and current taxes, and the rents of the Land Lord in respect of our landed property.
3. To apply for electric, gas, telephone and water connection in respect of the proposed building on the said Land.
4. To make amalgamation of the entire Lands of Scheme Plot No. 'A' as shown in the sketch Map of the Deed of Partition dated 06/10/2023 registered in the office of D.S.R-III, North 24 Parganas vide Deed No. 152512932 for the year 2023 if Development Agreement in respect of the same is executed in between the Developer and other owners.

5. To appoint engineer, contractor and labour for construction of the said flats/shops/garage of the multistoried building and to make payments to them.
6. To look after supervision of works for such construction.
7. To commence, prosecute, enforce, defend, appear, and oppose all actions and other legal proceedings and demand touching any matter in connection with the said Land.
8. To appoint, nominate advocate, solicitors, pleaders and revenue agents and to revoke such appointments.
9. To make, sign, affirm, present and file all applications, claims, petitions, written statements and all other papers and documents necessary and expedient in the opinion of the said attorneys to be made, signed, executed, affirmed, presented or filed and to receive back such documents.
10. To allow and pay all fees, costs, charges and expenses to be allowed or paid in respect of the aforesaid land.
11. To negotiate on terms for and to agree and sell, mortgage, lease out in part or in full of the properties allotted in favour of the Developer and saleable space allotted in our favour to any intending purchaser or purchasers at such price or prices which our said Attorneys in their absolute discretion think fit and proper. To agree upon and to enter into any agreement or agreements for such Sale or Sales and receive earnest money thereof and

said Attorneys after realization of the consideration money from the intending purchaser/ purchasers. On receipt of earnest money the attorneys are entitled to execute agreement and to issue receipt in favour of intending purchaser. It is mentioned here that by no means the Attorneys are entitled to transfer the allocation allotted in favour of the Owners except the portion to be adjusted in lieu of money taken by the Owners.

12. To represent us and to execute or to sign all other document or documents / deed of conveyance or deeds of conveyance on our behalf and to present the same for registration before any competent Registering Officer of the Registry Office and thereto admit and do all necessary acts and deeds in such connection on receipt of consideration money. The attorneys are entitled to complete the registration of the deed or deeds of conveyance in favour of the intending purchasers in respect of the allocation of the developer and the saleable space of the owners allotted portion as mentioned in the said development agreement.

AND We hereby agree to ratify and confirm all and whatsoever our said attorneys shall lawfully do or cause to be done by virtue of these indenture,

THE SCHEDULE ABOVE REFERRED TO
ALL THAT piece and parcel of Lands measuring an area **0.0592 acres** i.e. **Shali Lands** measuring an area **0.0260 acres** out of 0.08 acres of L.R Plot

of the said development, and the saleable space of the owners, allotted portion as mentioned in the said development agreement.

AND We hereby agree to ratify and confirm all and whatsoever

No. 669 under L.R Khatian Nos. 4049, 4051, 4053, 4055 & 4056 and Bastu Lands measuring an area 0.0332 acres out of 0.21 acres of L.R Plot No. 671 under L.R Khatian Nos. 1135, 1176 & 1676 situated at Mouza-Chakpanchuria, J.L. No. 33, under P.S. Rajarhat now under P.S Techno City in the district of North 24 Parganas comprised in pargana Kalikata within the jurisdiction of A.D.S.R.-Rajarhat within the limits of Patharghata Gram Panchayet is the subject matter of this Development Power of Attorney.

Details of the Lands is as under :

L.R. No.	Khatian	L.R Plot No.	Total area	Area claimed	Nature of Land
4049		669	0.08 acres	0.0087 acres	Shali
4051		669	0.08 acres	0.0088 acres	Shali
4053		669	0.08 acres	0.0045 acres	Shali
4055		669	0.08 acres	0.0028 acres	Shali
4056		669	0.08 acres	0.0012 acres	Shali
1135		671	0.21 acres	0.0032 acres	Bastu
1176		671	0.21 acres	0.0150 acres	Bastu
1676		671	0.21 acres	0.0150 acres	Bastu

Total undivided 0.0592 acres out of the demarcated 0.2144 acres of Lands is the subject matter of this Development Power of Attorney.

Details of the Lands is as under :

The undivided 0.2144 acres of Lands of R.S & L.R Plot Nos. 669, 670 & 671 are butted and bounded by:

On the North : 12 Feet wide Panchayet Road.

On the South : Land of Scheme Plot No. B and Land of Plot Nos. 672 & 1087.

On the East : 12 Feet wide Road then Land of Plot No. 668 & Scheme Plot No. B.

On the West : Land of Plot Nos. 678 & 1088 and Scheme Plot No. C.

Total undivided 0.0592 acres out of the demarcated 0.2144 acres of Lands is the subject matter of this Development Power of Attorney.

Details of the Lands is as under :

The undivided 0.2144 acres of Lands of R.S & L.R Plot Nos. 669, 670 & 671

The Photographs & finger prints of both the parties in separate sheets annexed herewith will do form as the part of this indenture.

IN WITNESS WHEREOF we have signed this Development Power of Attorney on this the 21st day of October 2023.

SIGNED & DELIVERED

in presence of Witnesses :

1. *স্বপ্নানির দ্বারা স্বাক্ষর*
ন'বায়ু, বাবায়ন



Satya Sardar by the pen of Jagadish Ch. Karman



Diku Sardar @ Bhiku Sardar by the pen of Jagadish Ch. Karman

SIGNATURE OF THE EXECUTANTS

2. *Amarendra Narayan Gubaly*
3/c Lt. Nikumbh Beleri Gubaly
Gangasagar
P.S. AIRPORT
Kol - 132

Swapnanir Development
Dipika Mallick
Partner

SIGNED & DELIVERED

in presence of Witnesses :

Drafted by : *সংকর চন্দ্র মন্ডল*
Sankar Chandra Mondal
Advocate
Barasat Judges Court
Enrolment No. WB/195/91

SIGNATURE OF THE ATTORNEYS

Asit Ghosh
Swapnanir Development
Munmun Ghosh
Partner

Composed by : *পার্শ্ব সর্কার*
Partha Sarkar
Barasat Court

Drafted by : *সংকর চন্দ্র মন্ডল*
Sankar Chandra Mondal
Advocate

Asit Ghosh
Swapnanir Development
Munmun Ghosh
Partner
Composed by : *পার্শ্ব সর্কার*
Partha Sarkar
Barasat Court



Government of West Bengal

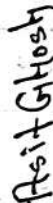
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS, District Name :North 24-Parganas
Signature / LTI Sheet of Query No/Year 15258002709816/2023

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	Shri SATYA SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Principal		 7203	Satya Sardar by the pen of Jagdish Ch. Karmakar
2	Shri DIKU SARDAR Alias Shri BHIKU SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Principal		 7203	Diku Sardar @ BhiKu Sardar by the pen of Jagdish Ch. Karmakar

Query No:-15258002709816/2023, 01/11/2023 12:35:40 PM NORTH 24-PARGANAS (D.S.R. - III)

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

	Name of the Executant	Category	Photo	Finger Print	Signature with date
	Shri ASHIM MALLICK KASHINATHPUR, City:- P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Representative of Attorney [SWAPNA NIR DEVELOPERS]		 7204 7204	
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt DIPIKA MALLICK KASHINATHPUR, City:- P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Representative of Attorney [SWAPNA NIR DEVELOPERS]		 7205	
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	Shri ASIT GHOSH KASHINATHPUR, City:- P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Representative of Attorney [SWAPNA NIR DEVELOPERS]		 7206	

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

Name of the Executant	Category	Photo	Finger Print	Signature with date	
6 Smt MUNMUN GHOSH KASHINATHPUR, City:- P.O:- KASHINATHPUR, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135	Represent ative of Attorney [SWAPNA NIR DEVELOP ERS]		 7207	Munmun Ghosh 01/11/2023	
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr JAGADISH CH KARMAKAR Son of Late SURENDRA NATH KARMAKAR NOAPARA, City:- P.O:- NOAPARA, P.S:-Barasat, District:-North 24- Parganas, West Bengal, India, PIN:- 700125	Shri SATYA SARDAR, Shri DIKU SARDAR, Shri ASHIM MALLICK, Smt DIPIKA MALLICK, Shri ASIT GHOSH, Smt MUNMUN GHOSH		 7213	Jagadish Ch. Karmaakar 01/11/2023

(Dilip Kumar Mondal)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -
III NORTH 24-PARGANAS
North 24-Parganas, West
Bengal

District Sub-Registrar-III
North 24-Parganas, Barasat

Major Information of the Deed

Deed No :	I-1525-13678/2023	Date of Registration	03/11/2023
Query No / Year	1525-8002709816/2023	Office where deed is registered	
Query Date	31/10/2023 3:07:10 PM	D.S.R. - III NORTH 24-PARGANAS, District:	North 24-Parganas
Applicant Name, Address & Other Details	SANKAR CH KARMAKAR BARASAT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9748478429, 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. 5,92,000/-	Rs. 47,95,200/-		
Stampduty 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]: 152513451/2023		

Major Information of the Deed

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, Pin Code : 700156

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-669	LR-4049	Bastu	Shali	0.87 Dec	87,000/-	7,04,700/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-669	LR-4051	Bastu	Shali	0.88 Dec	88,000/-	7,12,800/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-669	LR-4053	Bastu	Shali	0.45 Dec	45,000/-	3,64,500/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-669	LR-4055	Bastu	Shali	0.28 Dec	28,000/-	2,26,800/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-669	LR-4055	Bastu	Shali	0.12 Dec	12,000/-	97,200/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :

6	LR-671	LR-1135	Bastu	Bastu	0.32 Dec	32,000/-	2,59,200/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-671	LR-1176	Bastu	Bastu	1.5 Dec	1,50,000/-	12,15,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-671	LR-1676	Bastu	Bastu	1.5 Dec	1,50,000/-	12,15,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					5.92Dec	5,92,000 /-	47,95,200 /-	
Grand Total :					5.92Dec	5,92,000 /-	47,95,200 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri SATYA SARDAR (Presentant) Son of Late SANNYASHI SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: LYxxxxxx3D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/10/2023 , Admitted by: Self, Date of Admission: 01/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2023 , Admitted by: Self, Date of Admission: 01/11/2023 ,Place : Pvt. Residence
2	Shri DIKU SARDAR, (Alias: Shri BHIKU SARDAR) Son of Late SANNYASHI SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: LXxxxxxx3D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/10/2023 , Admitted by: Self, Date of Admission: 01/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2023 , Admitted by: Self, Date of Admission: 01/11/2023 ,Place : Pvt. Residence

Attorney Details :-

Sl No	Name,Address,Photo,Finger print and Signature
1	SWAPNANIR DEVELOPERS KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, PAN No.:: AExxxxxx7C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative , Admitted by: Self, Date of Admission: 01/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2023 , Admitted by: Self, Date of Admission: 01/11/2023 ,Place : Pvt. Residence
2	Shri DIKU SARDAR, (Alias: Shri BHIKU SARDAR) Son of Late SANNYASHI SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: LXxxxxxx3D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/10/2023 , Admitted by: Self, Date of Admission: 01/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 31/10/2023 , Admitted by: Self, Date of Admission: 01/11/2023 ,Place : Pvt. Residence

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri ASHIM MALLICK Son of Late ARABINDA MALLICK KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx8H,Aadhaar No Not Provided Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)
2	Smt DIPIKA MALLICK Wife of Shri ASHIM MALLICK KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DBxxxxxx4C,Aadhaar No Not Provided Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)
3	Shri ASIT GHOSH Son of Shri DHANANJOY GHOSH KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIxxxxxx6G,Aadhaar No Not Provided Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)
4	Smt MUNMUN GHOSH Wife of Shri ASIT GHOSH KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx4C,Aadhaar No Not Provided Status : Representative, Representative of : SWAPNANIR DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JAGADISH CH KARMAKAR Son of Late SURENDRA NATH, KARMAKAR NOAPARA, City:- , P.O:- NOAPARA, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700125			
Identifier Of Shri SATYA SARDAR, Shri DIKU SARDAR, Shri ASHIM MALLICK, Smt DIPIKA MALLICK, Shri ASIT GHOSH, Smt MUNMUN GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SATYA SARDAR	SWAPNANIR DEVELOPERS-0.87 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.88 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri SATYA SARDAR	SWAPNANIR DEVELOPERS-0.33 Dec
2	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.12 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.28 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.12 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri SATYA SARDAR	SWAPNANIR DEVELOPERS-0.14 Dec
2	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-0.18 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Shri DIKU SARDAR	SWAPNANIR DEVELOPERS-1.5 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Shri SATYA SARDAR	SWAPNANIR DEVELOPERS-1.5 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 669, LR Khatian No:- 4049	Owner:সত্য সরদার, Gurdian:সন্ন্যাসী , Address:বিজ , Classification:শাপি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 669, LR Khatian No:- 4051	Owner:ডীথ সরদার, Gurdian:সন্ন্যাসী , Address:বিজ , Classification:শাপি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 669, LR Khatian No:- 4053	Owner:বাবু সরদার, Gurdian:সন্ন্যাসী , Address:বিজ , Classification:শাপি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 669, LR Khatian No:- 4055	Owner:খগোদা সরদার, Gurdian:সন্ন্যাসী , Address:বিজ , Classification:শাপি,	Owner Name not selected by applicant.
L5	LR Plot No:- 669, LR Khatian No:- 4055	Owner:খগোদা সরদার, Gurdian:সন্ন্যাসী , Address:বিজ , Classification:শাপি,	Owner Name not selected by applicant.

L6	LR Plot No:- 671, LR Khatian No:- 1135	Owner:শ্রীমা সরদার, Gurdian:সন্ন্যাসী সরদার, Address:নিজ , Classification:বাড়, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 671, LR Khatian No:- 1176	Owner:ডিকু সর্দার, Gurdian:সন্ন্যাসী , Address:নিজ , Classification:বাড়, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 671, LR Khatian No:- 1676	Owner:সত্য সর্দার, Gurdian:সন্ন্যাসী , Address:নিজ , Classification:বাড়, Area:0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152513678 / 2023

On 31-10-2023

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 47,95,200/-

Admitted

Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 01-11-2023

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

Presented for registration at 07:30 hrs on 01-11-2023, at the Private residence by Shri SATYA SARDAR , one of the Executants.

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

Execution is admitted on 01/11/2023 by 1. Shri SATYA SARDAR, Son of Late SANNYASHI SARDAR, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Cultivation, 2. Shri DIKU SARDAR, Alias Shri BHIKU SARDAR, Son of Late SANNYASHI SARDAR, CHAK PANCHURIA, P.O: CHAK PANCHURIA, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Cultivation

Indetified by Mr JAGADISH CH KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 01-11-2023 by Shri ASHIM MALLICK, PARTNER, SWAPNANIR DEVELOPERS, KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Mr JAGADISH CH KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-11-2023 by Smt DIPIKA MALLICK, PARTNER, SWAPNANIR DEVELOPERS, KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Mr JAGADISH CH KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-11-2023 by Shri ASIT GHOSH, PARTNER, SWAPNANIR DEVELOPERS, KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Indetified by Mr JAGADISH CH KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O: NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession Law Clerk

Execution is admitted on 01-11-2023 by Smt MUNMUN GHOSH, PARTNER, SWAPNANIR DEVELOPERS, KASHINATHPUR, City:- , P.O:- KASHINATHPUR, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

Identified by Mr JAGADISH CH KARMAKAR, , Son of Late SURENDRA NATH KARMAKAR, NOAPARA, P.O:
NOAPARA, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700125, by caste Hindu, by profession
Law Clerk

Dilip
Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

On 03-11-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b)
= Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3649, Amount: Rs.100.00/-, Date of Purchase: 16/10/2023, Vendor name:
Subrata Chatterjee

Dilip
Dilip Kumar Mondal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-
PARGANAS
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.
red in Book - I
me number 1525-2023, Page from 355070 to 355096
ing No 152513678 for the year 2023.



Dilip

Digitally signed by Dilip Kumar Mondal
Date: 2023.11.09 13:07:34 -08:00
Reason: Digital Signing of Deed.

(Dilip Kumar Mondal) 09/11/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III NORTH 24-PARGANAS
West Bengal.

Dilip Kumar Mondal
District Sub Registrar
Office of the D.S.R. - III North 24 Parganas
West Bengal