

S-13777/23

T-13673/23



पश्चिम बंगाल WEST BENGAL

AH 576726

8.2709992/23
01/11/2023
2.40 P.M.

Certified that the document is
submitted to registration. The Signature
sheet / sheets & the endorsement
sheet / sheet is attached to the document
are the part of this document

[Signature]

District Sub-Registrar-III
North 24 Parganas, Barasat
3 NOV 2023

DEVELOPMENT POWER OF ATTORNEY
(After registration of Development Agreement)

KNOW ALL MEN BY THESE PRESENTS that We 1. SRI DINESH SARDAR, PAN- CCGPS1517N, Epic No. YMM1128677 S/o- Sri Jiten Sardar, 2. SRI SAMBHU SARDAR, PAN- PRAPS3830Q, Epic No. WB/20/091/ 684366, son 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 occupation- Cultivation,

herein after called and referred to as the "OWNERSS" (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 Dhananjoy 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 **ATTORNYES** (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 along with other landed properties was owned and possessed by Sambhu Sardar, Bablu Sardar, Saily Sardar & Jasho Sardar 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 the Lands measuring an area 0.0296 acres was transferred by Bablu Sardar, Saily Sardar & Jasho Sardar in favour of the present Owner No. 1 by way of sale by virtue of a Deed of sale dated 05/09/2012 registered in the office of A.D.S.R Bidhan Nagar (Salt Lake City) vide Deed No. 11422 for the year 2012.

AND WHEREAS the share portion of Lands owned and possessed by said **Sambhu Sardar** was duly recorded in his name under L.R Khatian Nos. 1600 & 4050.

AND WHEREAS the Lands purchased by **Dinesh Sardar** was duly recorded in his name under L.R Khatian No. 3086.

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

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 here under was duly recorded in his name under L.R Khatian No. 3086.

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

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

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. 13444 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 the portion of the allocation of the Owners as adjusted in lieu of money taken by the Owners 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 my true and lawful attorneys to do all such acts deeds of things necessary for making construction of the proposed 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 the

multi storied building and for transferring the allocation of the Developer and the portion of the allocation of the Owners as above.

NOW KNOW ALL BY THESE PRESENTS that I 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 Dhananjoy 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 **SWAPANANIR 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 my true and lawful attorney for me to do and act in my name 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 appear on our behalf before the Authority concerned, Urban 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 for electric, gas, telephone and water connection in respect of the same.
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 commence, prosecute, enforce, defend, appear, and oppose all actions and other legal proceedings and demand touching any matter in connection with the said Land.
11. To appoint, nominate advocate, solicitors, pleaders and revenue agents and to revoke such appointments.

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

10. 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. In their absolute discretion think fit and proper.

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 the Owners except the portion to be adjusted in lieu of money taken by the Owners. In their absolute discretion think fit and proper.

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

respect of the allocation of the developer and the saleable space of the owner's 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 0.0275 acres out of 0.08 acres of L.R Plot No. 669, under L.R Khatian Nos. 3086, 4050, 4053 & 4055 & Bastu Lands measuring an area 0.0317 acres out of 0.21 acres of L.R Plot No. 671 under L.R Khatian No. 1135, 1600 & 3086 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 AND We hereby agree to ratify and confirm all and whatsoever comprised in pargana Kalikata within the jurisdiction of A.D.S.R.-Rajarhat our said attorneys shall lawfully do or cause to be done by virtue of within the limits of Patharghata Gram Panchayat is the subject matter of this these indenture, Development Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

Details of the Lands is as under:

L.R Khatian No.	L.R Plot No.	Total area	Area claimed	Nature of Land
3086 measuring	669	0.08 acres	0.01 acres	Shali No. 669
4050	669	0.08 acres	0.0088 acres	Shali
4053	669	0.08 acres	0.0043 acres	Shali
4055	669	0.08 acres	0.0044 acres	Shali
1135	671	0.21 acres	0.0023 acres	Bastu
1600	671	0.21 acres	0.0150 acres	Bastu
3086	671	0.21 acres	0.0144 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:

L.R Khatian No.	L.R Plot No.	Total area	Area claimed	Nature of Land
3086	669	0.08 acres	0.01 acres	Shali No. 669
4050	669	0.08 acres	0.0088 acres	Shali

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.
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 31st day of October 2023.

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

in presence of Witnesses :

1. *স্বপ্নানু চন্দ্র কলিতা*
স্বপ্নানু চন্দ্র কলিতা



Swambhu Sarda
by pen of Jagdish Ch. Kamra

SIGNATURE Swapannu Chandra Kalita

2. *অম্বিকা দেবী*
অম্বিকা দেবী
P.O. Gengenagar
P.S. Airport

Ashim H.
Partner

Dibika Mallick

Swapannu

IN WITNESS WHEREOF We have signed this Development Power of Attorney on this the 31st day of October 2023.

SIGNATURE OF THE ATTORNEYS

Drafted by :

Sankar Chandra Mondal
Sankar Chandra Mondal
Advocate

Judges Court Barasat,
North 24 Parganas.

Enrolment No. WB-295/91

Composed by :

Partha Sarkar
Partha Sarkar
Barasat Court,
North 24 Parganas

Partha Sarkar

Dibika Mallick
Dibika Mallick

Munmun Ghosh
Munmun Ghosh



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 15258002709972/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri DINESH SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Principal		 7208	
2	Shri ASHIM MALLICK 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]		 7204	
3	Smt DIPIKA MALLICK 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]		 7205	

Query No: 15258002709972/2023, 01/11/2023, 12:40:31 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 ASIT 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]		 7206	Asit Ghosh	
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
5	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
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Shri SAMBHU SARDAR CHAK PANCHURIA, City:- , P.O:- CHAK PANCHURIA, P.S:- Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700156	Principal		 7209	Sambhu Sardar by the pen of Jagadish Ch. Karimakar
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 DINESH SARDAR, Shri ASHIM MALLICK, Smt DIPIKA MALLICK, Shri ASIT GHOSH, Smt MUNMUN GHOSH, Shri SAMBHU SARDAR		 7213	Jagadish Ch. Karimakar 01/11/2023

Query No:-15258002709972/2023, 01/11/2023 12:40:31 PM NORTH 24-PARGANAS (D.S.R. - III)

(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

(Dilip Kumar Mondal)

DISTRICT SUB-
REGISTRAR

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

(Dilip Kumar Mondal)

DISTRICT SUB-
REGISTRAR

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

Major Information of the Deed

Deed No :	I-1525-13673/2023	Date of Registration	03/11/2023
Query No / Year	1525-8002709972/2023	Office where deed is registered	
Query Date	31/10/2023 3:17:40 PM	D.S.R. - III NORTH 24-PARGANAS, District:	North 24-Parganas
Applicant Name, Address & Other Details	SANKAR CH MONDAL 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]:- 152513444/2023		

Land Details :

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

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-669	LR-3086	Bastu	Shali	1 Dec	1,00,000/-	8,10,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-669	LR-4050	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	0.43 Dec	43,000/-	3,48,300/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-669	LR-4055	Bastu	Shali	0.44 Dec	44,000/-	3,56,400/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-671	LR-1135	Bastu	Bastu	0.23 Dec	23,000/-	1,86,300/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :

	R-671	LR-1600	Bastu	Bastu	1.5 Dec	1,50,000/-	12,15,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-671	LR-3086	Bastu	Bastu	1.44 Dec	1,44,000/-	11,66,400/-	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 DINESH SARDAR (Presentant) Son of Shri JITEN 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.:: CCxxxxxx7N,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 SAMBHU 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.:: PRxxxxxx0Q,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

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) Admitted by: Self, Date of Admission: 01/11/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
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09/11/2023, Query No:15258002709872 /2023 Deed No :13673/2023.

Document is digitally signed:

09/11/2023, Query No:15258002709872 /2023 Deed No :13673/2023.

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.:: AXxxxxxx6G,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, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DBxxxxxx4C,Aadhaar No Not Provided Status : Representative.			
Identifier Of Shri DINESH SARDAR, Shri ASHIM MALLICK, Smt DIPIKA MALLICK, Shri ASIT GHOSH, Smt MUNMUN GHOSH, Shri SAMBHU SARDAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri DINESH SARDAR	SWAPNANIR DEVELOPERS-1 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri DINESH SARDAR	SWAPNANIR DEVELOPERS-0.88 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri DINESH SARDAR	SWAPNANIR DEVELOPERS-0.35 Dec
2	Shri SAMBHU SARDAR	SWAPNANIR DEVELOPERS-0.08 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Shri SAMBHU SARDAR	SWAPNANIR DEVELOPERS-0.44 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Shri DINESH SARDAR	SWAPNANIR DEVELOPERS-0.23 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Shri DINESH SARDAR	SWAPNANIR DEVELOPERS-1.5 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Shri SAMBHU SARDAR	SWAPNANIR DEVELOPERS-1.44 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri DINESH SARDAR	SWAPNANIR DEVELOPERS-0.44 Dec
2	Shri SAMBHU SARDAR	SWAPNANIR DEVELOPERS-0.08 Dec

09/11/2023, Query No:-15258002709972 / 2023 Deed No :-13673/2023.

Document is digitally signed.

Sl.No	From	To. with area (Name-Area)
1	Shri SAMBHU SARDAR	SWAPNANIR DEVELOPERS-0.44 Dec

Transfer of property for L5

Land Details as per Land Record

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

Sch No	Plot & Khatlan Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 669, LR Khatlan No:- 3086	Owner:দীপেশ সরদার, Gurdian:জীভেন সরদার, Address:নিজ , Classification:শাপি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 669, LR Khatlan No:- 4050	Owner:শঙ্কু সরদার , Gurdian:সন্ন্যাসী , Address:নিজ , Classification:শাপি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 669, LR Khatlan No:- 4053	Owner:বাবু সরদার, Gurdian:সন্ন্যাসী , Address:নিজ , Classification:শাপি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 669, LR Khatlan No:- 4055	Owner:যশোদা সরদার, Gurdian:সন্ন্যাসী , Address:নিজ , Classification:শাপি,	Owner Name not selected by applicant.
L5	LR Plot No:- 671, LR Khatlan No:- 1135	Owner:বীমা সরদার, Gurdian:সন্ন্যাসী সরদার, Address:নিজ , Classification:বান্ড, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 671, LR Khatlan No:- 1600	Owner:শঙ্কু সরদার .., Gurdian:সন্ন্যাসী সরদার, Address:নিজ , Classification:বান্ড, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 671, LR Khatlan No:- 3086	Owner:দীপেশ সরদার, Gurdian:জীভেন সরদার, Address:নিজ , Classification:বান্ড, Area:0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152513673 / 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/-

Amal

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 07:40 hrs on 01-11-2023, at the Private residence by Shri DINESH SARDAR, one of the Executants.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) / 2023

Execution is admitted on 01/11/2023 by 1. Shri DINESH SARDAR, Son of Shri JITEN 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 SAMBHU 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 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

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 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 Smt MUNMUN 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

09/11/2023, Query No:-15258002709972 / 2023 Deed No :-13673/2023.
Document is digitally signed.

Witnessed 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
my Clerk

[Signature]

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/-

Witnessed 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

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 3141, Amount: Rs.100.00/-, Date of Purchase: 16/10/2023, Vendor name: Sudip
Ghosh

[Signature]

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

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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.
d in Book - I
number 1525-2023, Page from 354981 to 355005
No 152513673 for the year 2023.



of Registration under section 60 and Rule 69.
d in Book - I
number 1525-2023, Page from 354981 to 355005
No 152513673 for the year 2023.

Handwritten signature

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

Digitally signed by Dilip Kumar Mondal
Date: 2023.11.09 12:57:22 -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.

Digitally signed by Dilip Kumar Mondal
Date: 2023.11.09 12:57:22 -08:00
Reason: Digital Signing of Deed.

