

12379/2024

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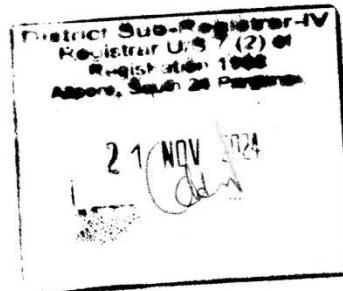


पश्चिम बंगाल WEST BENGAL

AU 046116

Certified that the document is executed in the presence of the Registrar. The signature of the Registrar and the counter-signature of the witnesses with the document are the part of this document.

21/11/2024
Q-8002953739/2024



DEVELOPMENT POWER OF ATTORNEY

RELATED WITH

DEVELOPMENT AGREEMENT

DATED 21.11.2024

10543

12 NOV 2024

No..... ₹ 100/- Date.....

Name : *Abhijit Dasgupta*

Address : ALIPORE POLICE C
Kolkata - 700 0.

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBRANKAR DAS

STAMP VENDOR

Alipore Police Court, KOL-27

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1946 532

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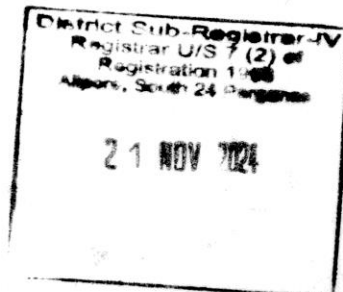
Endor

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Identified by me
Abhijit Dasgupta (Adv)
Alipore Police Court
Kolkata-700027



SRI ANUP KUMAR PURKAIT, PAN - AMLPP2431K, Aadhaar No. 5852 1946 5335, son of late Baikuntha Purkait, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sardar Para, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, 2) **SRI SHYAMAL DAS, PAN - AJYPD9639H, Aadhaar No. 8209 3345 2494**, son of late Jogendra Nath Das, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sanmaster Chak, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, West Bengal, hereinafter called and referred to as the **PRINCIPALS/EXECUTANTS.**

: SEND GREETINGS :

WHEREAS the Executants herein being the joint owners of **ALL THAT** piece and parcel of land measuring about 4 Katha 9 Chittak or 7.535 Decimal little more or less as per (B.L. L.R. Office Record 7 Decimal), being Scheme Plot No. 28, lying and situate at Mouza Chakrajumollah, J.L No. 18, Touzi No. 01, Revenue Survey No. 451 in pargana Magura comprised in R.S & L.R. Dag No. 771 under L.R Khatian No. 900/1, New L.R. Khatian No. 3337, 3336 under P.S Bishnupur. and A.D.S.R Office Bishnupur, within the ambit of the RasapunjaGram Panchayet, P.S. Bishnupur, District South 24 Parganas, along with right to enjoy the 18' Ft. wide Kachha Road on the Southern Side of the said property more fully mentioned in the Schedule hereunder written entered into a Development Agreement with **P.A. DEVELOPERS PRIVATE LIMITED, PAN - AAFCP7324J**, a private Limited Company, having its office at Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, represented by its sole Directors viz. 1) **SRI ANUP KUMAR PURKAIT, PAN - AMLPP2431K, Aadhaar No. 5852 1946 5335**, son of late Baikuntha Purkait, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sardar Para, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, 2) **SRI SWAPAN NASKAR, PAN -**

ALSPN5668C, Aadhaar No. 4314 8904 3885, son of late Bholanath Naskar, by faith Hindu, Indian Citizen, by occupation Business, residing at Naskar Para Pailanhat, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, on 21.11.2024 with the terms and conditions incorporated in the said Development Agreement and the said Development Agreement duly registered in the Office of the Addl. District Sub-Registrar, Behala, South 24 Parganas and recorded in Book No. I, Deed No. 1604/2070 for the year 2024.

AND WHEREAS as per the terms and conditions of the said Development Agreement dated 21.11.2024 the owner of the said property i.e. the Executants herein decided to appoint **P.A. DEVELOPERS PRIVATE LIMITED, PAN - AAFCP7324J**, a private Limited Company, having its office at Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, represented by its sole Directors viz. 1) **SRI ANUP KUMAR PURKAIT, PAN - AMLPP2431K, Aadhaar No. 5852 1946 5335**, son of late Baikuntha Purkait, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sardar Para, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, 2) **SRI SWAPAN NASKAR, PAN - ALSPN5668C, Aadhaar No. 4314 8904 3885**, son of late Bholanath Naskra, by faith Hindu, Indian Citizen, by occupation Business, residing at Naskar Para Pailanhat, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, as our Constituted Attorney who will do all acts, deeds, matters and things in respect of the development of the said property in pursuance of the said Development Agreement.

NOW KNOW YE BY THESE PRESENTS We, the said 1) **SRI ANUP KUMAR PURKAIT, PAN - AMLPP2431K, Aadhaar No. 5852 1946 5335**, son of late Baikuntha Purkait, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sardar Para, Daulatpur, P.O. Pailanhat, P.S. Bishnupur,

Kolkata 700 104, District South 24 Parganas, 2) **SRI SHYAMAL DAS, PAN - JYPD9639H, Aadhaar No. 8209 3345 2494**, son of late Jogendra Nath Das, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sanmaster Chak, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, West Bengal, do hereby nominate constitute and appoint **P.A. DEVELOPERS PRIVATE LIMITED, PAN - AAFCP7324J**, a private Limited Company, having its office at Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, represented by its sole Directors viz. 1) **SRI ANUP KUMAR PURKAIT, PAN - AMLPP2431K, Aadhaar No. 5852 1946 5335**, son of late Baikuntha Purkait, by faith Hindu, by occupation Business, by Nationality Indian, residing at Sardar Para, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas, 2) **SRI SWAPAN NASKAR, PAN - ALSPN5668C, Aadhaar No. 4314 8904 3885**, son of late Bholanath Naskra, by faith Hindu, Indian Citizen, by occupation Business, residing at Naskar Para Pailanhat, Daulatpur, P.O. Pailanhat, P.S. Bishnupur, Kolkata 700 104, District South 24 Parganas as our true and lawful Attorney for us in our names and on our behalf to do execute and perform inter alias the following acts, deeds, matters and things in respect of the property described in the Schedule hereunder written.

1. To look after work, manage, control and supervise the affairs of our said property referred to in the Schedule hereunder written on our behalf.
2. To appoint plan maker or Architect, to prepare a Building plan and/or Building plans for construction of building on our said property and to sign on our behalf in the said plan or plans and all drawings sketches, maps and other relevant documents, declarations and deed of Gift/s, if any, in favour of The Kolkata Municipal Corporation as would be necessary for such sanction and to submit the same before The Kolkata

Municipal Corporation for sanction, to deposit sanction fee and other fee for plan and for alteration, amendment and/or modification thereof and/or to re-submit the same before the competent authorities of The Kolkata Municipal Corporation for sanction in our names and on our behalf and to collect and receive such Building plan or Building plans after sanction from The Kolkata Municipal Corporation.

3. To supervise the construction of the building or Buildings lying and situate at **Mouza Chakrajumollah, J.L No. 18, Touzi No. 01, Revenue Survey No. 451 in pargana Magura comprised in R.S & L.R. Dag No. 771 under L.R Khatian No. 900/1, New L.R. Khatian No. 3337, 3336 under P.S Bishnupur. and A.D.S.R Office Bishnupur, within the ambit of the RasapunjaGram Panchayet, P.S. Bishnupur, District South 24 Parganas** morefully and particularly described in the Schedule hereunder written.
4. To plan, design, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan to be sanctioned by The Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.
5. To appear for and on our behalf before the appropriate authorities, West Bengal Improvement Trust, West Bengal Development Authority, the W.B.S.E.D.C.L Ltd. and any local and/or statutory authorities and all Govt./Semi Govt./Quasi Govt. Offices and Police Stations and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all

other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.

6. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our said property or concerning special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all complaints, written statements, accounts, petitions, inventories to accept service of all summons, notices and other judicial processes, to execute any judgment decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama or other authority to act and plead.
7. To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, car parking Space/s or other spaces if any, to any intending Purchaser or Purchasers.
8. To enter into agreement or agreements with the intending purchaser or purchasers for the sale of Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to be constructed on the said premises and to receive the consideration and/or advance money from intending purchaser or purchasers and also the balance of consideration money on completion of such sale or sales for the sale of Flats, Car Parking Spaces and other spaces within

the Developer's allocation of the Building and give valid receipt and discharge for the same.

9. To do soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/property.
10. To construct Building on the said plot of land or any amalgamated plot of land as per Building Plan to be obtained from The ~~Resident~~ Gram Panchayet/Zila Parishad..
11. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.
12. To issue No-Objection Certificate to any intending Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be purchased by such Purchaser/s without creating any financial liability to the Owners for the same.
13. To file and defend any or all suits, cases, appeals, complainants and applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said property or any portion thereof, which is morefully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any

manner relating to the said property described in the Schedule hereunder written in any Court of Law and to appear, file and defend any case or cases whatsoever manner or nature before any Judicial Authority and/or Quasi Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.

14. To sign and verify all complaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, memorandum of appeal and generally to do all other acts, deeds and things related to above matter/proceedings for and on our behalf as the said Attorney in its absolute discretion shall think fit and proper in respect of the Schedule mentioned property.
15. To sign and receive registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.
16. To present any Agreement for Sale/Sales, Deed of conveyance or conveyances, Deed of Gift for registration, to admit execution and receipt of consideration before the Sub-registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to the said purchaser or purchasers as fully and effectually in all respect as I could do the same by ourselves and also present Deed of Gift for

amalgamation, Deed of Exchange for amalgamation and present for registration the same before the registering authority.

17. To sign, execute, admit, execution of and present for registration and register Sale Deed, Release Deed, Exchange Deed, Deed of Gift, Deed of Gift for amalgamation, Deed of Amalgamation and all Deed of Conveyance or Conveyances or Agreement on our behalf in respect of Sale of the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be constructed on the said premises as mentioned in the Third Schedule of the said Development Agreement in favour of the intending purchaser/purchasers before competent Registering Authority and have them registered according to law which we could do the same by ourselves.

AND GENERALLY to do all acts, deeds and things in connection with the aforesaid property or any part thereof and for better exercise of the Authorities herein contained which we could have lawfully done under our own hand and seal, if personally present.

AND we do hereby ratify and confirm all or whatsoever other act or acts our said Attorney shall lawfully do execute or perform or caused to be done and executed or performed in connection with the said property morefully mentioned in the Schedule below or any portion thereof under and by virtue of this Power of Attorney NOTWITHSTANDING no express power in that behalf hereunder is provided.

After completion of the total project and after sale of flats, car parking spaces and other spaces within the Developer's allocation of the said Building this Power of Attorney will be revocable.

THE SCHEDULE ABOVE REFERRED TO:**(Description of the total property)**

ALL THAT piece and parcel of land measuring about 4 Katha 9 Chittak or 7.535 Decimal little more or less as per (B.L. L.R. Office Record 7 Decimal), being Scheme Plot No. 28, lying and situate at Mouza Chakrajumollah, J.L No. 18, Touzi No. 01, Revenue Survey No. 451 in pargana Magura comprised in R.S & L.R. Dag No. 771 under L.R Khatian No. 900/1, New L.R. Khatian No. 3337, 3336 under P.S Bishnupur. and A.D.S.R Office Bishnupur, within the ambit of the RasapunjaGram Panchayet, P.S. Bishnupur, District South 24 Parganas, along with right to enjoy the 18' Ft. wide Kachha Road on the Southern Side of the said property. The said property is butted and bounded in the following manner :

ON THE NORTH : Land of Dag No. 771. ;

ON THE SOUTH : 18' Ft. wide Kachha Road.

ON THE EAST : Land of Dag No. 771(Scheme Plot. 27 & 30).;

ON THE WEST : Land of Dag No. 772.

The said property is situated as per the list of the concerned registration Office

IN WITNESS WHEREOF both the parties hereunto set our hand and seal on
this the 21st day of November, 2024.

WITNESSES :

1. Kanchar Dos
Sarsona Main Road.
P.O. & P.S. Sarsona
Kolkata

Anup K. Prasad

Syama An

SIGNATURE OF THE EXECUTANTS

2. Billal Mandal
Vill & P.O. - Raipura
Kolkata

Accepted by
P. A. DEVELOPERS PVT. LTD.

Anup K. Prasad
Director.

P. A. DEVELOPERS PVT. LTD.

Swapan Naskar
Director.

SIGNATURE OF THE ATTORNEY

Drafted and Prepared by me in my office
According to the instruction and documents
Supplied by the executants and read over
and Explained to the executants in vernacular

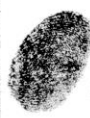
Abhishek Naskar
F132/165/11

ADVOCATE

Alipore Judges' Court, Kol-27.

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....*Syama Das*
 Signature.....*Syama Das*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....
 Signature.....*Anup K. Gurkai*

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....*Swapan Naskar*
 Signature.....*Swapan Naskar*



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

No / Year	8002953739/2024	Office where deed will be registered
ry Date	21/11/2024 1:43:08 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Abhijit Naskar Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7278326211, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 2/-	Rs. 28,00,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article: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]:- 160412070/2024	

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, Pin Code : 700104

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-771	LR-3337	Bastu	Bastu	4 Dec	1/-	16,00,000/-	Width of Approach Road: 18 Ft., , Project Name :
L2	LR-771	LR-3336	Bastu	Bastu	3 Dec	1/-	12,00,000/-	Width of Approach Road: 18 Ft., , Project Name :
TOTAL :					7Dec	2 /-	28,00,000 /-	
Grand Total :					7Dec	2 /-	28,00,000 /-	



Query No: 8002953739 of 2024, Printed On :
Nov 21 2024 2:36PM, Generated from
Registration office

Name & address	Status	Execution Admission Details :
mar Purkait Baikuntha PurkaitSardar Para, City:- , P.O:- P.S:-Bishnupur, District:-South 24-Parganas, West India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: PAN No.: AMxxxxxx1K,Aadhaar No Not Provided, Status Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 21/11/2024	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 21/11/2024
Shyamal Das (Presentant) Son of Late Jogendra Nath DasSarmaster Chak, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AJxxxxxx9H,Aadhaar No Not Provided, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 21/11/2024	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 21/11/2024

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	P A DEVELOPERS PRIVATE LIMITED Daulatpur, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.: AAxxxxxx4J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Shri Anup Kumar Purkait Son of Late Baikuntha PurkaitSardar Para , Daulatpur, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AMxxxxxx1K,Aadhaar No Not Provided	P A DEVELOPERS PRIVATE LIMITED (as Director)
2	Shri Swapan Naskar Son of Late Bholanath NaskarNaskar Para, Daulatpur, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx8C,Aadhaar No Not Provided	P A DEVELOPERS PRIVATE LIMITED (as Director)

Identifier Details :

Name & address
Mr Abhijit Naskar Son of B Naskar A P C, 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 Shri Anup Kumar Purkait, Shri Shyamal Das, Shri Anup Kumar Purkait, Shri Swapan Naskar



Query No: 8002953739 of 2024, Printed On :
Nov 21 2024 2:36PM, Generated from
Registration office

Major Information of the Deed

	I-1604-12090/2024	Date of Registration	21/11/2024
	1604-8002953739/2024	Office where deed is registered	
	21/11/2024 1:43:08 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Name, Address Details	Abhijit Naskar Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7278326211, Status :Advocate		
Transaction	Additional Transaction		
3] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 28,00,000/-		
Stampduty Paid(\$D)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160412070/2024		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, Pin Code : 700104

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-771	LR-3337	Bastu	Bastu	4 Dec	1/-	16,00,000/-	Width of Approach Road: 18 Ft., , Project Name :
L2	LR-771	LR-3336	Bastu	Bastu	3 Dec	1/-	12,00,000/-	Width of Approach Road: 18 Ft., , Project Name :
		TOTAL :			7Dec	2 /-	28,00,000 /-	
		Grand Total :			7Dec	2 /-	28,00,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Anup Kumar Purkait Son of Late Baikuntha Purkait Executed by: Self, Date of Execution: 21/11/2024 , Admitted by: Self, Date of Admission: 21/11/2024 ,Place : Office		 Captured	
		21/11/2024	LTI 21/11/2024	21/11/2024

City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal,
700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.::
K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution:
24
ed by: Self, Date of Admission: 21/11/2024 ,Place : Office

Name	Photo	Finger Print	Signature
Shyamal Das (Representant) of Late Jogendra Nath as Executed by: Self, Date of Execution: 21/11/2024 , Admitted by: Self, Date of Admission: 21/11/2024 ,Place : Office		 Captured	
	21/11/2024	LTI 21/11/2024	21/11/2024

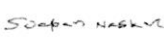
Sarmaster Chak, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West
Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India ,
PAN No.:: AJxxxxxx9H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of
Execution: 21/11/2024
, Admitted by: Self, Date of Admission: 21/11/2024 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	P A DEVELOPERS PRIVATE LIMITED Daulatpur, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx4J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Anup Kumar Purkait Son of Late Baikuntha Purkait Date of Execution - 21/11/2024 , Admitted by: Self, Date of Admission: 21/11/2024, Place of Admission of Execution: Office		 Captured	
		Nov 21 2024 2:41PM	LTI 21/11/2024	21/11/2024
Sardar Para , Daulatpur, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AMxxxxxx1K,Aadhaar No Not Provided Status : Representative, Representative of : P A DEVELOPERS PRIVATE LIMITED (as Director)				

Name	Photo	Finger Print	Signature
Bholanath Naskar Execution - 24, , Admitted by: Date of Admission: 2024, Place of Execution: Office		 Captured	 21/11/2024
Naskar Para, Daulatpur, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx8C,Aadhaar No Not Provided Status : Representative, Representative of : P A DEVELOPERS PRIVATE LIMITED (as Director)			

Name	Photo	Finger Print	Signature
Mr Abhijit Naskar Son of B Naskar A P C, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	 21/11/2024
Identifier Of Shri Anup Kumar Purkait, Shri Shyamal Das, Shri Anup Kumar Purkait, Shri Swapan Naskar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Anup Kumar Purkait	P A DEVELOPERS PRIVATE LIMITED-2 Dec
2	Shri Shyamal Das	P A DEVELOPERS PRIVATE LIMITED-2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri Anup Kumar Purkait	P A DEVELOPERS PRIVATE LIMITED-1.5 Dec
2	Shri Shyamal Das	P A DEVELOPERS PRIVATE LIMITED-1.5 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: Rashpunja, Mouza: Chakrajumollah, Pin Code : 700104

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 771, LR Khatian No:- 3337	Owner: অরুণ কুমার পুরকায়ত, Gurdian: বৈষ্ণব Address: নিজ, Classification: শালি. Area: 0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 771, LR Khatian No:- 3336	Owner: শ্যামল দাস, Gurdian: বৈষ্ণব দাস, Address: নিজ, Classification: শালি. Area: 0.03000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160412090 / 2024

Admissibility(Rule 43,W.B. Registration Rules 1962)

Under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 Stamp Act 1899.

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

for registration at 14:32 hrs on 21-11-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Das, one of the Executants.

Rate of Market Value(WB PUVI rules of 2001)

It is stated that the market value of this property which is the subject matter of the deed has been assessed at Rs 0,000/-

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

Execution is admitted on 21/11/2024 by 1. Shri Anup Kumar Purkait, Son of Late Baikuntha Purkait, Sardar Para, P.O: Pailanhat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business, 2. Shri Shyamal Das, Son of Late Jogendra Nath Das, Sarmaster Chak, P.O: Pailanhat, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Business Identified by Mr Abhijit Naskar, , Son of B Naskar, A P C, 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 21-11-2024 by Shri Anup Kumar Purkait, Director, P A DEVELOPERS PRIVATE LIMITED, Daulatpur, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Identified by Mr Abhijit Naskar, , Son of B Naskar, A P C, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 21-11-2024 by Shri Swapan Naskar, Director, P A DEVELOPERS PRIVATE LIMITED, Daulatpur, City:- , P.O:- Pailanhat, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Identified by Mr Abhijit Naskar, , Son of B Naskar, A P C, 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 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10543, Amount: Rs.100.00/-, Date of Purchase: 12/11/2024, Vendor name: Subhankar Das


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 1604-2024, Page from 355932 to 355950
being No 160412090 for the year 2024.



(Signature)

Digitally signed by Anupam Halder
Date: 2024.12.02 15:23:09 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 02/12/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.