

8/58/23

I 7876/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 271413

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document


District Sub-Register-III
Alipore, South 24-pargana

05 JUN 2023

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL THESE MEN BY THESE PRESENTS that We, (1) **SRI SANAT GHOSH (PAN- ADYPG3741M, Aadhaar No. 5890 9115 7241)** son of Late Radhanath Ghosh, by faith- Hindu, by nationality- Indian, by occupation- Business, and (2) **SMT. KRISHNA GHOSH (PAN- AIKPG6410C, Aadhaar No. 6262 2727 3309)** wife of Sri Sanat Ghosh, by faith- Hindu, by nationality- Indian, by occupation- Business, both are residing at 404, Ramkrishna Pally, P.O. - Sonarpur, P.S.- Sonarpur at present Narendrapur, Kolkata-700150, District -South 24 Parganas, hereinafter called and known as the **OWNERS** send the following greetings :

WHEREAS we are the joint owners of land measuring an area of **ALL THAT** piece and parcel of land measuring 5 Cottahs $\frac{1}{2}$ Chittacks, more or less, along with one tile shed structure measuring 150 sq.ft. in Mouza: Nischantapur, J.L. No. 53, R.S. Khatian No. 21, 22, 206, 244, L.R. Khatian nos. 1897 & 1898, R. S. Dag No. 181, 182, 183, 184, L.R. Dag no. 91, known as Scheme Plot No. 231, Sri Ramakrishna Pally, P.S. - Sonarpur at present Narendrapur, within the limits of Rajpur Sonarpur Municipality, Ward No. 08, Holding no. 3346, Kolkata- 700150, Mission Pally Road, District of South 24 Parganas, West Bengal, more fully and particularly described in the Schedule hereunder written.

AND WHEREAS by a Registered Development Agreement dated 05.06.2023 registered in the office of D.S.R.-III, Alipore, South 24 Parganas, being No. 07869 for the year 2023, we the said appointer herein have entrusted the Developer in respect of the said property under construction of building therewith **K.R. CONSTRUCTION**, a Partnership Firm, having its office at 112, Hedarhat, P.O.- Kalikapur, P.S.- Garfa, Kolkata- 700099, District- South 24 Parganas, represented by its Partners (1) **MR. ARUP HALDER (PAN- ANLPH2887G, Aadhaar No. 8422 6303 3026)**, son of Ratneswar Halder, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 10A/1, West Road, Santoshpur, P.O.- Santoshpur, P.S.- Survey Park, Kolkata- 700075, District- South 24 Parganas, (2) **MR. DEBU NASKAR (PAN- AEWPN7005E, Aadhaar No. 3776 9596 5669)**, son of Keshab Naskar, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Narendrapur Station Road, Kadarat, P.O.- Sonarpur, P.S.- Sonarpur at present Narendrapur, Kolkata- 700150, District- South 24 Parganas.

NOW KNOW WE ALL MEN BY THESE PRESENTS that we the appointer above named doth hereby make, nominate, constitute retain and appoint and has made nominated, constituted, retained and appointed the said **K.R. CONSTRUCTION**, a Partnership Firm, having its office at 112, Hedarhat, P.O.- Kalikapur, P.S.- Garfa, Kolkata- 700099, District- South 24

Debu Naskar

Parganas, represented by its Partners (1) **MR. ARUP HALDER** (**PAN- ANLPH2887G**, Aadhaar No. 8422 6303 3026), son of Ratneswar Halder, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at 10A/1, West Road, Santoshpur, P.O.- Santoshpur, P.S.- Survey Park, Kolkata- 700075, District- South 24 Parganas, (2) **MR. DEBU NASKAR** (**PAN- AEWPN7005E**, Aadhaar No. 3776 9596 5669), son of Keshab Naskar, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Narendrapur Station Road, Kadarat, P.O.- Sonarpur, P.S.- Sonarpur at present Narendrapur, Kolkata- 700150, District- South 24 Parganas, (hereinafter referred to as the said **ATTORNEY**) to act in my name and on my behalf and to do all or any of the Acts, Deeds, matters and things namely :-

1. To enter upon, occupy and possess the said land measuring more or less 5 Cottahs $\frac{1}{2}$ Chittacks, more or less, along with one tile shed structure measuring 150 sq.ft. in Mouza: Nischantapur, J.L. No. 53, R.S. Khatian No. 21, 22, 206, 244, L.R. Khatian nos. 1897 & 1898, R. S. Dag No. 181, 182, 183, 184, L.R. Dag no. 91, known as Scheme Plot No. 231, Sri Ramakrishna Pally, P.S. - Sonarpur at present Narendrapur, within the limits of Rajpur Sonarpur Municipality, Ward No. 08, Holding no. 3346, Kolkata- 700150, Mission Pally Road, District of South 24 Parganas, West Bengal, more fully described in Schedule hereunder written (hereinafter referred as

the "Said Premises") and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

2. To take charge or look after, manage and administer the said property or portion thereof as the said attorney shall think proper.

3. To appear and represent the Appointer before the Rajpur Sonarpur Municipality, authorities Police authorities, Fire Brigade Authority, W.B.S.E.B. Authorities, Urban land ceiling Authorities and other Government Authorities and/or departments. Central or State in connection with the development of the said premises and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper.

4. To demolish or cause to be demolished the sheds and other structure whatsoever laying erected at the said premises or portions thereof.

5. To apply for and obtain all necessary sanctions, permissions. No objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the Rajpur Sonarpur

Municipality, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.

6. To appoint Chartered engineers, Architects, Valuers, surveyors, Overseers, Civil Contractors, Engineers, Manager, Supervisor, Overseers, Civil Contractors, Engineers, Manager, Supervisor, Masons, Durwans, Chowkidars, Labour and other employees and staff for the development of the said property and discharge of release or terminate any of them at his own desire. To pay their salary, wages, remuneration fees and other charges as the **ATTORNEY** shall think fit and proper.

7. To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctions and/or approved by the Rajpur Sonarpur Municipality, authorities and other Government authorities, Fire Brigade Authorities, Police Authorities, and/or departments as any from time to time be necessary or required for the development of the said premises and/or demolition of the existing structures comprised in the said premises and/or construction of the new buildings or other structures in or upon the land comprised in the said premises and for the said purpose

to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper.

8. To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said premises and/or the new building and other structures that may hereafter be created and the same in such more in the name of the said Attorney or he shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall think proper.

9. To apply to the Rajpur Sonarpur Municipality or any other equivalent competent authority for sanction for plan/ Plans and/or other allied causes for the development of the said property in the form of buildings, To submit map, drawing, and design, modification and amendments fort the proposed residential building, if necessary for the approval, sanction, certifications from the appropriate Govt. Authorities. The Rajpur Sonarpur Municipality fire Brigade, Health Development and other Govt. Authorities and/or departments for the purpose of Development of the said property and for construction of residential building being said contract apartment, flats and

other spaces etc. or upon the said purpose to make affirm verify and submit all necessary, application, petitions/maps, elevations, documents, diagrams, sketches, bonds, declarations, indemnities, security, and other papers and documents as the said **ATTORNEY** shall think fit and proper.

10. To make application for cement and steel and other materials and to take delivery of the same also to apply for electricity, water, sewerage etc. and other necessary connections to the building.

11. To apply for and obtain necessary permissions and/or no objection certificates from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or to obtain necessary Income Tax clearance certificate under the provisions of Section 130A(1) of the Income Tax Act 1961, and/or no objection certificate under the provisions of chapter XXC of the Income Tax Act 1961 and for the said the purpose to sign execute and deliver all papers application and documents and to do all acts, deeds matters and things as the said Attorney shall think proper.

12. To sign and execute all documents, returns, forms, plan, specifications, affidavits and all other papers as may be necessary to be submitted before any authority or authorities in

connection with the development thereof or for construction of buildings, apartment flats and other spaces thereon and to pay and deposit all fees, levies, fines, penalties, municipal taxes, annual rental other rates and taxes, other charges and on account therefore or relating to the said property as may from time to time be necessary and required.

13. To undertake and carry out the development of the said premises and / or construction of the proposed building and other structures in or upon the land comprised in the said premises after demolishing the existing structures comprised therein as per the plan as may be sanctioned by the Rajpur Sonarpur Municipality and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.

14. To institute and/or prosecute all or any suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and / or the development thereof and/or construction of the proposed new buildings and other structures in or upon the land comprised in the said premises as per the plan to be sanctioned by the Rajpur Sonarpur Municipality, and for the said purpose to do all acts deed matters and things as the said Attorney shall think proper.

15. To appear and to represent me before the appropriate Police Authorities and also to make or lodge complaints and diaries concerning all matters arising out of the said property or portions thereof as may from time to time be necessary or required.

16. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said premises and/or the land comprised therein and/or construction of the proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.

17. To sign execute affirm and verify all complaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.

18. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said premises or portions thereof

and/or the construction of the proposed new buildings and the same on such terms and condition and for such consideration as the said Attorney shall think proper.

19. To defend or contest or institute or prosecute all or any suits, applications, appeals, revisions and other legal proceedings civil or criminal by or against any person or party concerning or relating to the said premises or the development of the said property and/or construction of the new building apartments flats and other common spaces in or upon the said property or other matters there from and for the said purpose to do all acts, deeds, matters and things as may from time to time be necessary or required.

20. To enter into any compromise or settlement with regard to any suit or other litigation or any dispute or differences concerning or relating to or arising out of the said property and/or the development thereof and /or the construction of the new building or other structures in or upon the said property on such terms and conditions as the said **ATTORNEY** shall think fit and proper.

21. To sign execute affirm and verify all or any plaint, petition, written statement, application, revisions, appeals, affidavits, bonds, declaration indemnities, guarantees and other papers,

documents as may be from time to time necessary or required to negotiate for attending discussion and to obtain necessary permission and/or sanction from the Rajpur Sonarpur Municipality, West Bengal State Electricity Distribution Company Limited, and other duly constituted statutory and local bodies and authorities for developing the said property by raising the construction of the proposed building comprising of flats apartments, common areas and other spaces as the said **ATTORNEY** shall think fit and proper.

22. To refer all or any disputes concerning or relating to the said premises or portions thereof and/or the development thereof and/or construction of the proposed new buildings to arbitration on such terms as the said attorney shall think proper.

23. To retain and appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and / or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said attorney think proper.

24. To retain and appoint architects, engineers, contractor, Masons, Mistries, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of

the by said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.

25. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Rajpur Sonarpur Municipality and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.

26. We also empower and authorize my constituted Attorney **GENERALLY TO DO** all other acts, deeds and things as may become necessary from time to time for properly effectuating the construction and to achieve the object under the Agreement for mutual benefit and completion of deed of registration in favour of each purchaser.

27. Save and except the Owner's Allocation in the proposed building the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats shops, showrooms, garage and other spaces of the developer's allocated portion only of the proposed new building to be erected in or upon the land comprised in the said premises.

28. To receive and/or collect and realize payments as earnest or booking money from the intending purchasers the sale prices of flats, apartments, shops, commercial spaces, car parking spaces, common spaces and common places including the proportionate share of land either in full or in part thereof and to sign and executed registered deeds of agreement, contracts, other deeds, documents and papers as may from time to time as necessary or required as the said **ATTORNEY** may think fit and proper against Developer's Allocation as mentioned in Schedule- 'C' of the said Development Agreement.

29. To receive earnest money, advance money, booking money consideration money, whether in part or in full from said buyers in installments or in full in terms of the said agreement for sale to be entered into the final payment against the sale of the residential apartments, flats, shops, commercial spaces, car parking spaces, common spaces and other spaces, of Developers Allocation in the proposed building to be constructed in or upon the said property in terms of the said Agreement and to give valid discharge hereof. The money so received by my constituted attorney under these presents will belong to him solely and the appointer of these presents shall have no claim whatsoever thereon. The appointer under these presents will have no right on that sale proceeds of Developer's allocation of the proposed building and its flats, apartments, shops, commercial spaces,

car parking spaces, spaces etc., whatsoever in nature thereby to be constructed thereon in due course.

30. To receive realise and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, garage, shops, commercial spaces, car parking spaces and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

31. To sign and execute Agreement for Sale, Deed of Conveyance documents and papers for sale on ownership basis or otherwise transfer or disposal of the several flats, garage and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only Developer's allocation.

32. Only after handing over peaceful possession of owner's allocated portion, to appear before the appropriate registration authority and to present the agreements for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the proposed buildings and to admit the execution thereof and to do

all acts deeds matters and things as may be necessary or required for the completion of registration there for only Developer's Allocation.

33. To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper.

34. To select prospective buyers for developer's allocation either individually or in groups as the said **ATTORNEY** may think fit and proper in the said proposed building more fully described in the Development Agreement.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

AND We the said **APPOINTER** above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said **ATTORNEY** as aforesaid lawfully do.

SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID LAND)

ALL THAT piece and parcel of land measuring 5 Cottahs $\frac{1}{2}$ Chittacks, more or less, along with one tile shed structure measuring 150 sq.ft. in Mouza: Nischantapur, J.L. No. 53, R.S. Khatian No. 21, 22, 206, 244, L.R. Khatian nos. 1897 & 1898, R. S. Dag No. 181, 182, 183, 184, L.R. Dag no. 91, known as Scheme Plot No. 231, Sri Ramakrishna Pally, P.S. – Sonarpur at present Narendrapur, within the limits of Rajpur Sonarpur Municipality, Ward No. 08, Holding no. 3346, Kolkata- 700150, Mission Pally Road, District of South 24 Parganas, West Bengal, the said land is butted and & bounded by : -

ON THE NORTH : By 30' feet wide Mission Pally Road.

ON THE SOUTH : By Scheme Plot no. 230.

ON THE EAST : By 50' feet wide Mission Pally Road.

ON THE WEST : By Scheme Plot no. 232.

IN WITNESSES WHEREOF we the appointers above named and attorney have hereunto set our respective hands and seals this 05th day of June, 2023.

SIGNED, SEALED AND DELIVERED

by the Appointer, above named

at Kolkata in presence of :

1. Baidyanath Chakraborty
Alipore J. Court
seat - 22

1. Soumit Ghosh

21 Korshna Ghosh

**Signature of the Executants/
Appointers**

I accept this power

2. Tapan Choudhury
Associate
Alipore Judges Court
Kolkata - 700027

K. R. CONSTRUCTION
Debi Naskar
Partner

K. R. CONSTRUCTION
Anup Halder
Partner

Signature of the Attorney

Drafted by me

Tapan Choudhury
Advocate
Alipore Judges Court, FB28/413/70
Kolkata-700027

Computer print at :

S. Bhattacharya
Alipore Judges Court,
Kolkata-700027



	Thumb	1 st Finger	Middle Finger	Ring finger	Small Finger
Left hand					
Right hand					

Name SANAT GHOSH

Signature Sanat Ghosh



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name

Signature Krishna Ghosh



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name ARUP HALDER

Signature Arup Halder



	Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left hand					
Right hand					

Name DEBU NASKAR

Signature Debu Naskar

Major Information of the Deed

Deed No.	I-1603-07876/2023	Date of Registration	05/06/2023
Query No./Year	1603-8001442780/2023	Office where deed is registered	
Query Date	05/06/2023 12:29:16 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Baldyanath Dolui Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9064896216, Status : Others		
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. 66,56,343/-		
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]:- 160307869/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, , Holding No:3346 Pin Code : 700150

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-91	LR-1897	Bastu	Bastu	2 Katha 8.5 Chatak	1/-	33,48,843/-	Width of Approach Road: 50 Ft., Project Name:
L2	LR-91	LR-1898	Bastu	Bastu	2 Katha 8 Chatak	1/-	33,07,500/-	Width of Approach Road: 50 Ft., Project Name:
TOTAL :					8.3016Dec	2 /-	66,56,343 /-	
Grand Total :					8.3016Dec	2 /-	66,56,343 /-	

Principal Details :

Sl. No.	Name, Address, Photo, Finger print and Signature			
1	Name Mr SANAT GHOSH Son of Late RADHANATH GHOSH Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	05/06/2023	LTI 05/06/2023	05/06/2023	
404 RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx1M, Aadhaar No Not Provided, Status :Individual, Executed by Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office				
2	Name Smt KRISHNA GHOSH Wife of Mr SANAT GHOSH Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	05/06/2023	LTI 05/06/2023	05/06/2023	
404 RAMKRISHNA PALLY, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AIxxxxxx0C, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 05/06/2023 , Admitted by: Self, Date of Admission: 05/06/2023 ,Place : Office				

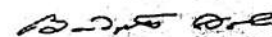
Attorney Details :

Sl. No.	Name, Address, Photo, Finger print and Signature
1	K R CONSTRUCTION 112 HEDARHAT, City:- Not Specified, P.O:- KALIKAPUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.: Alxxxxxx4A, Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl. No.	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ARUP HALDER (Presentant) Son of RATNESWAR HALDER Date of Execution - 05/06/2023, , Admitted by: Self, Date of Admission: 05/06/2023, Place of Admisslon of Execution: Office </td> <td>  Jun 5 2023 12:35PM </td> <td>  LTI 05/06/2023 </td> <td>  05/06/2023 </td> </tr> </tbody> </table> 10A/1 WEST ROAD SANTOSH PUR, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx7G,Aadhaar No Not Provided Status : Representative, Representative of : K R CONSTRUCTION (as PARTNER)	Name	Photo	Finger Print	Signature	Mr ARUP HALDER (Presentant) Son of RATNESWAR HALDER Date of Execution - 05/06/2023, , Admitted by: Self, Date of Admission: 05/06/2023, Place of Admisslon of Execution: Office	 Jun 5 2023 12:35PM	 LTI 05/06/2023	 05/06/2023
Name	Photo	Finger Print	Signature						
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2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr DEBU NASKAR Son of KESHAB NASKAR Date of Execution - 05/06/2023, , Admitted by: Self, Date of Admission: 05/06/2023, Place of Admission of Execution: Office </td> <td>  Jun 5 2023 12:36PM </td> <td>  LTI 05/06/2023 </td> <td>  05/06/2023 </td> </tr> </tbody> </table> NARENDRAPUR STATION ROAD KADARAT, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx5E,Aadhaar No Not Provided Status : Representative, Representative of : K R CONSTRUCTION (as PARTNER)	Name	Photo	Finger Print	Signature	Mr DEBU NASKAR Son of KESHAB NASKAR Date of Execution - 05/06/2023, , Admitted by: Self, Date of Admission: 05/06/2023, Place of Admission of Execution: Office	 Jun 5 2023 12:36PM	 LTI 05/06/2023	 05/06/2023
Name	Photo	Finger Print	Signature						
Mr DEBU NASKAR Son of KESHAB NASKAR Date of Execution - 05/06/2023, , Admitted by: Self, Date of Admission: 05/06/2023, Place of Admission of Execution: Office	 Jun 5 2023 12:36PM	 LTI 05/06/2023	 05/06/2023						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Baidyanath Dolui Son of Late B Dolui Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 05/06/2023	 05/06/2023	 05/06/2023

Identifier Of Mr SANAT GHOSH, Smt KRISHNA GHOSH, Mr ARUP HALDER, Mr DEBU NASKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANAT GHOSH	K R CONSTRUCTION-2.08828 Dec
2	Smt KRISHNA GHOSH	K R CONSTRUCTION-2.08828 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr SANAT GHOSH	K R CONSTRUCTION-2.0625 Dec
2	Smt KRISHNA GHOSH	K R CONSTRUCTION-2.0625 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, , Holding No:3346 Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 91, LR Khatian No:- 1897	Owner:সনৎ ঘোষ, Gurdian:ব্রাহ্মনাথ ঘোষ, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 91, LR Khatian No:- 1898	Owner:কৃষ্ণা ঘোষ, Gurdian:সনৎ ঘোষ, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160307876 / 2023

05-06-2023

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 12:32 hrs on 05-06-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ARUP HALDER.

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 66,56,343/-

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

Execution is admitted on 05/06/2023 by 1. Mr SANAT GHOSH, Son of Late RADHANATH GHOSH, 404 RAMKRISHNA PALLY, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 2. Smt KRISHNA GHOSH, Wife of Mr SANAT GHOSH, 404 RAMKRISHNA PALLY, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife

Indetified by Mr Baidyanath Dolui, , Son of Late B Dolui, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 05-06-2023 by Mr ARUP HALDER, PARTNER, K R CONSTRUCTION, 112 HEDARHAT, City:- Not Specified, P.O:- KALIKAPUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Baidyanath Dolui, , Son of Late B Dolui, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 05-06-2023 by Mr DEBU NASKAR, PARTNER, K R CONSTRUCTION, 112 HEDARHAT, City:- Not Specified, P.O:- KALIKAPUR, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Baidyanath Dolui, , Son of Late B Dolui, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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 5414, Amount: Rs.100.00/-, Date of Purchase: 31/05/2023, Vendor name: Mamtazuddin Gazi

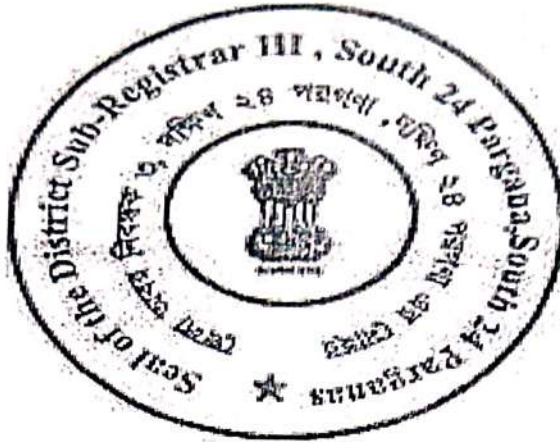
Shan

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1603-2023, Page from 221577 to 221602
being No 160307876 for the year 2023.**



Dhar

Digitally signed by Debasish Dhar
Date: 2023.06.05 13:18:04 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/06/05 01:18:04 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)