

5309

Q- 5262 / 2020



13/8/20

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

যুক্তরাষ্ট্রের সীল: উক্ত সীলটি সীলিত
 ও সীল ভাঙলে, স্বাক্ষরিত, সীলিত
 ও/বা সীল ভাঙলে, স্বাক্ষরিত, সীলিত
 and the seal is broken and the part of this
 document

8-907346/20 AD 848071

B. Das

Additional District Sub-Registrar
Rajshahi New Town, North 24-Pgs.

18 AUG 2020

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS shall we, [1] SRI ASHOKE KUMAR MONDAL alias SRI ASHOKE MONDAL [PAN BDTPM8734J] [AADHAAR 5299 1667 1151], [2] SRI SHYAMAL KUMAR MONDAL alias SRI SHYAMAL MONDAL [PAN BEOPM2946C] [AADHAAR 8513 0433 5016], both are sons of Amal Chandra Mondal, [3] SRI SIBNATH NASKAR [PAN AKLPN7211K] [AADHAAR 9365 7638 9179], [4] SRI SANKAR NASKAR [PAN AMKPN4931H] [AADHAAR 8716 5772 2344], [5] SRI BARUN NASKAR [PAN ARJPN1542N] [AADHAAR 3645 8933 4681], [6] SRI BISWAJIT NASKAR [PAN ADMPN5853B] [AADHAAR 4301 8186 1483], No. 3 to 6 all are sons of Bimal Chandra Naskar, all by faith - Hindu, by occupation - Self Employed, by nationality - Indian, residing at Village - Jatragachi, Post Office Ghuni, under Police Station - New Town, District North 24-Parganas, PIN - 700 157, West Bengal, **SEND GREETINGS:**

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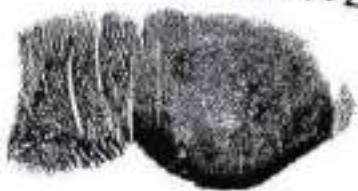
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 নাম ও পিতা:
 জন্ম তারিখ:
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 নথি সংগ্রহকারী:
 তারিখ: 2020
 প্রমাণ নং: 12520
 স্থানীয় সরকার
 ডেপুটি কমিশনার কার্যালয়
 ডেপুটি কমিশনার বোস

1983
21/07/2020

SUPROTIM SAHA
ADVOCATE
JUDGES COURT BARASAT

102

← *Supriya Mondal*



3445

← *Supriya Mondal*



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← *Ashoke Kumar Mondal*



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← *Suyama Mondal*



Additional District Sub-Registrar
Barasat New Town, North 24 Pgs.

13 JUL 2020

WHEREAS we, [1] **SRI ASHOKE KUMAR MONDAL** alias **SRI ASHOKE MONDAL**, [2] **SRI SHYAMAL KUMAR MONDAL** alias **SRI SHYAMAL MONDAL**, both are sons of Amal Chandra Mondal, [3] **SRI SIBNATH NASKAR**, [4] **SRI SANKAR NASKAR**, [5] **SRI BARUN NASKAR**, [6] **SRI BISWAJIT NASKAR**, No. 3 to 6 all are sons of Bimal Chandra Naskar, the **APPOINTERS/PRINCIPALS** hereto absolutely seized and possessed of and otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of a plot of land classified as **SHALI** measuring about **15 [fifteen] Decimals** equivalent to **9 [nine] Cottahs 1 [one] Chittack 20 [twenty] Square Feet** more or less lying and situated at **Mouza - JATRAGACHI, J. L. No. 24, R. S. No. 195, Touzi No. 174 and 179**, comprised in **R. S. and L. R. Dag No. 1276** appertaining to **R. S. Khatian No. 77** corresponding to **L. R. Khatian Nos. 45, 852, 1759, 1760, 1761 and 1762**, within the limits of **Jyangra Hatiara 2 No. Gram Panchayat**, within the jurisdiction of the Office of the Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, **PIN - 700 157**, hereinafter referred to as the **SAID PREMISES**.

AND WHEREAS we have entered into a **Development Agreement** on **22nd** day of **July, 2020** with **M/S. TIRUPATI CONSTRUCTION**, a Proprietorship Firm, having its Registered Office at DC-60, Narayantala [West], Post Office - Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, West Bengal, represented by its sole Proprietor namely **SRI TAPAN NASKAR [PAN ADBPN6092K] [AADHAAR 6504 9174 6970]**, son of Late Sudha Kanto Naskar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at DC-60, Narayantala [West], Post Office - Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, West Bengal, to develop the aforesaid Premises under some terms and conditions mentioned therein which duly registered with the Office of the Additional District Sub-Registrar at Rajarhat and recorded into Book No. I, **Being No. 152304792** for the year **2020**;

AND WHEREAS we are busy with our own day to day business respectively at the same time having no contemplation to construct new building on the land comprised in the SAID PREMISES as per plan to be sanctioned by the local Authority of the above facts it is not possible for us to look after and manage the whole affairs including construction and of the new proposed building in the SAID PREMISES hence we, do hereby pleased to nominate, constitute and appoint **M/S. TIRUPATI CONSTRUCTION**, a Proprietorship Firm, having its Registered Office at DC-60, Narayantala [West], Post Office - Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, West Bengal, represented by its sole Proprietor



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- Sibmath Naxar

Ce
Re
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bf



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- Conkam Naskar



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- Brown Naxar



3451

- Biswajit Naskar



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Susanta Naskar

(SUSANTA NASKAR)

S/O - Lt. Sanat Kumar Naskar

DC-39, Narayanganj (M)

Bagmati, Kolkata - 700059

Additional District Sub-Registrar
Rajshahi New Town, North 24-Pgs.

13 AUG 2008

namely **SRI TAPAN NASKAR [PAN ADBPN6092K] [AADHAAR 6504 9174 6970]**, son of Late Sudha Kanto Naskar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at DC-60, Narayantala [West], Post Office - Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, West Bengal, to be our true and lawful **ATTORNEY** to act for us in our names and on our behalf and for the sake of brevity hereinafter referred to as the **ATTORNEY**.

NOW KNOW YE AND THESE PRESENTS WITNESSETH we, [1] **SRI ASHOKE KUMAR MONDAL** alias **SRI ASHOKE MONDAL**, [2] **SRI SHYAMAL KUMAR MONDAL** alias **SRI SHYAMAL MONDAL**, both are sons of Amal Chandra Mondal, [3] **SRI SIBNATH NASKAR**, [4] **SRI SANKAR NASKAR**, [5] **SRI BARUN NASKAR**, [6] **SRI BISWAJIT NASKAR**, No. 3 to 6 all are sons of Bimal Chandra Naskar, do hereby nominate, constitute and appoint **M/S. TIRUPATI CONSTRUCTION**, a Proprietorship Firm, having its Registered Office at DC-60, Narayantala [West], Post Office - Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, West Bengal, represented by its sole Proprietor namely **SRI TAPAN NASKAR [PAN ADBPN6092K] [AADHAAR 6504 9174 6970]**, son of Late Sudha Kanto Naskar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at DC-60, Narayantala [West], Post Office - Deshbandhu Nagar, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 059, West Bengal, to be our lawful **ATTORNEY** for us in our names and on our behalf to do all or any of the acts, deeds, matters and things whatsoever relating to the SAID PREMISES jointly and/or severally hereinafter mentioned that is to say: -

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof.
2. To appear and represent us before the any authority and authorities including the Jyangra Hatiara 2 No Gram Panchayat, The Calcutta Metropolitan Development Authority, Fire Brigade, West Bengal Police, The Competent Authority under the Urban Land [ceiling and regulation] Act, 1976 and Government of West Bengal in connection with the modification and/or alteration of the sanctioned plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit and take delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.



Additional District Sub-Registrar
Rajahal New Town, North 24-Pgs.

13 AUG 2020

4. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the Development plan to any authority or authorities.
5. To develop the said Premises making construction of building thereon as per plan which to be approved and sanctioned by the Jyangra Hatiara 2 No Gram Panchayat, and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
6. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purposes to sign, execute and commit the all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said ATTORNEY.
7. To use, shift, or re-adjust the existing electricity connection in the said Premises in such manner, as the said ATTORNEY may deem fit and proper.
8. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or licence fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished as mentioned in the Deed of Agreement for the Development of the said Premises.
9. To appear and represent us before all authorities including those under the Jyangra Hatiara 2 No Gram Panchayat, for fixation and/or finalization of annual valuation of the said Premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds, and things as the said ATTORNEY may deem fit and proper.
10. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
11. To sign, execute and submit and take delivery of site plan, building plan, application of phase II certificate, completion certificate as any other



Additional District Sub-Registrar
Rajmhat New Town, North 24-Pgs.

13 AUG 2020

plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modified and/or altered Jyangra Hatiara 2 No Gram Panchayat, in respect of my property more specifically mentioned in the schedule written hereunder;

12. To enter into any agreement for sale with intending buyer/buyers against my Attorneys' allocated portion and also do collect advance and/or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
13. To enter into all Agreement for sale with the prospective Purchaser/s save and except Owner's/Principal's allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive realize and obtain payment of all or any money which may hereafter become payable to us said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharge for the same as our said ATTORNEY shall think fit and proper.
14. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said deed of agreement for Development of the said Premises.
15. To appear before any Registrar, Sub-Registrar having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of Registration save and except the Owner's allocation as stated in the said Development Agreement.
16. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building save and except Principal's allocation as stated in the said Development Agreement.
17. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending



Additional District Sub-Registrar
Rajerhat New Town, North 24-Pgs.

10 AUG 2020

purchaser or purchasers save and except Principal's allocation as stated in the said Development Agreement.

18. To execute conveyance or conveyances in our names on our behalf to do all acts and deeds in favour of the intending purchaser and to present the said conveyance for registration before the competent registering authority save and except Principal's allocation as stated in the said Development Agreement.
19. To instruct the Advocate/Lawyer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling the schedule mentioned property.
20. To execute and/or negotiate and/or entering into any agreement for selling the schedule-mentioned property in the name of the Attorney as and on our behalf save and except Principal's allocation as stated in the said Development Agreement.
21. To execute and sign any deeds, agreements, memo of understanding with a view to sale of schedule mentioned property in its own name and on our behalf save and except Principal's allocation as stated in the said Development Agreement.
22. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.
23. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY.
24. To advertise in the newspapers for obtaining Purchasers for selling the flat/commercial and car parking space in the proposed building.
25. To receive compensation becoming receivable in respect of any acquisition and/or requisition of the said constructed building save and except any allocation or any part there of subject to the conditions stipulated in the deed of agreement for Development.



Additional District Sub-Registrar
Rajahat New Town, North 24-Pgs.

13 AUG 2020

26. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said Premises and also to present and prosecute writ application in respect thereof.
27. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications there for.
28. To sign declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the principal.

AND GENERALLY to act as our ATTORNEY or agents in relation to all matters touching our said Premises and building, as we could do if we could personally represent notwithstanding the Power of Attorney, in that particular behalf as contained in these presents.

AND we, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Power in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents and this Power of Attorney is revocable in nature.

THE FIRST SCHEDULE ABOVE REFERRED TO
LAND

ALL THAT piece and parcel of a plot of land classified as **SHALI** measuring about **15 [fifteen] Decimals** equivalent to **9 [nine] Cottahs 1 [one] Chittack 20 [twenty] Square Feet** more or less lying and situated at **Mouza - JATRAGACHI, J. L. No. 24, R. S. No. 195, Touzi No. 174 and 179,** comprised in **R. S. and L. R. Dag No. 1276** appertaining to **R. S. Khatian No. 77** corresponding to **L. R. Khatian Nos. 45, 852, 1759, 1760, 1761 and 1762,** within the limits of **Jyangra Hatiara 2 No. Gram Panchayat,** within the jurisdiction of the Office of the Sub-Registrar, previously at Bidhannagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] New Town [new], District North 24-Parganas, **PIN - 700 157,** butted and bounded as follows:-

ON THE NORTH : PROPERTY OF MEGHNATH MONDAL;
ON THE SOUTH : TWELVE FEET WIDE COMMON PASSAGE;
ON THE EAST : HIDCO LAND;



Additional District Sub-Registrar
Rajerhat New Town, North 24-Pgs.

13 AUG 2020

ON THE WEST : THIRTY FEET WIDE PANCHAYET ROAD;

THE SECOND SCHEDULE ABOVE REFERRED TO
OWNERS' ALLOCATION

ALL THAT the Owners shall be entitled to get **45% [forty five percent]** of the **total construction of a multi storied building consisting of several numbers of residential flat and garage** of the proposed multi-storied building in the manner appearing hereunder as Owners' Allocation to be constructed upon the said premises as per plan to be sanctioned by the **Jyangra Hatiara 2 No. Gram Panchayat** and as per specification mentioned in the Fourth Schedule written hereunder in habitable conditions including existing separate electric connection from the supplying authority together with proportionate share of right title and interest in common facilities and amenities specifically mentioned in the Fourth Schedule written hereunder including other rights to use the same.

- ❖ Ground Floor : 45% [Back Side];
- ❖ First Floor : 45% [Front Side];
- ❖ Second Floor : 45% [Back Side];
- ❖ Third Floor : 45% [Front Side];
- ❖ Fourth Floor : 45% [Back Side];

THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATION

ALL THAT the Developer shall be entitled to remaining portion of the said building to be constructed upon the said premises as per plan already sanctioned by the **Jyangra Hatiara 2 No. Gram Panchayat** save and except the Owners' allocation stated specifically in the Second Schedule written herein above together with the undivided proportionate share in the land of the said premises.



Additional District Sub-Registrar
Rajeral New Lawn, North 24-Pgs.

13 AUG 2020

IN WITNESS WHEREOF we have hereunto set subscribed and affixed our hands and seals on 13th day of August, 2020 [Two Thousand Twenty].

SIGNED SEALED AND DELIVERED
At Kolkata, in the presence of:

1. *Supratim Saha*
Advocate

Ashoke Kumar Mondal
- *Supratim Saha*

2. *Sucanjanam*
DC-39, Narayanpala (W)
Bagmati, Kolkata-700059

- *Sibmath Mondal*
- *Bankam Mondal*
- *Ban Mondal*
- *Biswajit Mondal*

SIGNATURE OF PRINCIPALS

Drafted and prepared in my office:

Supratim Saha
Advocate

SUPROTIM SAHA,
Advocate, [W.B. 134/1990,
Judges' Court at Barasat],
MONOLATA, BA-12/2B,
Deshbandhu Nagar
Kolkata - 700 059.

TIRUPATI CONSTRUCTION
Supratim Saha

SIGNATURE OF ATTORNEY



























Additional District Sub-Registrar
Rajehat New Town, North 24-Pgs.

13 AUG 2020

SPECIMEN FOR TEN FINGER PRINTS

SL. SIGNATURE OF THE
No. EXECUTANT/PRESENTANT

					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
THUMB	FORE	MIDDLE	RING	LITTLE	
[RIGHT HAND]					
					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
THUMB	FORE	MIDDLE	RING	LITTLE	
[RIGHT HAND]					
					
	LITTLE	RING	MIDDLE	FORE	THUMB
	[LEFT HAND]				
					
THUMB	FORE	MIDDLE	RING	LITTLE	
[RIGHT HAND]					

Ashoke Kumar Mandal

Subramanian Narayan

Subramanian Narayan
































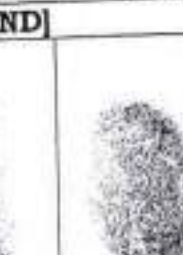



Additional District Sub-Registrar
Rajerhat New Lawn, North 24-Pgs.

13 AUG 2020

SPECIMEN FOR TEN FINGER PRINTS

SL. No. SIGNATURE OF THE EXECUTANT/PRESENTANT

 <i>Sankar Niskar</i>					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					
 <i>Basu Niskar</i>					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					
 <i>Biswaji Niskar</i>					
	LITTLE RING MIDDLE FORE THUMB				
	[LEFT HAND]				
					
THUMB FORE MIDDLE RING LITTLE					
[RIGHT HAND]					



Additional District Sub-Registrar
Rajchhat New Lawn, North 24-Pgs.

10 AUG 2020



Additional District Sub-Registrar
Rajehat New Lawn, North 24-Pgs.

13 AUG 2020

Major Information of the Deed

Deed No :	I-1523-05262/2020	Date of Registration	18/08/2020
Query No / Year	1523-8000901346/2020	Office where deed is registered	
Query Date	04/08/2020 4:16:31 PM		1523-8000901346/2020
Applicant Name, Address & Other Details	SUPROTIM SAHA MONOLATA BA 12/26 D B NAGAR, Thana : Baguiati, District : North 24-Parganas BENGAL, PIN - 700059, Mobile No. : 9830124656, 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. 1/-	Rs. 94,49,344/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 152304792/2020		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi, Pin Code 700135

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-1276	LR-77	Bastu	Shali	9 Katha 1 Chatak 20 Sq Ft	1/-	94,49,344/-	Width of Appro Road: 30 Ft. Adjacent to M Road. Project Name
Grand Total :					14.999Dec	1 /-	94,49,344 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Shri ASHOKE KUMAR MONDAL, (Alias: Shri ASHOKE MONDAL) Son of AMAL CHANDRA MONDAL JATRAGACHI, P.O:- GHUNI, P.S:- New Town, District:-North 24-Pargan West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of India. F No.: BDxxxxxx4J, Aadhaar No: 52xxxxxxxx1151, Status :Individual, Executed by: Self, Date of Execution: 13/08/2020 , Admitted by: Self, Date of Admission: 13/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2020 , Admitted by: Self, Date of Admission: 13/08/2020 ,Place : Pvt. Residence
2	Shri SHYAMAL KUMAR MONDAL, (Alias: Shri SHYAMAL MONDAL) Son of AMAL CHANDRA MONDAL JATRAGACHI, P.O:- GHUNI, P.S:- New Town, District:-North 24-Pargan West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of India. F No.: BExxxxxx6C, Aadhaar No: 85xxxxxxxx5016, Status :Individual, Executed by: Self, Date of Execution: 13/08/2020 , Admitted by: Self, Date of Admission: 13/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2020 , Admitted by: Self, Date of Admission: 13/08/2020 ,Place : Pvt. Residence



3	<p>Shri SIBNATH NASKAR Son of BIMAL CHANDRA NASKAR JATRAGACHI, P.O:- GHUNI, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: AKxxxxxx1K, Aadhaar No: 93xxxxxxxx9179, Status :Individual, Executed by: Self, Date of Execution: 13/08/2020 , Admitted by: Self, Date of Admission: 13/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2020 , Admitted by: Self, Date of Admission: 13/08/2020 ,Place : Pvt. Residence</p>
4	<p>Shri SANKAR NASKAR Son of BIMAL CHANDRA NASKAR JATRAGACHI, P.O:- GHUNI, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: AMxxxxxx1H, Aadhaar No: 87xxxxxxxx2344, Status :Individual, Executed by: Self, Date of Execution: 13/08/2020 , Admitted by: Self, Date of Admission: 13/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2020 , Admitted by: Self, Date of Admission: 13/08/2020 ,Place : Pvt. Residence</p>
5	<p>Shri BARUN NASKAR Son of BIMAL CHANDRA NASKAR JATRAGACHI, P.O:- GHUNI, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: ARxxxxxx2N, Aadhaar No: 36xxxxxxxx4681, Status :Individual, Executed by: Self, Date of Execution: 13/08/2020 , Admitted by: Self, Date of Admission: 13/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2020 , Admitted by: Self, Date of Admission: 13/08/2020 ,Place : Pvt. Residence</p>
6	<p>Shri BISWAJIT NASKAR Son of BIMAL CHANDRA NASKAR JATRAGACHI, P.O:- GHUNI, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: ADxxxxxx3B, Aadhaar No: 43xxxxxxxx1483, Status :Individual, Executed by: Self, Date of Execution: 13/08/2020 , Admitted by: Self, Date of Admission: 13/08/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/08/2020 , Admitted by: Self, Date of Admission: 13/08/2020 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>TIRUPATI CONSTRUCTION DC-60 NARAYANTALA WEST, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 , PAN No.: ADxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Shri TAPAN NASKAR (Presentant) Son of Late SUDHA KANTO NASKAR DC 60 NARAYANTALA WEST, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx2K, Aadhaar No: 65xxxxxxxx6970 Status : Representative, Representative of : TIRUPATI CONSTRUCTION (as SOLE PROPRIETOR)</p>



Identifier Details :

Name	Photo	Finger Print	Signature
Shri SUSANTA NASKAR Son of Late BANAT KUMAR NASKAR DC 35 NARAYANTALA WEST D B NAGAR, P.O. - D B NAGAR, P.S.- Bag. at District North 24-Parganas, West Bengal, India, PIN - 700059			

Identifier Of Shri ASHOKE KUMAR MONDAL, Shri SHYAMAL KUMAR MONDAL, Shri SIBNATH NASKAR, Shri SANKAR NASKAR, Shri BARUN NASKAR, Shri BISWAJIT NASKAR, Shri TAPAN NASKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri ASHOKE KUMAR MONDAL	TIRUPATI CONSTRUCTION-2.49983 Dec
2	Shri SHYAMAL KUMAR MONDAL	TIRUPATI CONSTRUCTION-2.49983 Dec
3	Shri SIBNATH NASKAR	TIRUPATI CONSTRUCTION-2.49983 Dec
4	Shri SANKAR NASKAR	TIRUPATI CONSTRUCTION-2.49983 Dec
5	Shri BARUN NASKAR	TIRUPATI CONSTRUCTION-2.49983 Dec
6	Shri BISWAJIT NASKAR	TIRUPATI CONSTRUCTION-2.49983 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Jatragachhi, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1276, LR Khatian No:- 77		Owner Name not selected by applicant.



On 04-08-2020

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 94,49,344/-

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 13-08-2020

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

Presented for registration at 19:20 hrs on 13-08-2020, at the Private residence by Shri TAPAN NASKAR ..

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

Execution is admitted on 13/08/2020 by 1. Shri ASHOKE KUMAR MONDAL, Alias Shri ASHOKE MONDAL, Son of AMAL CHANDRA MONDAL, JATRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Professionals, 2. Shri SHYAMAL KUMAR MONDAL, Alias Shri SHYAMAL MONDAL, Son of AMAL CHANDRA MONDAL, JATRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Professionals, 3. Shri SIBNATH NASKAR, Son of BIMAL CHANDRA NASKAR, JATRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Professionals, 4. Shri SANKAR NASKAR, Son of BIMAL CHANDRA NASKAR, JATRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Professionals, 5. Shri BARUN NASKAR, Son of BIMAL CHANDRA NASKAR, JATRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Professionals, 6. Shri BISWAJIT NASKAR, Son of BIMAL CHANDRA NASKAR, JATRAGACHI, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Professionals

Indetified by Shri SUSANTA NASKAR, , Son of Late SANAT KUMAR NASKAR, DC 39 NARAYANTALA WEST D B NAGAR, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

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

Execution is admitted on 13-08-2020 by Shri TAPAN NASKAR, SOLE PROPRIETOR, TIRUPATI CONSTRUCTION, DC-60 NARAYANTALA WEST, P.O:- D B NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Indetified by Shri SUSANTA NASKAR, , Son of Late SANAT KUMAR NASKAR, DC 39 NARAYANTALA WEST D B NAGAR, P.O: D B NAGAR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

Sanjoy Basak

Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 18-08-2020

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 : 4 (g) of Indian Stamp Act 1899.



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1983, Amount: Rs.100/-, Date of Purchase: 21/07/2020, Vendor name: J K Bose



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 218777 to 218811
being No 152305262 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.08.19 16:16:41 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2020/08/19 04:16:41 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)