

T-0252/2022

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL P. NO. 8000133796/22 AG 634112

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar,
 Ranagar, South 24 Parganas

[Signature]
 14/01/22
 14 JAN 2022

DEVELOPMENT POWER OF ATTORNEY

(After registered Development Agreement)

[Signature]

KNOWN ALL MEN BY THESE PRESENTS, that, I, **SRI SAMAR DAS**, (PAN **ADTPD 6672M**)(Aadhaar No.6098 5623 6328,Ph-8250409235) son of Late Phanindra Nath Das, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at Tower-11, U.P.L-1701, Flat No.17, 2052 Chak Garia, P.O. & P.S.Panchasayar, Kolkata-700094, District-South 24-Parganas, hereinafter called and referred to the **PRINCIPAL**, do hereby **SEND GREETINGS** :-

WHEREAS the Principal herein is the absolute owner of ALL THAT piece and parcel of Bastu land measuring more or less 13 Decimals equivalent to more or less 8 Cottahs

20 Sq. ft. alongwith proposed (G+IV) storied building () () Building Plot No.

৭৭৭

তারিখ ১০-০১-২০২২

৭০০ ১০১

খরিদদার

সং

শফর কুমার সরকার

স্ট্যাম্প ডেস্কটার

সোনমুপুৰ এন্ড ডি.এস.আর জমিদার

৭৪ ১৪ সোনমুপুৰ

T. K Chakraborti

Associate

Baruipur Court



Shyamal Kumar Ghosh
 S/o Late Santosh Kumar Ghosh
 Parjey Lane,
 Vill- Malancha,
 P.O. - Malancha Mahinagan
 Kal Kati - 700145
 Sonarpur.
 Occupation - Service

Addl. Dist.-Sub Registrar
 Sonarpur
 South 24 Parganas

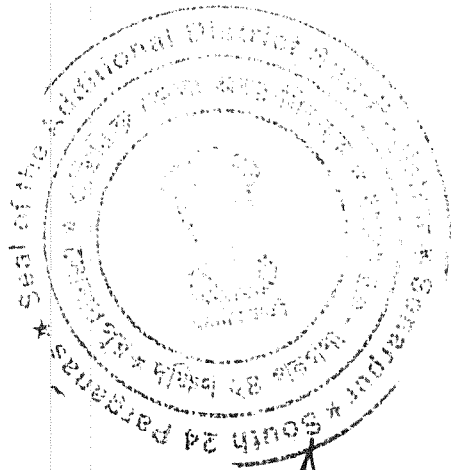
14 JAN 2022

(2)

333/CB/26/39 dated-19/03/2020) situated and lying at Mouza-Elachi, J.L.No 70, Pargana-Mugura, R.S.No.223, Touzi-100, A.D.S.R.officed at Sonarpur, P.S.Sonarpur, comprising in R.S.Dag No. 397,L.R. Dag No.527, appertaining to R.S.Khatian No.619, L R No 2919, Holding No.768 S N.Ghosh Avenue, Assessment No.1104302163079, Ward No. 26, under Rajpur-Sonarpur Municipality, District-South 24-Parganas, Kolkata-700103(hereinafter called the SAID PREMISES) fully described in the First Schedule hereunder written .

AND WEREAS with a view to construct a multi-storied building the parties being unable to construct the multistoried building due to personal inconvenience hence Principal herein,i.e.I entered into a Joint Venture Agreement with S P CONSTRUCTION,(having PAN-ADLFS5936P)a Partnership Firm, having its registered office at 441 K.M.Roy Chowdhury Road, P.O.Dakshin Jgaddal, P.S.Sonarpur, Kolkata-700 151,being represented by its partners namely (1) **SRI SAMAR DAS, (PAN ADTPD 6672M)**(Aadhaar No.6098 5623 6328) son of Late Phanindra Nath Das, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at Tower-II,U.P.L-1701,Flat No.17, 2052 Chak Garia, P.O. & P.S.Panchasayar, Kolkata-700094, District-South 24-Parganas, and (2) **MRS. PRIYANKA DAS(PAN-CGIPS3952B)**(Aadhaar No.9454 1015 8795), wife of Mr. Samar Das, by occupation-Business, by Nationality-Indian, by faith-Hindu, residing at Tower-11,U.P.L-1701. Flat No 17, 2052 Chak Garia, P.O. & P.S.Panchasayar, Kolkata-700094, District-South 24-Parganas, to act single or jointly, on 14/01/2022 by a registered Developemnt Agreement to develop the said Premises as mentioned in the Schedule hereunder written by way of construction of the New building.which the attorney agreed on certain terms and conditions mentioned therein, causing one portion as owner's allocation and balance as Developer's allocation.(Be it noted that this Development power of attorney is in continuation of a Development Agreement which was registered duly in Book No.1 being No. 247 of 2022, at A.D.S.R.Sonarpur office in which full stamp duty has already been paid).

Samar Das



addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

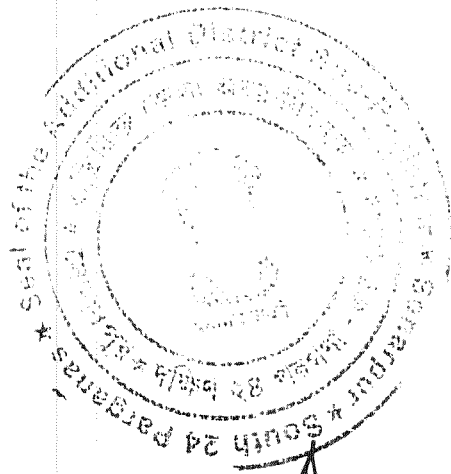
14 JAN 2022

(3)

AND WHEREAS for the purpose of carrying out said construction and to deal with the said Premises in respect of developer's allocation as mentioned above Principal do hereby constitute appoint and nominate S P CONSTRUCTION,(having PAN-ADLFS5936P)a Partnership Firm, having its registered office at 441 K.M.Roy Chowdhury Road, P.O.Dakshin Jgaddal, P.S.Sonarpur, Kolkata-700 151,being represented by its partners namely (1) **SRI SAMAR DAS, (PAN ADTPD 6672M)**(Aadhaar No.6098 5623 6328) son of Late Phanindra Nath Das, by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at Tower-II,U.P.L-1701,Flat No.17, 2052 Chak Garia, P.O. & P.S.Panchasayar, Kolkata-700094, District-South 24-Parganas, and (2) **MRS. PRIYANKA DAS(PAN-CGIPS3952B)**(Aadhaar No.9454 1015 8795), wife of Mr. Samar Das, by occupation-Business, by Nationality-Indian, by faith-Hindu, residing at Tower-11,U.P.L-1701, Flat No.17. 2052 Chak Garia, P.O. & P.S.Panchasayar, Kolkata-700094, District-South 24-Parganas, to act single or jointly, as my Constituted and lawful "**ATTORNEY / AGENT**" to act to do 'inter-alia' the following acts, deeds and things in respect of the said Premises as mentioned in the Schedule hereunder written.

1) To look after, manage, protect and supervise properly the above mentioned said Premises and accordingly for me and on my behalf which I could do personally.

2) To represent me before all authorities, Rajpur Sonarpur Minicipality ,Court of law and all Govt. office or offices of the local bodies wherever my personal presence is necessary in connection with the said Premises as mentioned in the Schedule hereunder written and to appear for and represent me before all courts, Civil, Criminal or revenue original, revisional or appellate and to sign, verify and file plaint, written statements and petition and also present appeals in any court and to accept service of summons, notices and engage on my behalf advocate or solicitors wherever my attorney shall think proper and to do so and to discharge and or terminate his/her or their appointment.



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(4)

3) To sign the building plan on behalf of me and also erect multi-storied building on the said premises as mentioned above as per Sanctioned building Plan to be obtained from Rajpur Sonarpur Municipality and also to take measurement of the said premises by its surveyor and to carryout the work of soil testing , sanctioned plan etc as may be required to erect the buildings

4) To prepare and or submit any supplementary or modified plan for the building and submit the same before the authority concern for its approval or sanction after signing the same, if required. The Developer itself shall prepare building plan by an qualified Architect with its own costs and sign itself on behalf of me and submit the plan to the Rajpur-Sonarpur Municipality for its approval and due sanction.

5) To sign and execute all sale deeds, mortgage, neogotiate sale agreement in respect of developer's allocation only in terms of the said registered Development Agreement mentioned above, papers, plaints, petitions written statements, verifications, vokalatnamas, warrant of attorney, combined holding declaration and all other writings in connection with the above mentioned said premises fully described in the Schedule hereunder written..

6) To sign all other petition, forms, applications, document , amalgamation and declaration before the office of the Rajpur-Sonarpur Municipality etc or like other offices which will be required for constructing the building and/or bring connection thereto.

7) To represent me before all private or public offices including the offices of urban Land Ceiling, Income Tax, Bank, sale tax, service tax registration offices ,G. S. T.Registration, HIRA Registration and Rajpur-Sonarpur Municipality etc as and when will be required by my said attorney..



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(5)

8) To take delivery of the approval plan from the authority concern and also to bring water, gas, telephone, sewerage and electric connection from the respective offices concern to the said premises on my behalf.

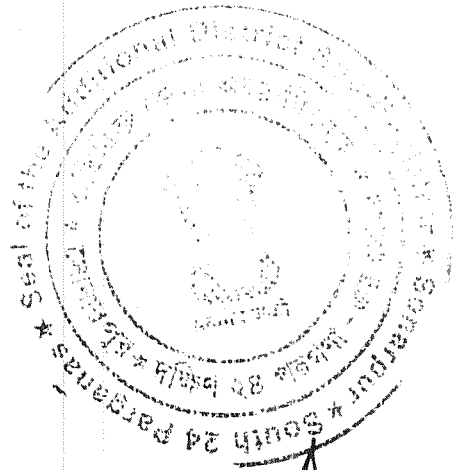
9) To start constructuon of the building on the said premises as mentioned above and for that purpose to store bricks, cements and other building meterials on the said property and to erect temporary structures for the watchman or darwans on the said premises.

10). To appoint Engineers/Architect, labours, contractors,suppliers and other man which be required for construction the multi storied building.

11). To negotiate and sign agreements and/or conveyances to sell and transfer in respect of flats, other spaces, . carparking space of the Developer's allocation in the said multi storied building to be constructed on the said premises together with undivided proportionate share in the land in respect of Developer's allocation thereof to any intending purchaser/s at or for the consideration to be fixed by my said attorney at its own discretion.

12.) For construction of the aforesaid flats, other spaces, car parking spaces all my said attorney shall have right to advertise and negotiate with the intending purchaser/s and enter into agreement/ conveyances for sale of the said flats,other spaces carparking spaces and other spaces and land on the said premises and received the consideration or part thereof towards advance or entire consideration from them against proper receipts, in respect of Developer's allocation only..

13.) To execute the deed of conveyances in favour of the said intending purchaser/s in respect of the flats, other spaces , carparking spaces & proportionate share of land on the said



Asst. Dist. Sub Registrar
Sonarpur
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(6)

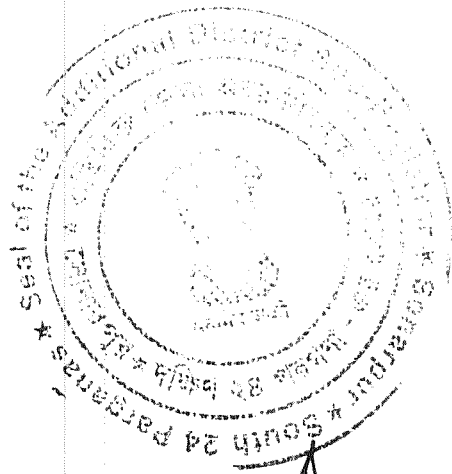
premises in respect of Development allocation in term of the said registered Development Agreement mentioned above to be constructed thereon and present the same for registration before the concerned registration offices in my name and on my behalf after receiving the entire consideration money from them in respect of Developer's Allocation only .

14). To appear and represent me before all authorities including those under Rajpur-Sonarpur Municipality , B.L.& L.R.O for fixation and finalisation of annual valuation, sanction Plan, mutation , if necessary amalgamation /combination and/or any other necessary formalities in respect of the said premises and for that to sign, execute and submit all necessary papers, documents and to do all other acts, deeds and things to which my said attorney may deem fit and proper.

15) .To commence, prosecute , endorse, answer, defend or oppose all action or other legal proceedings and demand touching any of the matters concerning the said premises or any requisition and/or tenancies to receive award and compensations in respect of the said premises or any part thereof and if required to compromise , settle , refer to arbitration, abandon, submit to judgement or in any such action or proceedings before any court , civil or criminal or revenue including rent controller.

16). To apply for and represent us before the competent authorities Urban Land(ceiling and regulation)Act,1976 and all Govt. Authorities and local and public bodies,in case of necessity..

17). To engage and appoint any solicitor, advocate or advocates or councils to act and plead and otherwise conduct the said case whenever my said attorney/s think proper to do so.and the attorney can mortgage to any financial institution of the Developer's allocation only to obtain loan.



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(7)

18). To sign declaration and /or affirm any plaint, written statements, petitions including those under Articles 226 & 227 of the constitution of India, Affidavid, clarification, vokatatnamas, warrant of attorney, memorandum of appeal or any other documents or paper for pleadings in any proceedings in any way connected with the said Property.

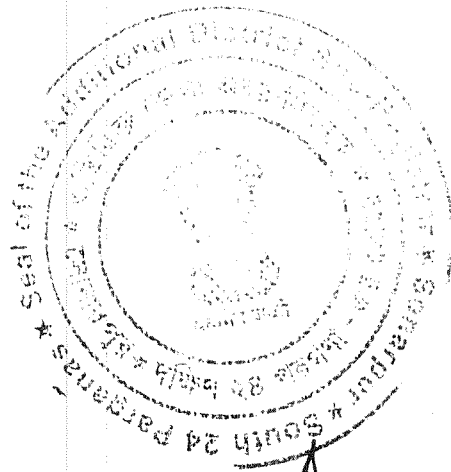
19). To sign and execute all other deeds, instruments and assurances which attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said premises and /or proportionate share in the land in respect of the constructed or to be constructed areas flats, other spaces carparking spaces and other spaces proposed on the said premises in respect of Developer`s allocation.

20). For all or any other purposes hereinabove stated to appear and represent as before all authorities having jurisdiction and to sign , execute and submit all papers ..

AND GENERALLY to do, execute and perform any other act or acts, deed or deeds, matter or matters and thing or things whatsoever which in the opinion of the said attorney or ought to be done executed and performed in relation to all my affairs as fully and effectually as himself could do the same AND I, Principal do hereby agree and undertake to ratify and confirm all and whatsoever other Act or acts the said attorney shall lawfully do execute to perform or cause to be done in connection with the such act or acts of the said Premises and for any other purposes under and by virtue of this power.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Bastu land measuring more or less 13 Decimals equivalent to more or less 8 Cottahs 20 Sq.ft. alongwith proposed a (G+IV) storied building(as per sanctioned Building Plan No.333/CB/26/39 dated-19/03/2020) situated and lying at Mouza-Elachi, J.L.No.70, Pargana-Mugura, R.S.No.223, Touzi-100, A.D.S.R.officed at



addl. Dist. Sub Registrar
Sonairpur
South 24 Parganas

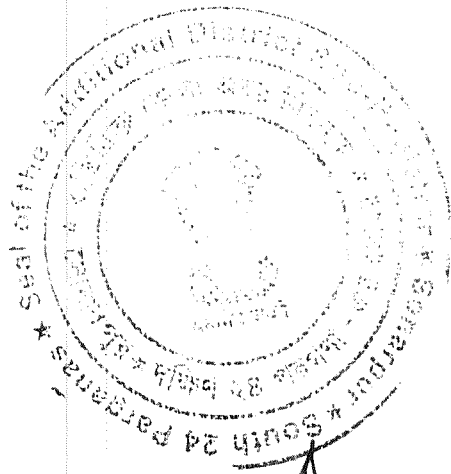
14 JAN 2022

(8)

Sonarpur, P.S.Sonarpur, comprising in R.S.Dag No. 397,L.R. Dag No.527, appertaining to R.S.Khatian No.619, L.R. No.2919, Holding No.768 S N.Ghosh Avenue, Assessment No.1104302163079, Ward No.26, under Rajpur-Sonarpur Municipality, District-South 24-Parganas, Kolkata-700103OR HOWSOEVER OTHERWISE and particularly total land delineated in the map or plan annexed hereto by RED border and the said map or plan is part and parcel of this document.

butted & bounded

on the North:: :- 8 ft wide Common Passage.
On the South :- Part of R.S.Dag No.397
On the East :- S.N.Ghosh Avenue(Avg. 26ft)
On the West :- Part of R.S.Dag No.397.



Asst. Dist. Sub Registrar
Soneipur
South 24 Parganas

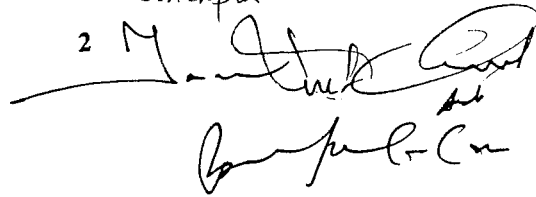
14 JAN 2022

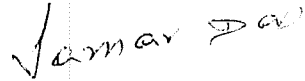
(9)

IN WITNESS WHEREOF We, the Executant & Attorney herein have hereunto put
our signatures on 19th day January 2022

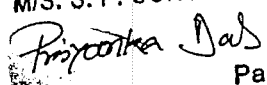
WITNESSES:-

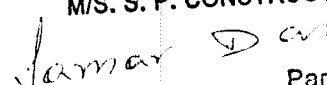
1. Srijanlal Kumar Bhattacharya
Paday Lane, K-1-145
Sonarpur

2. 



SIGNATURE OF THE EXECUTANT

M/S. S. P. CONSTRUCTION

Partner

M/S. S. P. CONSTRUCTION

Partner

SIGNATURE OF THE ATTORNEY

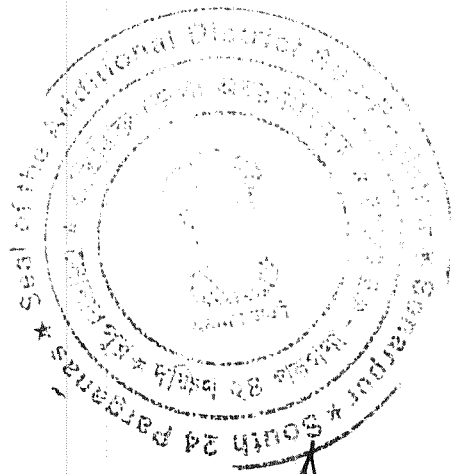
Drafted by me:


TARUN KANTI CHAKRABARTI

Advocate, (F.No.853/95)

Baruipur Civil Court.Kolkata-700144.

Printed by: 
Sonarpur.Kolkata-700 150.














addl. Dist. Sub Registrar
Sonepur
South 24 Parganas

14 JAN 2022

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					












Name

Signature

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					

Name Samar Das

Signature Samar Das

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					

Priya

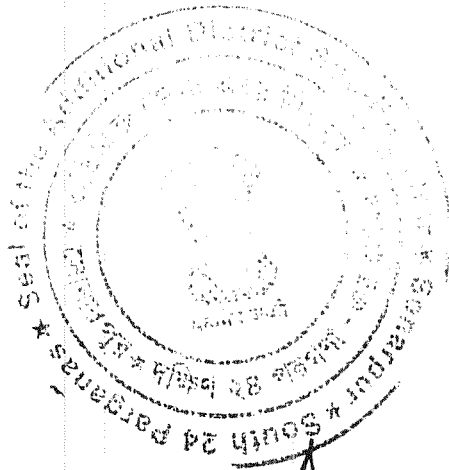
Name Priyanka Das

Signature Priyanka Das

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					

Name

Signature



Asst. Dist. Sub Registrar
Sonarpur
South 24 Parganas

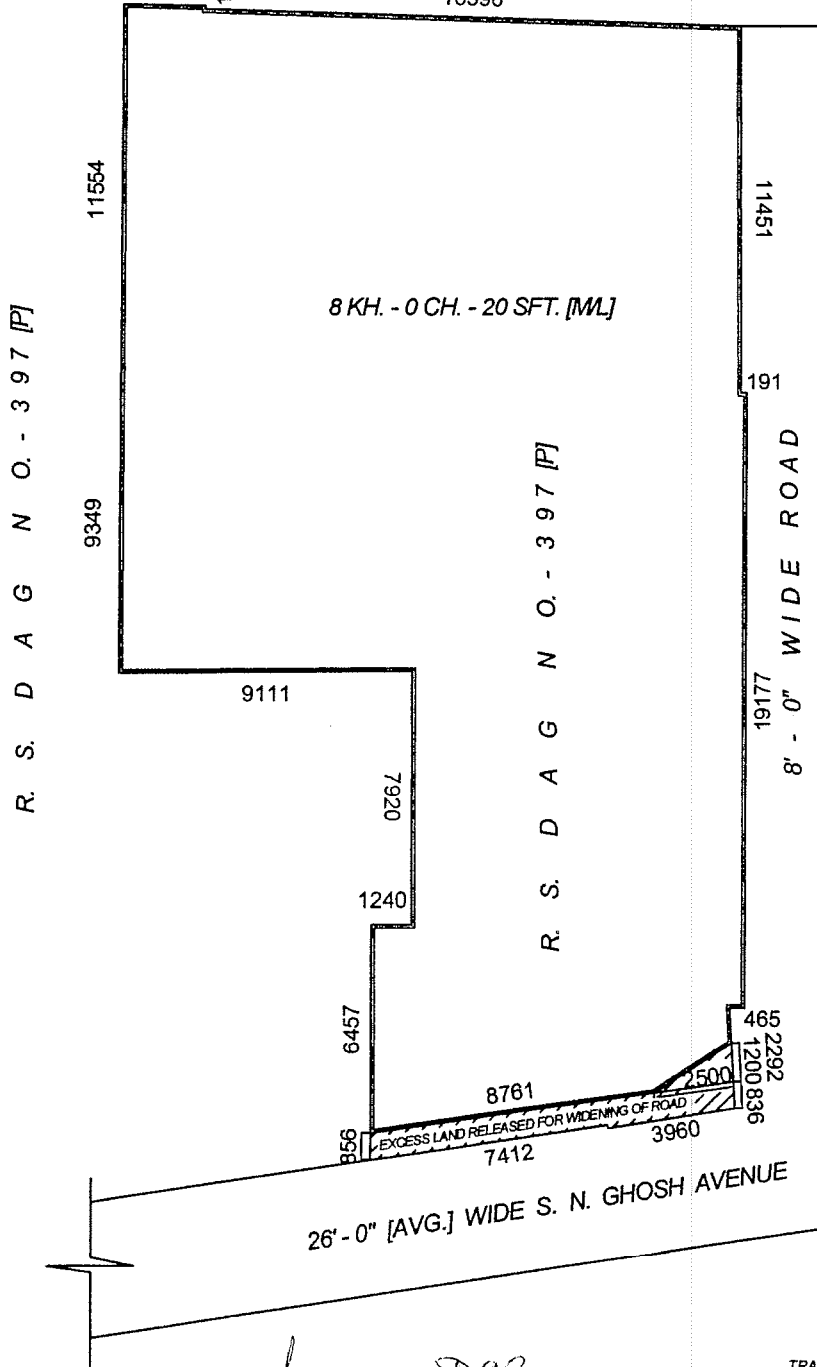
14 JAN 2022

SITE PLAN AT MOUZA - ELACHI, J. L. NO. - 70, R. S. DAG NO.- 397, L. R. DAG NO.- 527, R. S. KHATIAN NO.- 619, L. R. KHATIAN NO. - 2919, P. S. - SONARPUR, DIST. - SOUTH 24 PARGANAS, WARD NO.- 26, HOLDING NO.- 768, S. N. GHOSH AVENUE, UNDER RAJPUR - SONARPUR MUNICIPALITY.
 LAND AREA = 8 KH. - 0 CH. - 20 SFT. [ML], SHOWN IN RED BORDER

R. S. D A G N O. - 3 9 7 [P]
 2531 100 16596



SCALE 1 : 200



Pritya

Jamar Das

Surajit Ghosh

TRACED BY
 Surajit Ghosh
 Civil Engineer E B S Licc No. 747
 Rajpur - Sonarpur Municipality



Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

14 JAN 2022

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

आयकर पैन सेवा कार्ड
 Permanent Account Number Card

CGIPS3952B

नाम / Name
PRIYANKA DAS

पिता का नाम / Father's Name
SARAT CHANDRA SAHA

जन्म की तिथि / Date of Birth
11/05/1990

आयकर दाता की हस्ताक्षर / Taxpayer's Signature
Priyanka Das

3092017

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लोटाए
 आयकर पैन सेवा कार्ड, एन एस डी यू
 5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8
 मॉडल कॉलोनी, दीप बंगला चौक के पास
 पुणे - 411 016

If this card is lost / someone's lost card is found
 please inform / return to
 Income Tax PAN Services Unit, NSDL
 5th floor, Mantri Sterling
 Plot No. 341 & Survey No. 997/8
 Model Colony, Near Deep Bungalow Chowk
 Pune - 411 016

Tel: 91-20-2721 8080; Fax: 91-20-2721 8081
 e-mail: tininfo@nsdl.co.in

Priyanka Das.



ভারত সরকার

Government of India



নাম / Name

Samar Das

পিতা / Father

Phanindra Nath Das

জন্ম তারিখ / DOB

19/04/1987

লিঙ্গ / Male

6098 5623 6328



আধার - সাধারণ মানুষের অধিকার



ভারতীয় অধিকার পরিচয়-প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: ফ্লোর-১৭ পিএল

চাক-গারিয়া পঞ্চাশায়র পশ্চিমবঙ্গ

কলকাতা, পশ্চিম বঙ্গ

Address: FLOOR-17

UPL-111701, 2052 CHAK

GARIA, Panchasayar

Kolkata Panchasayar, West

Bengal, 700094

6098 5623 6328



1947
800 500 1234




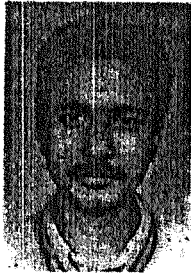

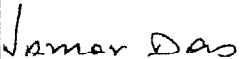
help@uidai.gov.in



www.uidai.gov.in

यह ले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADTPD6672M	
	नाम /NAME SAMAR DAS	
	पिता का नाम /FATHER'S NAME PHANINDRA NATH DAS	
	जन्म तिथि /DATE OF BIRTH 19-04-1957	
हस्ताक्षर /SIGNATURE		
	आयकर आयुक्त, प.बं. - XI	
	COMMISSIONER OF INCOME-TAX, W.B. - XI	

Jamar Das



सत्यमेव जयते
গারে যকো



आधार

ভারতীয় বৈশিষ্ট্য পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrolment No. : 1040/20791/26922

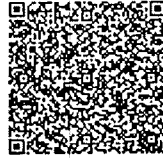
08/04/2014

To
Priyanka Das
প্রিয়ানকা দাস
FLOOR-17 UPL -111701
2052 CHAK GARIA
Panchasayar
Panchasayar, Kolkata
West Bengal - 700094



KL865134122FT

86513412



আপনার আধার সংখ্যা / Your Aadhaar No. :

9454 1015 8795

আধার - সাধারণ মানুষের অধিকার



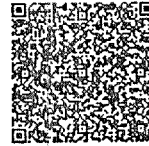
ভারত সরকার
Government of India



প্রিয়ানকা দাস
Priyanka Das
পিতা : সরৎ চন্দ্র সাহা
Father : Sarat Chandra Saha

জন্মতারিখ/DOB: 11/05/1990
মহিলা / Female

9454 1015 8795



আধার - সাধারণ মানুষের অধিকার

Priyanka Das.



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ADLFS5936P

नाम / Name
S P CONSTRUCTION

निगमन/गठन की तारीख
Date of Incorporation / Formation
14/06/2017

18/09/2017

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :
आयकर पैन सेवा इकाई, एनएसडीएल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

M/S. S. P. CONSTRUCTION

Jaman Das
Partner

M/S. S. P. CONSTRUCTION

Priyanka Das.
Partner



ভারত সরকার
Government of India



শ্যামল কুমার ঘোষ
Shyamal Kumar Ghosh
জন্মতারিখ / DOB : 10/03/1955
পুরুষ / MALE

06/05/2014

6881 4610 3813

আমার আধার, আমার পরিচয়



ভারতীয় পরিচয় পরিষদের প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা: S/O: সন্তোষ ঘোষ, পান্ডে লেন,
মালঞ্চা মাহিনগর, রাজপুর সোনারপুর
(এম), দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,
700145

Address: S/O: Santosh Ghosh, PANDEY
LANE, MALANCHA MAHINAGAR, Rajpur
Sonarpur(M), South 24 Parganas, West
Bengal, 700145



6881 4610 3813



1947



help@uidai.gov.in



www.uidai.gov.in

Shyamal Kumar Ghosh

Major Information of the Deed

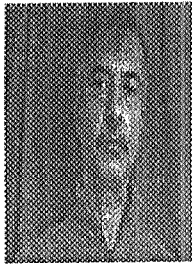

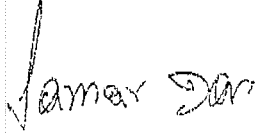
Deed No :	I-1608-00252/2022	Date of Registration	14/01/2022
Query No / Year	1608-8000133796/2022	Office where deed is registered	
Query Date	14/01/2022 2:43:51 PM	1608-8000133796/2022	
Applicant Name, Address & Other Details	T K Chakraborty Baruipur, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831595331, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 91,03,495/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160800247/2022 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: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 26, Holding No:768 Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (in Rs.)	Market Value (In Rs.)	Other Details
L1	LR-527	LR-2919	Bastu	Bastu	8 Katha 20 Sq Ft	5,00,000/-	91,03,495/-	Width of Approach Road: 26 Ft., , Project Name :
Grand Total :					13.2458Dec	5,00,000 /-	91,03,495 /-	

Principal Details :

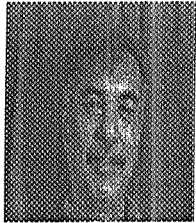

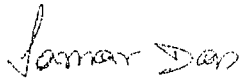


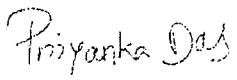
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Samar Das (Presentant) Son of Late Phanindra Nath Das Executed by: Self, Date of Execution: 14/01/2022 Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Office			
		14/01/2022	LTI 14/01/2022	14/01/2022

Tower-II, U.P.L1701,2052 Chak Garia, P.S.panchasayar, Flat No: 17, City:- Not Specified, P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx2M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/01/2022
 , Admitted by: Self, Date of Admission: 14/01/2022 ,Place : Office


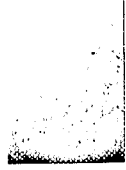
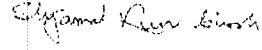
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	S P Construction 441 K M Roy Chowdhury Road, City:- Rajpur-sonarpur, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151 , PAN No.:: ADxxxxxx6P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Samar Das Son of Late Phanindra Nath Das Date of Execution - 14/01/2022, , Admitted by: Self, Date of Admission: 14/01/2022, Place of Admission of Execution: Office	 <small>Jan 14 2022 3:18PM</small>	 <small>LTI 14/01/2022</small>	 <small>14/01/2022</small>
	Tower-II, U.P.L-1701, 2052 Chak Garia, P.S.Panchasayar, Flat No: 17, City:- Not Specified, P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx2M,Aadhaar No Not Provided Status : Representative, Representative of : S P Construction (as partner)			
2	Name	Photo	Finger Print	Signature
	Mrs Priyanka Das Wife of Mrs Samar Das Date of Execution - 14/01/2022, , Admitted by: Self, Date of Admission: 14/01/2022, Place of Admission of Execution: Office	 <small>Jan 14 2022 3:19PM</small>	 <small>LTI 14/01/2022</small>	 <small>14/01/2022</small>
	Tower No.11, U.P.L.-1701, 2052 Chakgaria, P.S.Panchasayar, City:- Not Specified, P.O:- Panchasayar, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700094, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CGxxxxxx2B,Aadhaar No Not Provided Status : Representative, Representative of : S P Construction (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Shyamal Kumar Ghosh Son of Late Santosh Kumar Ghosh Malancha Panday Lane, City:- P.O:- Malancha Mahinagar, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145			
	14/01/2022	14/01/2022	14/01/2022
Identifier Of Mr Samar Das, Mr Samar Das, Mrs Priyanka Das			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Samar Das	S P Construction-13.2458 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, Ward No: 26, Holding No:768 Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 527, LR Khatian No:- 2919	Owner:সমর দাস, Gurdian:ফনীন্দ্র , Address:নিজ , Classification:বাস্তু, Area:0.13000000 Acre,	Owner Name not selected by applicant.

On 14-01-2022

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 13:59 hrs on 14-01-2022, at the Office of the A.D.S.R. SONARPUR by Mr Samar Das Executant.

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 91,03,495/-

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

Execution is admitted on 14/01/2022 by Mr Samar Das, Son of Late Phanindra Nath Das, Tower-II, U.P.L1701,2052 Chak Garia, P.S.panchasayar, Flat No: 17, P.O: Panchasayar, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Business

Identified by Mr Shyamal Kumar Ghosh, , Son of Late Santosh Kumar Ghosh, Malancha Panday Lane, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Service

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

Execution is admitted on 14-01-2022 by Mr Samar Das, partner, S P Construction, 441 K M Roy Chowdhury Road, City - Rajpur-sonarpur, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151

Identified by Mr Shyamal Kumar Ghosh, , Son of Late Santosh Kumar Ghosh, Malancha Panday Lane, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Service

Execution is admitted on 14-01-2022 by Mrs Priyanka Das, partner, S P Construction, 441 K M Roy Chowdhury Road, City- Rajpur-sonarpur, P.O:- Dakshin Jagaddal, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700151

Identified by Mr Shyamal Kumar Ghosh, , Son of Late Santosh Kumar Ghosh, Malancha Panday Lane, P.O: Malancha Mahinagar, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

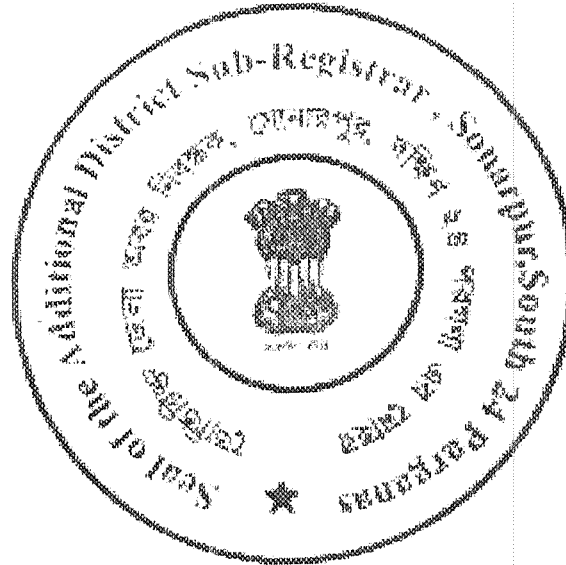
1. Stamp: Type: Impressed, Serial no 994, Amount: Rs.100/-, Date of Purchase: 10/01/2022, Vendor name: Sankar Kumar Sarkar

Barun Kumar Bhunia
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2022, Page from 9006 to 9028
being No 160800252 for the year 2022.



Digitally signed by BARUN KUMAR
BHUNIA
Date: 2022.01.17 17:06:25 +05:30
Reason: Digital Signing of Deed.

(Barun Kumar Bhunia) 2022/01/17 05:06:25 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)