

7722/2018

77232/2018



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 595033

Certified that the document is submitted
to registration. The Signature Sheet and
endorsement Sheets Attached to the
document are the part of the document.

Additional District Registrar
Cooch Behar, Dum Dum, 24-Pgs. (North)

13 AUG 2018

DEVELOPMENT POWER AFTER

REGISTERED DEVELOPMENT AGREEMENT

(2)

BE IT KNOWN TO ALL CONCERNED that We, (1) SRI SAMIR MANDAL (PAN –AAWPM4734H), son of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation- Service, (2) SRI SALIL KUMAR MANDAL (PAN – AIJPM7782Q), son of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation- Service, (3) MISS. SHYAMALI MANDAL (PAN – AYXPM2010P), daughter of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation- Business, Sl. No. 1 to 3 are residing at 183, R.N. Guha Road, P.S. Dum Dum, P.O. Motijheel, Kolkata– 700074, District 24 Parganas (North), (4) SMT. SURAVI SEN (PAN –ETSPS0163R), wife of Late Sudhir Sen and daughter of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation- Housewife, residing at AG-270, Krishnapur, Majherpara, Police Station – Baguiati, Post Office - Krishnapur, Kolkata – 700102, District 24 Parganas (North), (5) SUKALPA DHAR (PAN – AVYPD2892G) daughter of Subrata Kumar Dhar and grand daughter of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation- Service, and (6) SABYASACHAYEE DHAR (PAN –BSKPD7613M), son of Subrata Dhar and grand son of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation- Student, Sl. No. 5 and 6 residing at Village and Post Office Machlandapur, Police Station Habra, District 24 Parganas (North), Pin- 743289, hereinafter called as the “**LAND OWNERS**” have entered into a Registered Development Agreement dated 13.08.2018, which was duly registered in the office of A.D.S.R. Cossipore Dum Dum, recorded in Book No. 1, Being No. 7215 for the year 2018 with OM SHANTI INFRACON (PAN –AAFFO8036M) a Partnership firm having its Office at 19A, Srinath Mukherjee Lane, P.S. Chitpur, P.O. Ghughudanga, Kolkata – 700 030, being represented by its one of the partner SRI PRADIP KUMAR AGARWAL (PAN -ACZPA8102G) son of Late Puran Mal Agarwal, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 19A, Srinath Mukherjee Lane, P.S. Chitpur, P.O. Ghughudanga, Kolkata – 700 030, in respect of our property mentioned in the Schedule hereunder for Development of the same by raising construction of Multi-storied building in accordance with the building plan which to be approved by the South Dum Dum Municipality under certain terms and conditions mentioned in the said Agreement.

(3)

WHEREAS we are absolute Owners of the plot of land measuring of 22 Cottahs more or less together with R.T. Shed structure measuring about 2000 Sq. ft. more or less lying and situated at Mouza – Dum Dum House, P.S. Dum Dum, C.S. Dag Nos. 446, 447, 448, 447/550, 447/549, R.S. Dag Nos. 446, 447, 448, 447/549, 447/550, 447/551, 447/553, Jamindar Khatian No. 88, under C.S. Khatian No. 171, 172, 251, 101, R.S. Khatian No. 1890 & 171, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, within the local limits of South Dum Dum Municipality, being Municipal Holding No. 492, R.N. Guha Road, Kolkata – 700 074, Ward No. 8, under Additional District Sub Registry office at Cossipore Dum Dum, in the District 24 Parganas (North), details of which mentioned in the Schedule hereunder.

AND WHEREAS that in the said Agreement between us that we will hand over the vacant and peaceful possession of land to the OM SHANTI INFRACON (PAN – AAFFO8036M) a Partnership firm having its Office at 19A, Srinath Mukherjee Lane, P.S. Chitpur, P.O. Ghughudanga, Kolkata – 700 030, being represented by its one of the partner SRI PRADIP KUMAR AGARWAL son of Late Puran Mal Agarwal, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 19A, Srinath Mukherjee Lane, P.S. Chitpur, P.O. Ghughudanga, Kolkata – 700 030, said Promoter will develop the land as mentioned hereunder by making construction of building as per sanctioned plan which will be approved by South Dum Dum Municipality and the total building except our allocation i.e. Owner's allocation will be sold to the intending purchasers according to the choice of our said Developer .

AND WHEREAS we are sufficiently entitled to the said landed property as mentioned in the Schedule hereunder as we have absolute right and title and interest in the said property and also have absolute authority to appoint our Constituted Attorney to act on our behalf for Development as aforesaid in respect of under mentioned Schedule property.

(4)

AND WHEREAS we are engaged with our Business and also multifarious work, for the conveyance it become necessary for us to appoint said **SRI PRADIP KUMAR AGARWAL** son of Late Puran Mal Agarwal, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 19A, Srinath Mukherjee Lane, P.S. Chitpur, P.O. Ghughudanga, Kolkata – 700 030, as our Constituted Attorney to act on our behalf and to look after and to control all affairs in respect of the Schedule land as per terms and conditions to Joint Venture Agreement .

NOW YE BY THESE PRESENTS We, (1) **SRI SAMIR MANDAL**, son of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation-Service, (2) **SRI SALIL KUMAR MANDAL**, son of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation- Service, (3) **MISS. SHYAMALI MANDAL**, daughter of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation- Business, Sl. No. 1 to 3 are residing at 183, R.N. Guha Road, P.S. Dum Dum, P.O. Motijheel, Kolkata– 700074, District 24 Parganas (North), (4) **SMT. SURAVI SEN** , wife of Late Sudhir Sen and daughter of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation- Housewife, residing at AG-270, Krishnapur, Majherpara, Police Station – Baguiati, Post Office - Krishnapur, Kolkata – 700102, District 24 Parganas (North), (5) **SUKALPA DHAR** daughter of Subrata Kumar Dhar and grand daughter of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation-Service, and (6) **SABYASACHAYEE DHAR** , son of Subrata Dhar and grand son of Late Basanta Kumar Mandal, by faith Hindu, by Nationality Indian, by Occupation-Student, Sl. No. 5 and 6 residing at Village and Post Office Machlandapur, Police Station Habra, District 24 Parganas (North), Pin- 743289, do hereby send greetings and hereby nominate constitute appoint **SRI PRADIP KUMAR AGARWAL (PAN -ACZPA8102G)** son of Late Puran Mal Agarwal, by faith Hindu, by Nationality Indian, by Occupation Business, residing at 19A, Srinath Mukherjee Lane, P.S. Chitpur, P.O. Ghughudanga, Kolkata – 700 030, as our Lawful constituted Attorney to act for us and in our names on our behalf and to execute, exercise and perform all and every acts, deeds, matters, things as mentioned hereinafter follows :-

(5)

1. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every part thereof. To look after said and to control all the areas for the Development of said land and construction of a multi storied building thereon as per sanctioned Plan which to be approved by the South Dum Dum Municipality.
2. To sign, execute and submit all development Plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by the local South Dum Dum Municipality and other appropriate authorities.
3. To appear and represent us before any necessary Authorities including the Calcutta Metropolitan Developments Authority, Fire Brigade, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc. of the aforesaid land.
4. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary Authorities as to expedient for sanction, modification and/or alterations of Development Plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary Authorities and to appoint Engineers, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorney shall think fit and proper.
5. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.
6. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as our said Attorney shall think fit and proper.

(6)

7. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute and submit 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.
8. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid.
9. To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
10. To pay all rates, taxes, charges, expenses and other outgoings 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 license fees from the occupants thereof if any.
11. To appear and represent us before all Authorities for fixation and/or finalization of the normal 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 (save and except Owner's allocation).
12. To negotiate with others for sale, gift and partition of the Flat/Flats, Floors, in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for us as per agreement deed at any terms and conditions as the said Attorney shall think fit and proper.
13. To collect advance or part payment or full consideration from the intending purchasers of flats/along with the proportionate share of land on our behalf except the portions which will be kept reserved for us as per said Agreement, and the said Attorney shall appropriate the sale-proceeds.

14. To advertise in different newspapers and display hoarding in different places, engage Agency or Agencies for selling of flats/along with the proportionate share of land in out/by them as the said Attorney shall think fit and proper.
15. To file and submit declaration, statements, application and/or returns to the competent Authority or any other necessary Authority or Authorities in connection with the matters herein contained.
16. To transfer, flats of the proposed buildings along with the proportionate share of land, which are lying there at the said allocated portion of the Developer represented by our Attorney at our premises or any part thereof on such terms and conditions as our said Attorney shall think fit and proper.
17. To take steps for Registration of Flats/Appurtenances of the allocated portions of the Developer along with the proportionate share of land represented by our Attorney under the West Bengal Housing Co-operative Society Act or the Apartment Owners ship Act or any other law or laws as the case may be.
18. To enter in to an Agreement for Sale, Memorandum of Understanding, Deed of Conveyance, Gift Deed and Partition and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developers Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Agreement for Development. To take finance/loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flats/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and / or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Agreement for Development (save and except Owner's allocation).

19. To receive the consideration money in cash or by cheque / draft from the intending purchaser or purchasers for booking of flat/s, garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representatives.
20. To present any deed or deeds of sale conveyance, Or conveyances of other documents for registration and when executed by them in our names and on our behalf the Addl. District Sub-Registrar and District Registrar and R.A. Calcutta having authority for and to have them registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which our said attorney shall consider necessary for the transferring and/or conveying the said property or portion of it so such purchaser or purchasers as fully and effectually in all respect as we could do the same ourselves (save and except Owner's allocation).
21. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to 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 proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.
22. To file and defend suits, case, appeals and applications of whatsoever nature for and on our behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
23. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications therefore.
24. To sign, declare and/or affirm any plant written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or Attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.

25. To deposit and withdraw fee documents and manage in and from any Court or Courts and/or any other person or persons or Authority and give valid receipts and discharge therefore.
26. To effect mutation , amalgamation of premises in the office of the collector and/or Municipal records and to do all acts on our behalf in respect of at Mouza – Dum Dum House, P.S. Dum Dum, C.S. Dag Nos. 446, 447, 448, 447/550, 447/549, R.S. Dag Nos. 446, 447, 448, 447/549, 447/550, 447/551, 447/553, Jamindar Khatian No. 88, under C.S. Khatian No. 171, 172, 251, 101, R.S. Khatian No. 1890 & 171, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, within the local limits of South Dum Dum Municipality, being Municipal Holding No. 492, R.N. Guha Road, Kolkata – 700 074, Ward No. 8, under Additional District Sub Registry office at Cossipore Dum Dum, in the District 24 Parganas (North), which is fully described in the Schedule herein below.
27. To for all or any of the purpose hereinbefore stated to appear and represent us before all Authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed/revised plan building/site plan and to receive the Completion Certificate from the South Dum Dum Municipality.
28. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised Site/building plan from the Authority and to obtain the completion Certificate from the concerned Authority.
29. To withdraw and receive documents or money from any court office either in execution of decree or otherwise ~~any~~ to do all acts that may necessary in connection with any of such cases. To borrow money by mortgaging the said property from financial Authorities or any person.
30. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.

AND GENERALLY to act as our Attorney in relation to all matters touching our said land and building and on our behalf to do all instruments, acts, matters, Deed and things as fully and effectually we would do and personally present.

A N D We, hereby ratify and confirm and agree or undertake ratify and confirm all the whatsoever our said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole Deed/ Transaction as per the said Agreement.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring 22 Cottahs more or less together with R.T. Shed structure measuring about 2000 Sq. ft. more or less lying and situated at Mouza – Dum Dum House, P.S. Dum Dum, C.S. Dag Nos. 446, 447, 448, 447/550, 447/549, R.S. Dag Nos. 446, 447, 448, 447/549, 447/550, 447/551, 447/553, Jamindar Khatian No. 88, under C.S. Khatian No. 171, 172, 251, 101, R.S. Khatian No. 1890 & 171, J.L. No. 19, R.S. No. 237, Touzi No. 1070/2834, within the local limits of South Dum Dum Municipality, being Municipal Holding No. 492, R.N. Guha Road, Kolkata – 700 074, Ward No. 8, under Additional District Sub Registry office at Cossipore Dum Dum, in the District 24 Parganas (North), together with all easement right all rights appertaining thereto which is butted and bounded as follows :-

ON THE NORTH	: By other's ownership building.
ON THE SOUTH	: By partly Owner's property and partly other's property.
ON THE EAST	: By other's ownership building.
ON THE WEST	: By R.N. Guha Road.

IN WITNESS WHEREOF We the Executants / Principals and Attorney hereto have set and subscribed their Signature on this the 13th day of August 2018 in presence of the following witnesses and the Attorney put their signature on this Power of Attorney in presence of the witnesses .

SIGNED, SEALED & DELIVERED

In the presence of :

1. *Barren Bhattacharya*
158, Bandhab Nagar
Dum Dum Kol.28.

1. *Samir Mandal*

2. *Subir Kumar Mandal*

3. *Shyamali Mandal*

4. *Sumati Sen*

5. *Jukalpa Dhar*

6. *Sabyasachaya Dhar*

2. *Subhas Banik*

56. M.O - Lane Kol 74

SIGNATURE OF THE LAND OWNERS /
EXECUTANTS

Pradip Kumar Saha

SIGNATURE OF THE ATTORNEY

DEED PREPARED BY :

Satyajit Sahoo
Satyajit Sahoo

Advocate

High Court, Calcutta.

F/1039/1342/11

9830341066 (Mobile)

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the Executants/ Presentants									
 <i>Samy H. Al-Hadi</i>	Little	Ring Middle (Left Hand)		Fore	Thumb				
									
	Thumb	Fore Middle (Right Hand)		Ring	Little				
									
 <i>Salah M. Al-Korabeli</i>	Little	Ring Middle (Left Hand)		Fore	Thumb				
									
	Thumb	Fore Middle (Right Hand)		Ring	Little				
									
 <i>Shy</i>	Little	Ring Middle (Left Hand)		Fore	Thumb				
									
	Thumb	Fore Middle (Right Hand)		Ring	Little				
									

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Executants/ Presentants

Little

Ring Middle
(Left Hand)

Fore

Thumb



Thumb

Fore Middle
(Right Hand)

Ring

Little



Little

Ring Middle
(Left Hand)

Fore

Thumb



Thumb

Fore Middle
(Right Hand)

Ring

Little



Little

Ring Middle
(Left Hand)

Fore

Thumb



Thumb

Fore Middle
(Right Hand)

Ring

Little



Swati Sen



Subalpa



Saur

PAGE NO. —
SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the Executants/ Presentants					
 <i>Paulip V. Agun</i>	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)			

Major Information of the Deed

No. / Year	I-1506-07232/2018	Date of Registration	13/08/2018
No. / Year	1506-1000228939/2018	Office where deed is registered	
Date / Time	13/08/2018 12:07:22 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Satyajit Sahoo Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700030, Mobile No. : 9830341066, 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. 3,87,16,740/-		
Stamp duty 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]:- 150607215/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: R.N.Guha Road, Mouza: Dumdum House, Holding No:492

Sch. No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-446	RS-1890	Bastu	Bastu	3 Katha		50,75,010/-	Property is on Road
L2	RS-447	RS-171	Bastu	Bastu	3 Katha		50,75,010/-	Property is on Road
L3	RS-448	RS-1890	Bastu	Bastu	3 Katha		50,75,010/-	Property is on Road
L4	RS-447/549	RS-171	Bastu	Bastu	3 Katha		50,75,010/-	Property is on Road
L5	RS-447/550	RS-1890	Bastu	Bastu	3 Katha		50,75,010/-	Property is on Road
L6	RS-447/551	RS-171	Bastu	Bastu	3 Katha		50,75,010/-	Property is on Road
L7	RS-447/553	RS-1890	Bastu	Bastu	4 Katha		67,66,680/-	Property is on Road
		TOTAL :			36.3Dec	0 /-	372,16,740 /-	
		Grand Total :			36.3Dec	0 /-	372,16,740 /-	

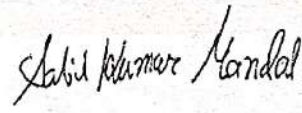
Major Information of the Deed :- I-1506-07232/2018-13/08/2018

16/08/2018 Query No:-15061000228939 / 2018 Deed No :I - 150607232 / 2018, Document is digitally signed.

Details :

Structure Details	Area of Structure	Satforth Value (In Rs.)	Market value (In Rs.)	Other Details
On Land L1, L2, L3, L4, L5, L6, L7	5000 Sq Ft.	0/-	15,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 5000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
Total :	5000 sq ft	0 /-	15,00,000 /-	

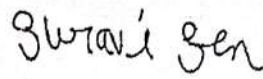
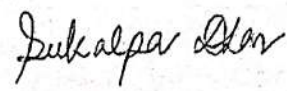
Principal Details :

Sl No	Name	Address	Photo	Finger print	Signature
1	Mr SAMIR MANDAL Son of Late Basanta Kumar MANDAL Executed by: Self, Date of Execution: 13/08/2018 Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office				
			13/08/2018	LTI 13/08/2018	13/08/2018
	183, R.N. Guha Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AAWPM4734H, Status :Individual, Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office				
2	Mr SALIL KUMAR MANDAL Son of Late Basanta Kumar MANDAL Executed by: Self, Date of Execution: 13/08/2018 Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office				
			13/08/2018	LTI 13/08/2018	13/08/2018
	183, R.N. Guha Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AIJPM7782Q, Status :Individual, Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office				
3	Miss SHYAMALI MANDAL Daughter of Late Basanta Kumar MANDAL Executed by: Self, Date of Execution: 13/08/2018 Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office				
			13/08/2018	LTI 13/08/2018	13/08/2018

Major Information of the Deed :- I-1506-07232/2018-13/08/2018

16/08/2018 Query No:-15061000228939 / 2018 Deed No :I - 150607232 / 2018, Document is digitally signed.

B, R.N. Guha Road, P.O:- Motijheel, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYXPM2010P, Status :Individual, Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office

4	Name	Photo	Fingerprint	Signature
	Mrs SURAVI SEN Wife of Late Basanta Kumar SEN Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office			
	13/08/2018	13/08/2018	LTI	13/08/2018
AG-270, Krishnapur, Majherpara, P.O:- Krishnapur, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ETSPS0163R, Status :Individual, Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office				
5	Name	Photo	Fingerprint	Signature
	SUKALPA DHAR Daughter of Mr Subrata Kumar DHAR Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office			
	13/08/2018	13/08/2018	LTI	13/08/2018
Village Machlandapur, P.O:- Machlandapur, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743289 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AVYPD2892G, Status :Individual, Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office				
6	Name	Photo	Fingerprint	Signature
	Mr Sabyasachayee DHAR Son of Mr Subrata DHAR Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office			
	13/08/2018	13/08/2018	LTI	13/08/2018
Village Machlandapur, P.O:- Machlandapur, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN - 743289 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BSKPD7613M, Status :Individual, Executed by: Self, Date of Execution: 13/08/2018 , Admitted by: Self, Date of Admission: 13/08/2018 ,Place : Office				

Major Information of the Deed :- I-1506-07232/2018-13/08/2018

16/08/2018-Query No:-15061000228939 / 2018 Deed No :- 150607232 / 2018, Document is digitally signed.

Details :

Name, Address, Photo, Finger print and Signature

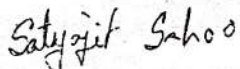
OM SHANTI INFRACON

19A, Srinath Mukherjee Lane, P.O:- Ghughudanga, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700030 , PAN No.:: AAFFO8036M, Status :Organization, Executed by: Representative

Representative Details :

S/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 PRADIP KUMAR AGARWAL (Presentant) Son of Late Puran Mal AGARWAL Date of Execution - 13/08/2018, , Admitted by: Self, Date of Admission: 13/08/2018, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Aug 13 2018 1:41PM</td> <td>LTI 13/08/2018</td> <td colspan="2">13/08/2018</td> </tr> </tbody> </table> 19A, Srinath Mukherjee Lane, P.O:- Ghughudanga, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACZPA8102G Status : Representative, Representative of : OM SHANTI INFRACON (as partner)	Name	Photo	Finger Print	Signature	Mr PRADIP KUMAR AGARWAL (Presentant) Son of Late Puran Mal AGARWAL Date of Execution - 13/08/2018, , Admitted by: Self, Date of Admission: 13/08/2018, Place of Admission of Execution: Office				Aug 13 2018 1:41PM	LTI 13/08/2018	13/08/2018	
Name	Photo	Finger Print	Signature										
Mr PRADIP KUMAR AGARWAL (Presentant) Son of Late Puran Mal AGARWAL Date of Execution - 13/08/2018, , Admitted by: Self, Date of Admission: 13/08/2018, Place of Admission of Execution: Office													
Aug 13 2018 1:41PM	LTI 13/08/2018	13/08/2018											

Identifier Details :

Name & address	
Satyajit Sahoo Son of S K Sahoo 94 S S Road, P.O:- Ghughudanga, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Male, By-Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr SAMIR MANDAL, Mr SALIL KUMAR MANDAL, Miss SHYAMALI MANDAL, Mrs SURAVI SEN, SUKALPA DHAR, Mr SABYASACHAYEE DHAR, Mr PRADIP KUMAR AGARWAL	13/08/2018
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR MANDAL	OM SHANTI INFRACON-0.825 Dec
2	Mr SALIL KUMAR MANDAL	OM SHANTI INFRACON-0.825 Dec
3	Miss SHYAMALI MANDAL	OM SHANTI INFRACON-0.825 Dec
4	Mrs SURAVI SEN	OM SHANTI INFRACON-0.825 Dec
5	SUKALPA DHAR	OM SHANTI INFRACON-0.825 Dec
6	Mr SABYASACHAYEE DHAR	OM SHANTI INFRACON-0.825 Dec

Major Information of the Deed :- I-1506-07232/2018-13/08/2018

16/08/2018 Query No:-15061000228939 / 2018 Deed No :- 150607232 / 2018, Document is digitally signed.

Transfer of property for L2

	From	To. with area (Name-Area)
	Mr SAMIR MANDAL	OM SHANTI INFRACON-0.825 Dec
	Mr SALIL KUMAR MANDAL	OM SHANTI INFRACON-0.825 Dec
3	Miss SHYAMALI MANDAL	OM SHANTI INFRACON-0.825 Dec
4	Mrs SURAVI SEN	OM SHANTI INFRACON-0.825 Dec
5	SUKALPA DHAR	OM SHANTI INFRACON-0.825 Dec
6	Mr Sabyasachayee Dhar	OM SHANTI INFRACON-0.825 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR MANDAL	OM SHANTI INFRACON-0.825 Dec
2	Mr SALIL KUMAR MANDAL	OM SHANTI INFRACON-0.825 Dec
3	Miss SHYAMALI MANDAL	OM SHANTI INFRACON-0.825 Dec
4	Mrs SURAVI SEN	OM SHANTI INFRACON-0.825 Dec
5	SUKALPA DHAR	OM SHANTI INFRACON-0.825 Dec
6	Mr Sabyasachayee Dhar	OM SHANTI INFRACON-0.825 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR MANDAL	OM SHANTI INFRACON-0.825 Dec
2	Mr SALIL KUMAR MANDAL	OM SHANTI INFRACON-0.825 Dec
3	Miss SHYAMALI MANDAL	OM SHANTI INFRACON-0.825 Dec
4	Mrs SURAVI SEN	OM SHANTI INFRACON-0.825 Dec
5	SUKALPA DHAR	OM SHANTI INFRACON-0.825 Dec
6	Mr Sabyasachayee Dhar	OM SHANTI INFRACON-0.825 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR MANDAL	OM SHANTI INFRACON-0.825 Dec
2	Mr SALIL KUMAR MANDAL	OM SHANTI INFRACON-0.825 Dec
3	Miss SHYAMALI MANDAL	OM SHANTI INFRACON-0.825 Dec
4	Mrs SURAVI SEN	OM SHANTI INFRACON-0.825 Dec
5	SUKALPA DHAR	OM SHANTI INFRACON-0.825 Dec
6	Mr Sabyasachayee Dhar	OM SHANTI INFRACON-0.825 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR MANDAL	OM SHANTI INFRACON-0.825 Dec
2	Mr SALIL KUMAR MANDAL	OM SHANTI INFRACON-0.825 Dec

Major Information of the Deed :- I-1506-07232/2018-13/08/2018

Miss SHYAMALI MANDAL	OM SHANTI INFRACON-0.825 Dec
Mrs SURAVI SEN	OM SHANTI INFRACON-0.825 Dec
SUKALPA DHAR	OM SHANTI INFRACON-0.825 Dec
Mr SABYASACHAYEE DHAR	OM SHANTI INFRACON-0.825 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR MANDAL	OM SHANTI INFRACON-1.1 Dec
2	Mr SALIL KUMAR MANDAL	OM SHANTI INFRACON-1.1 Dec
3	Miss SHYAMALI MANDAL	OM SHANTI INFRACON-1.1 Dec
4	Mrs SURAVI SEN	OM SHANTI INFRACON-1.1 Dec
5	SUKALPA DHAR	OM SHANTI INFRACON-1.1 Dec
6	Mr SABYASACHAYEE DHAR	OM SHANTI INFRACON-1.1 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SAMIR MANDAL	OM SHANTI INFRACON-833.33333333 Sq Ft
2	Mr SALIL KUMAR MANDAL	OM SHANTI INFRACON-833.33333333 Sq Ft
3	Miss SHYAMALI MANDAL	OM SHANTI INFRACON-833.33333333 Sq Ft
4	Mrs SURAVI SEN	OM SHANTI INFRACON-833.33333333 Sq Ft
5	SUKALPA DHAR	OM SHANTI INFRACON-833.33333333 Sq Ft
6	Mr SABYASACHAYEE DHAR	OM SHANTI INFRACON-833.33333333 Sq Ft

Endorsement For Deed Number : I - 150607232 / 2018

On 13-08-2018

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 12:40 hrs on 13-08-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr PRADIP KUMAR AGARWAL .

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,87,16,740/-

Major Information of the Deed :- I-1506-07232/2018-13/08/2018

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)
Execution is admitted on 13/08/2018 by 1. Mr SAMIR MANDAL, Son of Late Basanta Kumar MANDAL, 183, R.N. Guha Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Service, 2. Mr SALIL KUMAR MANDAL, Son of Late Basanta Kumar MANDAL, 183, R.N. Guha Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Service, 3. Miss SHYAMALI MANDAL, Daughter of Late Basanta Kumar MANDAL, 183, R.N. Guha Road, P.O: Motijheel, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business, 4. Mrs SURAVI SEN, Wife of Late Basanta Kumar SEN, AG-270, Krishnapur, Majherpara, P.O: Krishnapur, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife, 5. SUKALPA DHAR, Daughter of Mr Subrata Kumar DHAR, Village Machlandapur, P.O: Machlandapur, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743289, by caste Hindu, by Profession Service, 6. Mr SABYASACHAYEE DHAR, Son of Mr Subrata DHAR, Village Machlandapur, P.O: Machlandapur, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743289, by caste Hindu, by Profession Service

Indetified by Satyajit Sahoo, , Son of S K Sahoo, 94 S S Road, P.O: Ghughudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Advocate

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

Execution is admitted on 13-08-2018 by Mr PRADIP KUMAR AGARWAL, partner, OM SHANTI INFRACON, 19A, Srinath Mukherjee Lane, P.O:- Ghughudanga, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700030

Indetified by Satyajit Sahoo, , Son of S K Sahoo, 94 S S Road, P.O: Ghughudanga, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Advocate

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 90274, Amount: Rs.100/-, Date of Purchase: 09/08/2018, Vendor name: A K Saha



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1506-07232/2018-13/08/2018

Register of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2018, Page from 322952 to 322974
being No 150607232 for the year 2018.



Digitally signed by SUMAN BASU
Date: 2018.08.16 12:01:00 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 16/08/2018 12:00:38
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

16/08/2018 Query No:-15061000228939 / 2018 Deed No :I - 150607232 / 2018, Document is digitally signed.