

3672

Q-3640/24



6/3/24 पश्चिम बंगाल WEST BENGAL

8/633365/24

AH 572929

Certified that the document is admitted to registration. The stamp, the sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this document.

B. M. An

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

06 MAR 2024

**DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF
DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS,

1. SRI. SHIV KUMAR JAISWAL, (Pan No. AADPJ8466G) (Aadhaar No. 8901 8827 5003) Son of Sri Radha Shyam Jaiswal, by faith Hindu, by Nationality Indian, by Occupation – Service/ Business, residing at 209B, 2nd Floor Bidhan Sarani, Police Station – Beadon Street, Post Office - Beadon Street, Kolkata-700006, **2. SRI. MAHENDRA KUMAR JAISWAL**, (Pan No. ADUPJ6136D) (Aadhaar No. 4663 1722 5671) Son of Chhedi Prasad Jaiswal, by faith Hindu, by Nationality Indian, by Occupation – Service/ Business, residing at 100, Royal Lake Front Residency-1, 4th Main Raghavan Palya, Kothanpur Dinne, J.P. Nagar, 8th Phase, Bangalore South, Bangalore, Pin No. 560076 and **3. SRI. SURENDRA KUMAR JAISWAL**, (Pan No. ATGPK6703P) (Aadhaar No. 3474 2552 3504) Son of Chhedi Prasad Jaiswal, by faith Hindu, by Nationality Indian, by Occupation – Service/ Business, residing at Kaliswara Nagar, Kaloor, Coimbatore, Ramnagar, Tamil Nadu, Pin No. 641009 all are hereinafter referred to as the **OWNERS** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his theirs, executors, administrators, legal representatives and assigns) of the **ONE PART** do hereby send greetings that I am absolutely seized and possessed of **ALL THAT** piece or parcel of **BAGAN** land hereditaments and premises containing an area of **6 (Six) Cottahs 00 (Zero) Chittacks and 00 (Zero) Square Feet** more or less **which is** lying and situated at Mouza – Hatiara, JL No. 14, R.S. No. 188, Touzi No. 1074, under C.S. Dag No. 4083 R.S. Dag No.4088 under R.S. Khatian No. 1405, Present **7252, 7253 & 7254, RS & LR Dag No. 4088** within the jurisdiction of Rajarhat (Old) New Town Station (New), under the jurisdiction of Rajarhat Gopalpur Municipality (Old) **Bidhannagar municipal Corporation (New)**, Ward No. 20 (Old) 14 (New), Kolkata – 700157 within the limits of the District of 24 Parganas North, under the jurisdiction of A.D.S.R. office at Bidhannagar Salt lake City (Old) Rajarhat New Town (New), District 24 Parganas North having **Road namely Hatiara (Krishnapur)**.

WHEREAS with a view to develop said land by constructing of Multi-Storied Building, we have entered into a Development Agreement on 6th day of March, 2024 which was registered in the Office of A.D.S.R.O. Rajarhat being No. **I/ 152303620** for the year of 2024 with **OMM CONSTRUCTION**,

[having **PAN NO. AAHFO2643L**], a Partnership firm, having its principal place of business at Reek Apartment, Lokenath park, chinar park, Police Station-Baguiati, Kolkata- 700157, under state of West Bengal, represented by its partners namely 1. **SRI NABAJIBAN PAUL** [PAN-ALZPP6344A & AADHAR NO-460742319916], son of Late Santiranjana Paul, by faith- Hindu, by nationality- Indian, by occupation- Business, are residing at Hatiara, Post Office- Hatiara, Police Station- New Town, Kolkata-700157, District- North 24 Parganas, 2. **SMT. BASANTI PAUL** [PAN-avypp6885b & AADHAR NO-982572907816], wife of Sri Nabajiban Paul, by faith- Hindu, by nationality- Indian, by occupation- Business, are residing at Hatiara, Post Office- Hatiara, Police Station- New Town, Kolkata-700157, District- North 24 Parganas, 3. **SRI JHANTU NATH** [PAN-ADGPN3130P & AADHAR NO-832851343214], son of Late Laxmi Kanta Nath, by faith- Hindu, by nationality- Indian, by occupation- Business, are residing at Hatiara, Post Office- Hatiara, Police Station- New Town, Kolkata-700157, District- North 24 Parganas. 4. **SMT. KANIKA NATH** [PAN-AGIPN6593R & AADHAR NO-700703679513], wife of Sri Jahntu Nath, by faith- Hindu, by nationality- Indian, by occupation- Business, are residing at Hatiara, Post Office- Hatiara, Police Station- New Town, Kolkata-700157, District- North 24 Parganas, 5. **SMT. KIRAN SHARMA** [PAN-IPJPS1040N & AADHAR NO-396338408377], wife of Sri Subrata Sharma, by faith- Hindu, by nationality- Indian, by occupation- Business, are residing at Hatiara, Post Office- Hatiara, Police Station- New Town, Kolkata-700157, District- North 24 Parganas, 6. **SRI SUBRATA SHARMA** [PAN-AVZPS2627P & AADHAR NO-525671487533], son of Sri Ramesh Sharma, by faith- Hindu, by nationality- Indian, by occupation- Business, are residing at Hatiara, Post Office- Hatiara, Police Station- New Town, Kolkata-700157, District- North 24 Parganas, partners namely SMT. BASANTI PAUL, SMT. KANIKA NATH, SMT. KIRAN SHARMA, represented by their constituted attorneys namely **SRI NABAJIBAN PAUL, SRI JHANTU NATH, SRI SUBRATA SHARMA** hereinafter jointly referred and called as the "**DEVELOPERS**" and now we do appoint the said developer as my true and lawful Constituted Attorney in our name on our behalf to do execute and perform all acts, deeds and things as follows:

1. To look after and maintain the Schedule mentioned property.

2. To construct a Multi Storied building upon the said land mentioned in the Schedule herein below in accordance with the sanctioned plan and amended plan or to make application of the revised plan thereto and sign with us in the proposed Site Plan, Building Plan, revised Plan and/or any modifications plan or plans and to renew the plan if required and to file and obtain the same from the Bidhannagar Municipal Corporation.
3. To negotiate on terms and to agree and to enter into and conclude any agreement for sale and sell Developer's Allocation portion of building consisting of different flats, garages, shops, space, units, etc. and the part thereof mentioned in the schedule. The Developer shall free to contact intending purchaser or purchasers at such price which agreed upon and/or cancel or repudiate the same in the manner it deems fit and proper from the Developers allocation portion.
4. To allow the intending purchaser or purchasers to inspect the Developers Allocation and the documents relating to the said portion except Owners allocation.
5. To receive from the intending purchaser or purchasers any earnest money and/or advances and also the balance of purchase of money and to give good valid receipt and discharge for the same in respect of Developers Allocation.
6. Upon such receipt as aforesaid in Developer name in respect of Developers Allocation and as acts and deeds, to sign, execute and deliver any conveyances, mortgage Deeds, Lease Deeds of the said property in favour of the purchaser or Purchasers, Lessees, Mortgages or their nominees in respect of Developer's allocation after handing over Owner's allocation.
7. To receive and accept any consideration against aforesaid by cash or bank drafts, pay orders, cheques or in any other from whatsoever in regards to Developers Allocated Portion of the properties in Developers name and to give receipt thereof in full or partial discharges of the receipt of such consideration and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection or realization of the money in respect of such instrument regarding Developer's allocation.
8. To do all acts, deeds, things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and which my

constituted Attorney shall think best fit and proper in respect of Developer's Allocation.

9. To institute, commence, prosecute carry on or defend or resist of all suits and other legal actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which we may be parties in any Court in Civil, Criminal, Revenue or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India. Etc. before Income Tax Authorities and to sign and verify all plans, written statements, accounts, Inventories to accept service of all summon, Notice and other judicial process to execute any judgment process to execute any judgment Decree or order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vakalatnama or any kind of Affidavit.
10. To settle, adjust compound, compromise or submit arbitration all actions, suits, accounts claims and disputes relating to the said property between ourselves and any other person or persons except Developer and compounds or compromise the same.
11. To sign and execute any deed or deeds, declarations, instruments and assurance which my said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the said property in respect of Developers allocation.
12. To present any such conveyance or conveyances, Mortgage Deeds, Lease Deeds, Amalgamation Deed or Declarations for registration before the Additional District Sub-Registrar, District Sub-Registrar or Registrar of Assurances in Kolkata having authority for unto have the said Conveyance registered and to do all acts, deeds and things which our said attorney shall consider necessary after discussing with ourselves for conveying the property of the developer's allocation to the said Purchaser or Purchasers as fully and effectually in all respects on our behalf and except my (Owners) Allocation.
13. To attend any Court of Law either Civil or Criminal and to represent ourselves, after informing us, in all Government Offices on our behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below.
14. To appoint Architect, Civil Engineer, structural Engineer, Labour, Labour Contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary

Contractor or other person or persons as may be required for the smooth construction of the said proposed building.

15. To appear in any suit, proceedings, motion, L.A. Office, I.T. Office, etc. on our behalf and to represent us before the Bidhannagar Municipal Corporation for mutation, conversion, etc. and to file the statement or objection, affidavit-in-opposition, etc., if required, in connection with the land mentioned in the schedule herein below.

16. To call the tender, quotation, etc. from the Supplier for supply of Cement, Iron Road, Sand, Wood, Iron Grill, etc. and to appoint them as our Constituted Attorney shall think fit and proper.

17. To ask for demand, recovery receivable and collect all money due and payable in connection with the construction of the said proposed building or construction and to settle, compromise or compound any debt or claim whatsoever in respect of Developers Allocation.

18. To deliver possession of Flat/Flats, Shops, Units Spaces, Garages, etc. except Owner's Allocation as per said Development Agreement with undivided proportionate share of land along with other amenities relating thereto either in complete or incomplete finished or semi-finished condition which my constituted Attorney shall think best, fit and proper in respect of Developer's Allocation.

19. To represent me before the Bidhannagar Municipal Corporation and to sign Site Plan Building Plan, Revised Plan and/or any modifications plan or plans and to renew the plan if required and to file and obtain the same from the Bidhannagar Municipal Corporation and to apply for Completion Certificate of the Building and to collect the said completion Certificate on our behalf and to deposit money, fees, taxes, A.D.C or other requisite fee or fees etc. on our behalf as my Constituted Attorney shall think fit and proper.

20. To represent me before the Competent Authority for connection of Transformer, installation of Lift, Electric Meter and for any other Work and deposit money to the said authority on my behalf and collect all receivables, vouchers etc. from it.

21. To obtain necessary permissions on our behalf for getting water line connection as well as the drainage line permission from the Bidhannagar Municipal Corporation with due process of law and also by complying necessary legal formalities as per the rules of the West Bengal Municipal Act.

WE HEREBY AGREE that all acts deeds and things done by our said Attorney shall be construed as acts, deeds and things done by us. We do hereby undertake to ratify and confirm all and whatever said Attorney shall do by virtue of the powers hereby given. We do hereby confirm that any person relying upon this Power of Attorney shall be protected by the representation made herein and the authorities given by us to the said Attorney and we shall not challenge or call in question any act done by the said Attorney for us and on our behalf and the same shall be binding on us.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of VACANT **Bagan** land hereditaments and premises containing an area of **6 (Six) Cottahs 00 (Zero) Chittacks and 00 (Zero) Square Feet** more or less **which is** lying and situated at Mouza – Hatiara, JL No. 14, R.S. No. 188, Touzi No. 1074, under C.S. Dag No. 4083 R.S. Dag No. 4088 under R.S. Khatian No. 1405, Present **L.R. Khatian No. 7252, 7253 & 7254, RS & LR Dag No. 4088 i.e.**

Sl. No.	Mouza	LR Khatian	RS & LR Dag	Area of land
1.	Hatiara	7252	4088	2 Cottha
2.	Hatiara	7253	4088	2 Cottha
3.	Hatiara	7254	4088	2 Cottha

within the jurisdiction of Rajarhat (Old) New Town Station (New), under the jurisdiction of Rajarhat Gopalpur Municipality, (Old) **Bidhannagar Municipal Corporation (New)**, Ward No. 20 (Old) 14 (New), Kolkata – 700157 within the limits of the District of 24 Parganas North, under the jurisdiction of A.D.S.R. office at Bidhannagar Salt lake City (Old) Rajarhat New Town (New), District 24 Parganas North having **Road namely Hatiara (Jheel Bagan)** and the same is butted and bounded in the manner following, that is to say:

ON THE **NORTH** : By Part of RS dag No. 4088;

ON THE **EAST** : By District Board Road;

ON THE **SOUTH** : By **36 Feet Wide Road**;

ON THE **WEST** : By 15 feet wide Common Road.

IN WITNESS WHEREOF we have executed this present on 6th day of March, 2024.

SIGNED AND DELIVERED by the
within named Executants.

in the presence of

Witnesses:

1. *Ayan Biswas*
Rabindrapally
Krishnapur,
KOL - 700101

2. *Atul Jaiswal*
Chhedi Prasad Jaiswal
54/1, Indraprastha Lane
Sardarpara, KOL - 700157
Businessman

Shiv Kumar Mishra

M. K. Jaiswal

S. K. Jaiswal

SIGNATURE OF THE EXECUTANTS/ OWNERS

MM CONSTRUCTION

Naba jibon Paul
Jhantu Nath

Suhata Sharmam

SIGNATURE OF THE ATTORNEY

Drafted by me as per the direction
and documents supplied by the Parties:

Surojit Banerjee

(SUROJIT BANERJEE)

Advocate

Barasat Judges Court.

UNDER RULE 44A OF THE I. R. ACT 1908

LH BOX- SMALL TO THUMP PRINTS & RH BOX- THUMP TO SMALL PRINTS

SIGNATURE OF THE PRESENTANT/ EXECUTANT/ SALLER/ BUYER/ CAIMENT WITH PHOTO

NAME: **SRI. SHIV KUMAR JAISWAL**

 LH					
					

ATTESTED:- *Shiv Kumar Jaiswal*
NAME: **SRI. MAHENDRA KUMAR JAISWAL**

 LH					
					

ATTESTED:- *M. K. Jaiswal*
NAME: **SRI. SURENDRA KUMAR JAISWAL**

 LH					
					

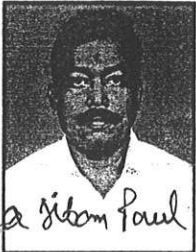
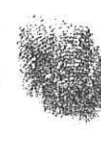
ATTESTED:- *S. K. Jaiswal*

UNDER RULE 44A OF THE I. R. ACT 1908

LH BOX- SMALL TO THUMP PRINTS & RH BOX- THUMP TO SMALL PRINTS

SIGNATURE OF THE PRESENTANT/ EXECUTANT/ SALLER/ BUYER/ CAIMENT WITH PHOTO

NAME: **SRI NABAJIBAN PAUL**

 <i>Nabajiban Paul</i>	LH					
	RH					

ATTESTED:- *Nabajiban Paul*

NAME: **SRI JHANTU NATH**

 <i>Jhantu Nath</i>	LH					
	RH					

ATTESTED:- *Jhantu Nath*

NAME: **SRI SUBRATA SHARMA**

 <i>Subrata Sharma</i>					
					

ATTESTED:- *Subrata Sharma*

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
IHM2223030



নির্বাচকের নাম : অয়ন বিশ্বাস
Elector's Name : Ayan Biswas
পিতার নাম : আনন্দ বিশ্বাস
Father's Name : Ananda Biswas
লিঙ্গ/Sex : পুং M
জন্ম তারিখ : 04/12/1996
Date of Birth :

IHM2223030

ঠিকানা:
রবীন্দ্রপল্লী, কৃষ্ণপুর, রাজারহাট গোপালপুর, বাগুয়াতি,
উত্তর ২৪ পরগণা- 700101

Address:
RABINDRAPALLY, KRISHNAPUR,
RAJARHAT GOPALPUR, BAGUATI,
NORTH 24-PARGANAS- 700101

Date: 13/01/16

117-রাজারহাট গোপালপুর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
117-Rajarhat Gopalpur Constituency

নিবন্ধন পরিবর্তন হলে মূল নিবন্ধন ফর্মের নিচে নতুন ঠিকানা ও একই
সংক্রান্ত মূল মতামত পরিচালনা পত্রিকার জন্য নির্দিষ্ট ফর্মটি এই
পরিচয়পত্রের সংশ্লিষ্ট স্থানে বসান।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

13/02/16

Ayan Biswas

Major Information of the Deed

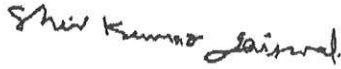
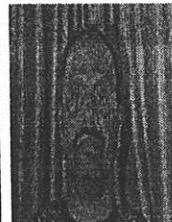
Deed No :	I-1523-03640/2024	Date of Registration	06/03/2024
Query No / Year	1523-8000633365/2024	Office where deed is registered	
Query Date	06/03/2024 1:47:11 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SURAJIT BANERJEE , BARASAT JUDGES COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9874831355, 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/-	Rs. 98,01,000/-		
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]:- 152303620/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jhil Bagan(Hatiara), Mouza: Hatiara, Pin Code : 700157

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-4088	LR-7252	Bastu	Bagan	2 Katha	1/-	32,67,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-4088	LR-7253	Bastu	Bagan	2 Katha	1/-	32,67,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-4088	LR-7254	Bastu	Bagan	2 Katha	1/-	32,67,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			9.9Dec	3 /-	98,01,000 /-	
		Grand Total :			9.9Dec	3 /-	98,01,000 /-	

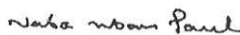
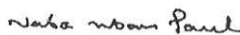
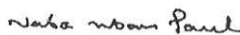
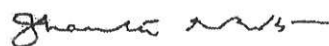
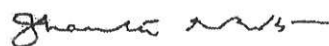
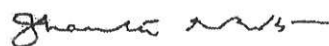
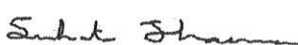
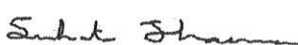
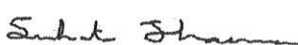
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri SHIV KUMAR JAISWAL Son of Shri RADHA SHYAM JAISWAL Executed by: Self, Date of Execution: 06/03/2024 , Admitted by: Self, Date of Admission: 06/03/2024 ,Place : Office	 06/03/2024	 Captured LTI 06/03/2024	 06/03/2024
,209B, 2ND FL. BIDHAN SARANI, City:- , P.O:- BEADON STREET, P.S:-Amharst Street, District:- Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AAxxxxxx6G, Aadhaar No: 89xxxxxxxx5003, Status :Individual, Executed by: Self, Date of Execution: 06/03/2024 , Admitted by: Self, Date of Admission: 06/03/2024 ,Place : Office				
2	Shri MAHENDRA KUMAR JAISWAL (Presentant) Son of Shri CHHEDI PRASAD JAISWAL Executed by: Self, Date of Execution: 06/03/2024 , Admitted by: Self, Date of Admission: 06/03/2024 ,Place : Office	 06/03/2024	 Captured LTI 06/03/2024	 06/03/2024
,100 RAYAL LAKE FRONT RESIDENCY 1, 4TH MAIN RAGHAVAN PALYA KOTHANPUR DINNE, City:- Not Specified, P.O:- J P NAGAR, P.S:-J.P.NAGAR, District:-Bangalore, Karnataka, India, PIN:- 560076 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx6D, Aadhaar No: 46xxxxxxxx5671, Status :Individual, Executed by: Self, Date of Execution: 06/03/2024 , Admitted by: Self, Date of Admission: 06/03/2024 ,Place : Office				
3	Shri SURENDRA KUMAR JAISWAL Son of Shri CHHEDI PRASAD JAISWAL Executed by: Self, Date of Execution: 06/03/2024 , Admitted by: Self, Date of Admission: 06/03/2024 ,Place : Office	 06/03/2024	 Captured LTI 06/03/2024	 06/03/2024
,KALISWARA NAGAR KALOOR COIMBATORE RAMNAGAR, City:- Not Specified, P.O:- RAMNAGAR, P.S:-RAMANATHAPURAM, District:-Coimbatore, Tamil Nadu, India, PIN:- 641009 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ATxxxxxx3P, Aadhaar No: 34xxxxxxxx3504, Status :Individual, Executed by: Self, Date of Execution: 06/03/2024 , Admitted by: Self, Date of Admission: 06/03/2024 ,Place : Office				

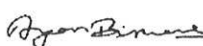
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	OMM CONSTRUCTION ,REEK APT. LOKENATH PARK CHINAR PARK, City:- Not Specified, P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Shri NABAJIBAN PAUL Son of Late SANTIRANJAN PAUL Date of Execution - 06/03/2024, , Admitted by: Self, Date of Admission: 06/03/2024, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Mar 6 2024 2:46PM</td><td>LTI 06/03/2024</td><td colspan="2">06/03/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Shri NABAJIBAN PAUL Son of Late SANTIRANJAN PAUL Date of Execution - 06/03/2024, , Admitted by: Self, Date of Admission: 06/03/2024, Place of Admission of Execution: Office		 Captured		Mar 6 2024 2:46PM	LTI 06/03/2024	06/03/2024		,HATIARA, City:- Not Specified, P.O:- Hatiara, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx4A, Aadhaar No: 46xxxxxxxx9916 Status : Representative, Representative of : OMM CONSTRUCTION (as PARTNER)		
Name	Photo	Finger Print	Signature													
Shri NABAJIBAN PAUL Son of Late SANTIRANJAN PAUL Date of Execution - 06/03/2024, , Admitted by: Self, Date of Admission: 06/03/2024, Place of Admission of Execution: Office		 Captured														
Mar 6 2024 2:46PM	LTI 06/03/2024	06/03/2024														
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Shri JHANTU NATH Son of Late LAXMI KANTA NATH Date of Execution - 06/03/2024, , Admitted by: Self, Date of Admission: 06/03/2024, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Mar 6 2024 2:46PM</td><td>LTI 06/03/2024</td><td colspan="2">06/03/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Shri JHANTU NATH Son of Late LAXMI KANTA NATH Date of Execution - 06/03/2024, , Admitted by: Self, Date of Admission: 06/03/2024, Place of Admission of Execution: Office		 Captured		Mar 6 2024 2:46PM	LTI 06/03/2024	06/03/2024		, HATIARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx0P, Aadhaar No: 83xxxxxxxx3214 Status : Representative, Representative of : OMM CONSTRUCTION (as PARTNER)		
Name	Photo	Finger Print	Signature													
Shri JHANTU NATH Son of Late LAXMI KANTA NATH Date of Execution - 06/03/2024, , Admitted by: Self, Date of Admission: 06/03/2024, Place of Admission of Execution: Office		 Captured														
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3	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Shri SUBRATA SHARMA Son of Shri RAMESH SHARMA Date of Execution - 06/03/2024, , Admitted by: Self, Date of Admission: 06/03/2024, Place of Admission of Execution: Office</td><td></td><td> Captured</td><td></td></tr><tr><td>Mar 6 2024 2:47PM</td><td>LTI 06/03/2024</td><td colspan="2">06/03/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Shri SUBRATA SHARMA Son of Shri RAMESH SHARMA Date of Execution - 06/03/2024, , Admitted by: Self, Date of Admission: 06/03/2024, Place of Admission of Execution: Office		 Captured		Mar 6 2024 2:47PM	LTI 06/03/2024	06/03/2024		,HATIARA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx7P, Aadhaar No: 52xxxxxxxx7533 Status : Representative, Representative of : OMM CONSTRUCTION (as PARTNER)		
Name	Photo	Finger Print	Signature													
Shri SUBRATA SHARMA Son of Shri RAMESH SHARMA Date of Execution - 06/03/2024, , Admitted by: Self, Date of Admission: 06/03/2024, Place of Admission of Execution: Office		 Captured														
Mar 6 2024 2:47PM	LTI 06/03/2024	06/03/2024														

Identifier Details :

Name	Photo	Finger Print	Signature
Shri AYAN BISWAS Son of Shri ANANDA BISWAS , BF 40, RABINDRA PALLY KRISHNAPUR, City:- , P.O:- PRFAULLA KANAN, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700101		 Captured	
	06/03/2024	06/03/2024	06/03/2024
Identifier Of Shri SHIV KUMAR JAISWAL, Shri MAHENDRA KUMAR JAISWAL, Shri SURENDRA KUMAR JAISWAL, Shri NABAJIBAN PAUL, Shri JHANTU NATH, Shri SUBRATA SHARMA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri SHIV KUMAR JAISWAL	OMM CONSTRUCTION-3.3 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Shri MAHENDRA KUMAR JAISWAL	OMM CONSTRUCTION-3.3 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Shri SURENDRA KUMAR JAISWAL	OMM CONSTRUCTION-3.3 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jhil Bagan(Hatiara), Mouza: Hatiara, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4088, LR Khatian No:- 7252	Owner:শিব কুমার জয়সোয়াল, Gurdian:বিদ্বি প্রসাদ, Address:209 বিধান সরনী কপি---6 , Classification:বাগান, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 4088, LR Khatian No:- 7253	Owner:মহেন্দ্র কুমার জয়সোয়াল, Gurdian:বিদ্বি প্রসাদ, Address:209 বিধান সরনী কপি---6 , Classification:বাগান, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 4088, LR Khatian No:- 7254	Owner:সুরেন্দ্র কুমার জয়সোয়াল, Gurdian:বিদ্বি প্রসাদ, Address:209 বি বিধান সরনী কপি---6 , Classification:বাগান, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152303640 / 2024

On 06-03-2024

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 14:28 hrs on 06-03-2024, at the Office of the A.D.S.R. RAJARHAT by Shri MAHENDRA KUMAR JAISWAL , one of the Executants.

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 98,01,000/-

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

Execution is admitted on 06/03/2024 by 1. Shri SHIV KUMAR JAISWAL, Son of Shri RADHA SHYAM JAISWAL, ,209B, 2ND FL. BIDHAN SARANI, P.O: BEADON STREET, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Service, 2. Shri MAHENDRA KUMAR JAISWAL, Son of Shri CHHEDI PRASAD JAISWAL, ,100 RAYAL LAKE FRONT RESIDENCY 1, 4TH MAIN RAGHAVAN PALYA KOTHANPUR DINNE, P.O: J P NAGAR, Thana: J.P.NAGAR, , Bangalore, KARNATAKA, India, PIN - 560076, by caste Hindu, by Profession Service, 3. Shri SURENDRA KUMAR JAISWAL, Son of Shri CHHEDI PRASAD JAISWAL, ,KALISWARA NAGAR KALOOR COIMBATORE RAMNAGAR, P.O: RAMNAGAR, Thana: RAMANATHAPURAM, , Coimbatore, TAMIL NADU, India, PIN - 641009, by caste Hindu, by Profession Service

Indetified by Shri AYAN BISWAS, , , Son of Shri ANANDA BISWAS, , BF 40, RABINDRA PALLY KRISHNAPUR, P.O: PRFAULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-03-2024 by Shri NABAJIBAN PAUL, PARTNER, OMM CONSTRUCTION, ,REEK APT. LOKENATH PARK CHINAR PARK, City:- Not Specified, P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Shri AYAN BISWAS, , , Son of Shri ANANDA BISWAS, , BF 40, RABINDRA PALLY KRISHNAPUR, P.O: PRFAULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

Execution is admitted on 06-03-2024 by Shri JHANTU NATH, PARTNER, OMM CONSTRUCTION, ,REEK APT. LOKENATH PARK CHINAR PARK, City:- Not Specified, P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Shri AYAN BISWAS, , , Son of Shri ANANDA BISWAS, , BF 40, RABINDRA PALLY KRISHNAPUR, P.O: PRFAULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

Execution is admitted on 06-03-2024 by Shri SUBRATA SHARMA, PARTNER, OMM CONSTRUCTION, ,REEK APT. LOKENATH PARK CHINAR PARK, City:- Not Specified, P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Shri AYAN BISWAS, , , Son of Shri ANANDA BISWAS, , BF 40, RABINDRA PALLY KRISHNAPUR, P.O: PRFAULLA KANAN, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700101, by caste Hindu, by profession Advocate

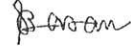
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5983, Amount: Rs.100.00/-, Date of Purchase: 02/01/2023, Vendor name: S 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 1523-2024, Page from 139445 to 139463
being No 152303640 for the year 2024.



P. Datta

Digitally signed by PRANAB KUMAR DATTA
Date: 2024.03.18 14:11:17 +05:30
Reason: Digital Signing of Deed.

(Pranab Kumar Datta) 18/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.