

S-05425/23

5420/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 337137

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I MANIK KANGSA BANIK @ MANIK BANIK (PAN ADMPB6277B) Aadhaar No 6203 2212 1019 Mob No 9830256311 son of Late Sadananda Kangsa Banik by faith Hindu, by occupation – Retired by Nationality Indian residing at Ramkrishnanagar, P.O. Laskarpur, P.S. Sonarpur now Narendrapur, Kolkata 700153 District South 24 Parganas do hereby empower nominate, constitute and appoint 1. MANAS DUTTA(PAN ALAPD1409P) Aadhaar No 5432 5843 1856 Mob No 9830626578 son of Late Brajendra Kumar Dutta by faith

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with the document are the part of this document.

Manikangsa Banik

ADSR Office
South 24 Parganas

9 8 NOV 2023

28/11/23
12:08 PM
080029/2517/23
Attached Affidavit No. 22522
dt. 26/10/23 before
6th J.M. before

No. 11563 Date 29/11/23
Sold to S. Gandom Construction
of
Rupees 14.00

Semiraj Das
Stamp Vendor
Allpore Police Court
South 24 Pgs., Kol-27



P

A.D.S.R. Office
South 24 Parganas

28 NOV 2023

Identified by
S. Gandom Das
Sl. No. B.C. No.
Allpore Police Court
Kol-27

F-639/99

1005 104 8 1

Hindu, by occupation – Business, residing at 67, Ramkrishnanagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata – 700153 2. RAJKUMAR NATH(PAN AHRPN3050H) Aadhaar No 8858 6145 6287 Mob No 8013378204 son of Late Paresh Chandra Nath residing at 696, Chowhati, Netaji Block, P.O. Chowhati, P.S. Sonarpur, Kolkata – 700149 all by Nationality Indian who are partners of SPANDAN CONSTRUCTION (PAN ADUFS4965M), a Partnership Firm having its office at 696, Chowhati, Netaji Block, P.O. Chowhati, P.S. Sonarpur, Kolkata – 700149 as my lawful ATTORNEY in my name and on my behalf to all or any of the acts, deeds and matters and things mentioned hereunder.

WHEREAS I the executants herein became owner of all that piece and parcel of two plot of land No 57 & 58 totally measuring 3 Cottahs 14 Chhitaks 37 sq.ft more or less at Mouza Laskarpur, J.L. No 57 Touzi No 3-5 under ^{R.S} Khatian No 670 L.R. Khatian No 2253 R.S. Dag No 170 L.R. Dag No 678 under P.S. Sonarpur now Narendrapur in the District of South 24 Parganas which is now known as Holding No 847 & 391 Ramkrishna Nagar under ward No 30 within Rajpur Sonarpur Municipality vide Assessment No 1104302044072 and

Manik Mangsa Benin

Manik Mangsa Benin



A.D.R. Gupta
South 24 Parganas

18 NOV 2023

Assessment No 1104302041804 by virtue of sale Deed which was registered on 18.04.2012 at DSR-IV Alipore and recorded in Book No I CD Volume No 8 Being No 3054 for the year 2012 and by virtue of a registered Deed of sale which was registered on 01.12.2021 at ADSR Garia and recorded in Book No I Volume No 1629-2021 Pages from 235031 to 235054 Being No 162906250 for the year 2021

AND WHEREAS I am the executants herein in view of construction of G+ three Storied Building on the said two plots of land No 57 & 58 totally measuring 3 Cottahs 14 Chhitaks 37 sq.ft more or less at Mouza Laskarpur, J.L. No 57 Touzi No 3-5 under ^{R.S} Khatian No 670 L.R. Khatian No 2253 R.S. Dag No 170 L.R. Dag No 678 under P.S. Sonarpur now Narendrapur in the District of South 24 Parganas which is now known as Holding No 847 & 391 Ramkrishna Nagar under ward No 30 within Rajpur Sonarpur Municipality vide Assessment No 1104302044072 and Assessment No 1104302041804 and the said two plots will be known as Holding No 391 Ramkrishna Nagar under ward No 30 within Rajpur Sonarpur Municipality vide Assessment No

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Mamir Mangsa Bonin



A.D.S.R. Garhi
South 24 Parganas

28 NOV 2023

1104302041804 after assessee amalgamation as per building Plan and entered into Development agreement on November 2023 with SPANDAN CONSTRUCTION (PAN ADUFS4965M), a Partnership Firm having its office at 696, Chowhati, Netaji Block, P.O. Chowhati, P.S. Sonarpur, Kolkata – 700149 represented by its partners namely 1. MANAS DUTTA(ALAPD1409P) Aadhaar No 5432 5843 1856 son of Late Brajendra Kumar Dutta by faith Hindu, by occupation – Business, residing at 67, Ramkrishnanagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata – 700153 2. RAJKUMAR NATH(PAN AHRPN3050H) Aadhaar No 8858 6145 6287 son of Late Paresh Chandra Nath residing at 696, Chowhati, Netaji Block, P.O. Chowhati, P.S. Sonarpur, Kolkata – 700149 on such terms and conditions containing therein.

AND WHEREAS I desire to appoint the said 1. MANAS DUTTA(ALAPD1409P) Aadhaar No 5432 5843 1856 son of Late Brajendra Kumar Dutta by faith Hindu, by occupation – Business, residing at 67, Ramkrishnanagar, P.O. Laskarpur, P.S. Narendrapur, Kolkata – 700153 2. RAJKUMAR NATH(PAN AHRPN3050H) Aadhaar No 8858 6145 6287 son of Late Paresh Chandra Nath residing at 696, Chowhati, Netaji Block, P.O.

Manish Kanya Ranik



A.D.R. Garo
South 24 Parganas

8 NOV 2023

Chowhati, P.S. Sonarpur, Kolkata – 700149 who are partners of SPANDAN CONSTRUCTION, a Partnership Firm having its office at 696, Chowhati, Netaji Block, P.O. Chowhati, P.S. Sonarpur, Kolkata – 700149 as my true and lawful Attorney for in my name and on my behalf to do perform and execute all or any of the following acts, deeds and things in respect of the property described in the Schedule below, that is to say : -

- 1) To look after, manage, supervise and protect the scheduled A property mentioned herein below and in the aforesaid development agreement for me and on my behalf and in my names.
- 2) To put signature or signatures in the necessary papers, all applications, objections, records relating to all or any of the affairs to the appropriate authorities for all any licence permission or consent etc. required by law in connection with management of the scheduled property or every part thereof on my behalf.
- 3) To pay necessary taxes, Govt. duties cess, impositions etc. in respect of the scheduled property in our name before the office

Manik Ranjita Banik



A.D.S.R. Gorla
South 24 Parganas

8 NOV 2023

of the Rajpur Sonarpur Municipality before any other appropriate authority and to get valid receipt thereof.

4) To negotiate for sale, transfer and convey of flat/flats floor/floors to sell the said flats of Developer allocation only of the said building save and except owners allocation including common areas and facilities and proportionate share of land.

5) To execute agreement for sale, to received advance money from the intending purchasers only in respect of the Developer allocation described in the Schedule below to any Purchaser or Purchasers at such price which my said Attorney in his discretion thing fit and proper and/or to cancel or to repudiate the same.

6) To execute Deed of Conveyance in favour of the intending Purchaser/Purchasers, and to present the said Deed or Deeds before any authority for Registration with the territory of Indian Union either District Registrar, Sub-Register, Addl. District Sub-Registrar or Registrar of Assurances, Calcutta and admit execution thereof in respect of the said flats and to have the said Deed or Deeds registered on receipt of the full consideration amount relating to the said flats in the multi storied building only

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A.D.S.R. Gorakhpur
South 24 Parganas

28 NOV 2023

for Developer allocation excepting portion of owner allocation herein above along with undivided proportionate share in land and to grant valid receipt for the same and to sign and verify the said documents.

7) To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money of Developer allocation and to give good valid receipt and discharge for the same which will protect the Purchaser/purchaser money to be received by my aforesaid Attorney.

8) Upon such receipt as aforesaid in my names and as our act and deed, to sign, execute and deliver any conveyance or conveyances of the said properties in favour of the said Purchaser or their nominee or assignee and to deliver possession thereof.

9) To sign on behalf of me submit and execute amalgamation Deed and all other deeds, instruments and assurances which they 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 property as I could do myself, if I personally present.

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A.D.S.R. Gorla
South 24 Parganas

28 NOV 2023

10) To appear and to apply for obtaining permission, Declaration, Boundary Declaration, service connection, Indemnity Bond before the appropriate authorities and to put signature or signatures on all necessary forms, application, petition, and documents and such other things or writings as shall be required for all or any of the affairs of the schedule property and every part thereof and to get the same authenticated before the Notary Public or before any Magistrate under the Court of Law and all Government offices on behalf of me as lawful Attorney.

11) To appear before the Rajpur Sonarpur Municipality and submit the building plan for approval and sign the building plan and other necessary papers and documents if necessary and receive the sanction building plan from the Rajpur Sonarpur Municipality and to deposit any fees and charges for the same and to do all formalities to submit plan and also for modification and alteration of plan renew and sign execute any papers documents on behalf of me as me lawful attorney.

12) To represent us before all the Government offices, offices of the local authorities, offices of the local Political parties, Police Station and/or such other place or places wherever and whenever

Manick Kongsal Bonix



A.D.S.R. Chitra
South 24 Parganas

28 NOV 2023

our physical appearance are to be required for all or any of the affairs of the scheduled property or every part thereof and to do the needful as my said attorney shall think fit and proper as the circumstances demand.

13) To represent me before the competent court of law in the event of any case/suit relating to the affairs of the scheduled property, to appoint Advocate to conduct/institute such case or suit, to put signatures on the Vokatnamas, written petition, verification, affidavit and/or on such other things or writings and to receive summons, notices to be issued by such court of law and to do the needful to protect our right and ownership and interest in respect of scheduled property and every part thereof.

14) To sign and execute any documents for electricity connection to WBSEBDCL and Gas, Sewerage, Drainage, water connection and other connections whatsoever documents to be placed before the respective authorities concerned and or RAJPUR SONARPUR MUNICIPALITY and for that purpose to make and sign necessary papers and applications in our name and to make payment of all fees, charges and expenses in respect thereof as I could do the same myself

Mamir Nayya Konir



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A.D.S.R. Gorla
South 24 Parganas

18 NOV 2023

15) To sign in I.G.R. Slip, execute present, admit any deed of conveyance or lease deed, gift deed and other relevant documents deeds of whatsoever nature in respect of all Flats, and saleable space except the owner allocation mentioned in the development agreement of the proposed multi storied building and other common areas and facilities, right etc. of the said proposed building before the competent registration officer like A.D.S.R, D.S.R.,A.R.A. at Kolkata for the same and to have the said conveyance registered as fully and effectually as I could myself do if I personally present.

16) To sell flat or flats and any other space of the above mentioned property to any intending purchaser or purchasers from Developer allocation .

17) To received any cheque/draft or cash in name of SPANDAN CONSTRUCTION, a partnership Firm having its office at 696, Chowhati, Netaji Block, P.O. Chowhati, P.S. Sonarpur, Kolkata – 700149 for Advance/earnest money or consideration money from sale of flat or flats garage for any other saleable space of the Developer allocation.

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A.D.S.R. Gauris
with 24 Parganas

28 NOV 2023

18) This power of attorney shall remain restricted to the said property, building etc. only .

And Generally to act as our Attorney and to do all acts deeds and things necessary for all or any of the purpose aforesaid as fully and effectually in all respect as I myself could do if I personally present and all that such acts deeds and things lawfully done by our aforesaid attorney shall be construed as the acts, deeds and things done by me and we do hereby agree to ratify and confirm all and whatsoever other act or acts our said Attorney shall lawfully do, execute or perform or cause to be executed or performed or cause to be executed or performed in connection with the sale of the said properties under and by virtue of this power of attorney, as per development agreement aforesaid registered on ~~28th~~ November 2023 vide Book No I , Being No **5418** ,for the year 2023 at the office of ADSR GARIA . South 24 Parganas

SCHEDULE 'A' REFERRED TO ABOVE

ALL THAT piece and parcel of two plot of land No 57 & 58 totally measuring 3 Cottahs 14 Chhitaks 37 sq.ft more or less at Mouza Laskarpur , J.L. No 57 Touzi No 3-5 under ^{RS} Khatian No

Mannikanya Banik



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A.D.S.R. Office
South 24 Parganas

28 NOV 2023

670 L.R. Khatian No 2253 R.S. Dag No 170 L.R. Dag No 678 under P.S. Sonarpur now Narendrapur in the District of South 24 Parganas which is now known as Holding No 847 & 391 Ramkrishna Nagar under ward No 30 within Rajpur Sonarpur Municipality vide Assessment No 1104302044072 and Assessment No 1104302041804 and the said two plots will be known as Holding No 391 Ramkrishna Nagar under ward No 30 within Rajpur Sonarpur Municipality Assessment No vide 1104302041804 after assessee amalgamation

NORTH : 20 feet wide Ramkrishna Nagar Road

SOUTH : R.S. Dag No 182

EAST : Scheme Plot No 56

WEST : Scheme Plot No 59

SCHEDULE 'B' REFERRED TO ABOVE

ALL THAT the piece and parcel of proposed G+three storied building to be constructed according to specification mentioned in schedule D as per plan in the land described in schedule A above having all the common facilities as described in schedule C written hereunder.

Manis Kanyas Benik



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A.D.R. Garia
North 2A Pargamam

28 NOV 2023

SCHEDULE 'C' REFERRED TO ABOVE**(OWNER'S ALLOCATION IN THE G+ 3STORIED BUILDING)**

The owner will get 50% F.A.R as per sanction building plan of the said G+three storied building with proportionate share of land including common areas with facilities and Rs. 10,75,000(Ten Lakhs Seventy Five Thousand) will be paid by the Developer to the owner as non refundable money out of which Developer has paid Rs 5,00,000/- (Five Lakhs) only at the time of signing this agreement and power of attorney and Rs 5,00,000/- (Five Lakhs) only will be paid by the Developer to the owner within February 2024 and balance Rs 75,000/-(Seventy Five Thousand) only will be paid by the Developer to the owner at the time of hand over possession of the owner allocation.

SCHEDULE 'D' REFERRED TO ABOVE**(DEVELOPER/S BUILDERS/ALLOCATION)**

All that piece parcel of proposed remaining portion of constructed area of multi storied building of above mentioned property save and except the owner allocation in the land described in schedule A with proportionate share of land including common areas with facilities

Mannikanya Benik



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A.D.S.R. Gorla
South 24 Parganas

28 NOV 2023

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals and executed this power of attorney this the 28th day of November 2023.

SIGNED SEALED AND

DELIVERED by the within

mentioned in the presence of :

1. Sayan Kangro Bonik
Manik Kangro Bonik

A/24/2 Ramkrishnapark, Baris
Kolkata - 700153

Manik Kangro Bonik

SIGNATURE OF THE
EXECUTANT

2. *P. P. Das*

B/32/1 R. Park
12th-86

SPANDAN CONSTRUCTION

Raj Kumar Nath

Partner

SPANDAN CONSTRUCTION

Manoj Nath

SPANDAN CONSTRUCTION

SIGNATURE OF THE ACCEPTANTS

Drafted by me

Partha Pratim Das

Partha Pratim Das

Advocate,

High Court, Calcutta

Bar Association Room No. 13,

F/639/1999

Typed by me *Ramkrishna Sahoo*

Ramkrishna Sahoo

10, Old Post Office Street,

Kolkata 700001



SPANDAN CONSTRUCTION
Partner

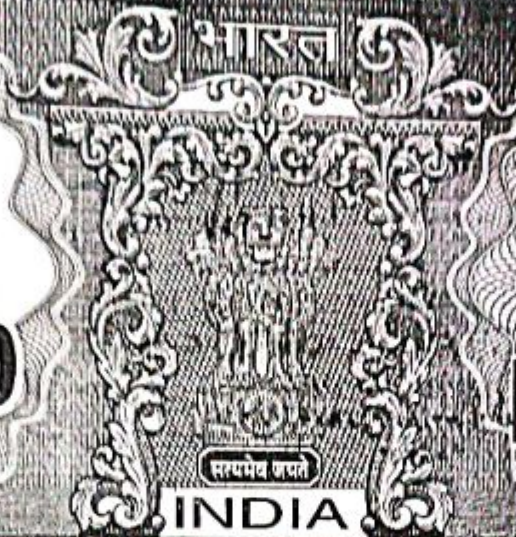
SPANDAN CONSTRUCTION
Partner

A.D.S.R. Garo
South 24 Parganas

8 NOV 2023

22522
भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

65AB 657326



In the Court of the Ld. Judicial Magistrate, 1st Class,

Alipore

AFFIDAVIT

I, MANIK KANGSA BANIK, PAN NO.ADMPB6277B & AADHAAR NO. 6203
2212 1019 S/O- Late. SADANANDA KANGSA BANIK, Aged about 59 years,
by occupation- Service, by faith- Hindu, Resident of RAMKRISHNA NAGAR,
P.O.- LASKARPUR, PS- Narendrapur, PIN-700153, Dist.-24 PGS (S),
W.B., do hereby solemnly affirm and declare as under :

8 APR 2022

No. 19764 Rs. 10/- Date

Name: Manik Kangsa Banik

Address: Ramkrishna Nagar, area 1401-153.

Vendor:

Alipur Court, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kri-27



1. That by mistake my name has been mentioned as MANIK BANIK instead of MANIK KANGSA BANIK in some of the Documents. And that, MANIK KANGSA BANIK (as mentioned on the PAN & AADHAAR card) and MANIK BANIK (as mentioned in some of the documents) is the ONE and the SAME PERSON.

2. That I therefore request the Concerned authorities - wherever needed and applicable - to please note the same and do the needful to accept / acknowledge my names as MANIK KANGSA BANIK And/Or MANIK BANIK & as the same henceforth.

3. That I'm citizen of India.

4. That my above statements are true and Correct .

Manik Kangsa Banik
DEPONENT



Identified by me,

At - Rahman
Advocate
WB-205/04.

Affidavit 22522
solemnly affirmed before me this day
of 26 04 2022/23 by
the deponent for identification
the witness.

[Signature]
Judicial Magistrate
1st Class, Alipore



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name. RAJ KUMAR NATH

Signature. Raj Kumar Nath



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name. MANAS DUTTA

Signature. Manas Dutta



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name. MANIK KANGSA BANIK @ MANIK BANIK

Signature. Manik Kangsa Banik



[Handwritten signature]

A.D.S.R. Gupta
South 24 Parganas

28 NOV 2023



भारत सरकार
GOVERNMENT OF INDIA





Manik Kangsa Barik
Date of Birth/DOB: 13/07/1962
Male/ MALE

6203 2212 1019
VID : 9163 1883 4319 0666
मेरा आधार, मेरी पहचान

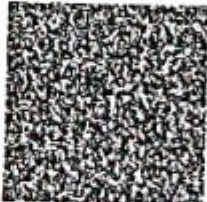
Manik Kangsa Barik



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:
C/O: Sदानanda Kangsa Barik, A-24/2,
RAMKRISHNA NAGAR, NEAR- MONDAR
CINEMA, LASKARPUR, Rajpur Sonarpur (M),
South 24 Parganas,
West Bengal - 700153



6203 2212 1019
VID : 9163 1883 4319 0666

1847 | help@uidai.gov.in | www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT OF INDIA

६-अवधि बैंक खाता कार्ड
e-Permanent Account Number Card
ADMPB6277B

नाम / Name
MANIK KANGSA BANIK

पिता का नाम / Father's Name
SADANANDA KANGSA BANIK

जन्म की तिथि / Date of Birth
13/07/1982

हस्ताक्षर / Signature



Manik Kangsa Banik



SPANDAN CONSTRUCTION



Partner



ভারত সরকার
Government of India



মানস দত্ত
Manas Dutta
জন্মতারিখ / DOB : 27/05/1971
পুরুষ / Male



5432 5843 1856

আমার আধার, আমার পরিচয়

Manas Dutta



ভারতীয় ইউনিকিউ পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
এস/ও: ব্রজেন্দ্রা দত্ত, 67
রামকৃষ্ণ নগর, রাজপুর
সোনারপুর (এম), লেসকারপুর,
দক্ষিণ ২৪ পরগনা, দক্ষিণ ২৪
পরগনা, পশ্চিম বঙ্গ, 700153

Address:
S/O: Brajendra Dutta, 67
ramkrishna nagar, Rajpur
Sonarpur (M), Laskarpur, South
24 Parganas, South 24 Parganas,
West Bengal, 700153

5432 5843 1856



1947



help@uidai.gov.in



www.uidai.gov.in



Manab Dutta



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

भारतीय पहचान प्राधिकरण

Government of India

Enrolment No.: 2189/69467/15538

Download Date: 30/03/2017

To
Rajkumar Nath
S/O Paresch Chandra Nath
696
Chowhati Netaji Block
Chowhati
milan Samit Club
Rajpur Sonarpur (M)
South 24 Parganas Chowhati
West Bengal - 700149
8013378204

Generation Date: 18/03/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

8858 6145 6287

मेरा आधार, मेरी पहचान



भारत सरकार

Government of India

Rajkumar Nath

DOB: 27/04/1977

MALE



8858 6145 6287

मेरा आधार, मेरी पहचान

Rajkumar Nath

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAJKUMAR NATH

PARESH CHANDRA NATH

27/04/1977

Permanent Account Number

AHRPN3050H

Raj Kumar Nath

No. 101016



1108015

Raj Kumar Nath

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं :

आयकर पैन सेवा इकाई, एनएसडीएल

5 वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,

मोडेल 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

Major Information of the Deed

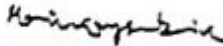
Deed No :	I-1629-05421/2023	Date of Registration	28/11/2023
Query No / Year	1629-8002912517/2023	Office where deed is registered	
Query Date	28/11/2023 11:54 00 AM	A D S R GARIA, District South 24 Parganas	
Applicant Name, Address & Other Details	PARTHA PRATIM DAS HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9433069769, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 56,54,001/-		
Stampduty 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] - 162905418/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Ramkrishna Nagar Road, Mouza: Laskarpur, Pin Code : 700149

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-678	LR-2253	Bastu	Bastu	3 Katha 14 Chatak 37 Sq Ft		56,54,001/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :					6.4785Dec	0 /-	56,54,001 /-	

Principal Details :

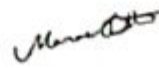
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Manik Kangsa Banik, (Alias: Manik Banik) (Presentant) Son of Late Sadananda Kangsa Banik Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office		 Captured	
		28/11/2023	LT 28/11/2023	28/11/2023

Ramkrishnanagar, New P.s- Narendrapur, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: adxxxxxx7b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/11/2023 , Admitted by: Self, Date of Admission: 28/11/2023 ,Place : Office

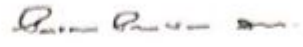
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Spandan Construction 696,chowhati, Netaji Block, City:- Not Specified, P.O:- Chowhati, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 , PAN No.:: adxxxxxx5m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Manas Dutta Son of Late Brajendra Kumar Dutta Date of Execution - 28/11/2023, , Admitted by: Self, Date of Admission: 28/11/2023, Place of Admission of Execution: Office	 Nov 28 2023 12:30PM	 Captured LTI 28/11/2023	 28/11/2023
67, Ramkrishnanagar, New P.s- Narendrapur, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: alxxxxxx9p,Aadhaar No Not Provided Status : Representative, Representative of : Spandan Construction (as Partners)				
2	Name	Photo	Finger Print	Signature
	Rajkumar Nath Son of Mr Paresh Chandra Nath Date of Execution - 28/11/2023, , Admitted by: Self, Date of Admission: 28/11/2023, Place of Admission of Execution: Office	 Nov 28 2023 12:31PM	 Captured LTI 28/11/2023	 28/11/2023
696, Chowhati, Betaji Block, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ahxxxxxx0h,Aadhaar No Not Provided Status : Representative, Representative of : Spandan Construction (as Partners)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Partha Pratim Das Son of Late B C Das Alipore Judges Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027		 Captured	
	28/11/2023	28/11/2023	28/11/2023
Identifier Of Manik Kangsa Banik, Manas Dutta, Rajkumar Nath			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Manik Kangsa Banik	Spandan Construction-6.47854 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Ramkrishna Nagar Road,
 Mouza: Laskarpur, Pin Code : 700149

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 678, LR Khatian No:- 2253	Owner:মানিক কংস বনিক, Gurdian:সদানন্দ , Address:বিক্র , Classification:ভাঙ্গা, Area:0.06000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 162905421 / 2023

On 28-11-2023

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

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

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

Presented for registration at 12.08 hrs on 28-11-2023, at the Office of the A.D.S.R. GARIA by Manik Kangsa Banik Alias Manik Banik, 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 56,54,001/-

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

Execution is admitted on 28/11/2023 by Manik Kangsa Banik, Alias Manik Banik, Son of Late Sadananda Kangsa Banik, Ramkrishnanagar, New P.s- Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Retired Person

Indetified by Mr Partha Pratim Das, , Son of Late B C Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 28-11-2023 by Manas Dutta, Partners, Spandan Construction, 696,chowhati, Netaji Block, City:- Not Specified, P.O:- Chowhati, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149

Indetified by Mr Partha Pratim Das, , Son of Late B C Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 28-11-2023 by Rajkumar Nath, Partners, Spandan Construction, 696,chowhati, Netaji Block, City:- Not Specified, P.O:- Chowhati, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149

Indetified by Mr Partha Pratim Das, , Son of Late B C Das, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11563, Amount: Rs.100.00/-, Date of Purchase: 24/11/2023, Vendor name: Samiran Das



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1629-2023, Page from 150740 to 150762
being No 162905421 for the year 2023.



Digitally signed by KRISHNENDU TALUKDAR
Date: 2023.11.28 15:36:56 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 28/11/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.